

Mr Jaimie Watler
3 Lion Yard
Tremadoc Road
United Kingdom
SW4 7NQ

28 March 2024

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference HGY/2023/2886
Location Flat A, 30 Shepherds Hill, Hornsey, London, N6 5AH
Proposal Demolition of existing garage, and construction of new 3 storey self-contained 4 bed house with basement and rear living terrace, with associated vegetation removal and ancillary works.
Received 25 October 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development received on the above date.

Title	Description	Date
23577 - Shepherds Hill - Planning.R1 - PL12 - First Floor - Proposed.pdf	Floor plan	25 October 2023
23577 - Shepherds Hill - Planning.R1 - PL14 - Roof Plan - Proposed.pdf	Floor plan	25 October 2023
23577 - Shepherds Hill - Planning.R1 - PL15 - Front Elv - Proposed.pdf	Elevation (Front) - Proposed	25 October 2023
23577 - Shepherds Hill - Planning.R1 - PL25- Existing Basement and Ground Plan.pdf	Additional plans	25 October 2023
23577 - Shepherds Hill - Planning.R1 - PL13 - Second Floor - Proposed.pdf	Floor plan	25 October 2023
23577 - Shepherds Hill - Planning.R1 - PL16 - Side (1) Elv - Proposed.pdf	Elevation (Side) - Proposed	25 October 2023
23577 - Shepherds Hill - Planning.R1 - PL17 - Rear (1) Elv - Proposed.pdf	Elevation (Rear) - Proposed	25 October 2023
23577 - Shepherds Hill - Planning.R1 - PL18 - Side (2) Elv - Proposed.pdf	Elevation (Side) - Proposed	25 October 2023
23577 - Shepherds Hill - Planning.R1 - PL19 - Rear (2) Elv - Proposed.pdf	Elevation (Rear) - Proposed	25 October 2023
23577 - Shepherds Hill - Planning.R1 - PL20 - Section - Proposed		13 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1 The application has failed to demonstrate how the proposed development would adequately reduce carbon emissions and limit energy use and in the absence of this information, the proposal would be contrary to Policy SP4 of the Haringey's Local Plan Strategic Policies (2017) and Policy DM21 of the Development Management DPD (2017).
 - 2 The proposal by reason of its overall size, design, massing would appear an overly bulky and incongruous form of development out of keeping with the pattern of development of the area and detriment to local visual amenity, and would result in harm to the significance of the Conservation Area where no public benefit to outweigh the harm is provided, and would be contrary to policies SP11 and SP12 of the Haringey Local Plan and policies DM1, DM9 & DM12 of The Development Management DPD 2017, as well as policies DH2 & DH4 of the Highgate Neighbourhood Plan 2017.
 - 3 The proposal by reason of its overall size, siting and relationship with neighbouring properties, would cause unacceptable harm to the residential amenity and outlook of neighbours contrary to DPD Policy DM1 and Policy DM12 and London Plan Policy D6.
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- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
 - 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
 - 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.