

Dr. Bob Newell
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Buckinghamshire
HP14 4LJ

8 April 2024

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

Case Reference	HGY/2023/1198
Location	Princess Elizabeth House, 18 Winchester Place, Hornsey, London, N6 5BQ
Proposal	Installation of PV solar panels to different elements of building roof.
Received	3 May 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
North West Elevation - Proposed 15104-03-14-130-P1		3 May 2023
North West Elevation - Existing 15104-03-14-030-P1		3 May 2023
South East Elevation - Existing 15104-03-14-031-P1		3 May 2023
Design & Access Statement by JMS Estates (IOM) Ltd March 2023		3 May 2023
Site Location and Block Plans 15104-03-14-001-P1		3 May 2023
South East Elevation - Proposed 15104-03-14-131-P1		3 May 2023
Roof Plan - Existing 15104-03-14-010-P1		3 May 2023
Section AA - Existing 15104-03-14-020-P1		3 May 2023
Roof Plan - Proposed 15104-03-14-110-P1		3 May 2023
Section AA - Proposed 15104-03-14-120-P1		3 May 2023
PLANNING and HERITAGE STATEMENT by dr R.J. Newell V1 May 2023		3 May 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement

HGY/2023/1198

1 of 3

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ
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Refusal Reasons: (1)

- 1** The proposal fails to adequately consider the necessity for the works and soundly assess their impact on the significance of the listed building and surrounding heritage assets. The proposal is therefore unacceptable with regards to heritage considerations, contrary to the National Planning Policy Framework (2024), policy HC1 of the London Plan (2021), policy SP12 of the Haringey Local Plan (2017), policies DM1 and DM9 of the Haringey Development Management Plan DPD (2017) and policy DH2 of the Highgate Neighbourhood Plan (2017).

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

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.

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.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol