

Mr Paul Evans
9 Dalmeny Road
London
United Kingdom
N7 0HG

16 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/2024/0204
Location	851-853 High Road, Tottenham, London, N17 8EY
Proposal	Change of use of ground floor shop premises 851 and 853 High Road to two single bedroom dwellings with rebuilding and enlargement of ground floor rear extensions and replacement of existing shopfronts. Refurbishment of two existing upper floor dwellings including new dormer extension in rear roof pitch at attic level and replacement of all windows.
Received	24 January 2024

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
HRT.ga06- elevations and sections PLANNING.pdf	Additional plans	24 January 2024
HRT.ga05.rA- four 1bed flats PLANNING.pdf	Block plan of the site	24 January 2024
HRT.OS Location Plan 1.1250.pdf	The location plan	24 January 2024
HRT.ga01 - Survey.pdf	Layout Plan - Existing	24 January 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (4)

- 1** The proposed development, by virtue of introduction of residential units in an historic and established shopping parade would introduce a feature incongruous to the nature of a designated conservation area, negatively affecting the character of a heritage asset with no public benefits to outweigh this harm contrary to Development Management DPD (2017) Policy DM9
- 2** The proposed development, by virtue of proposed change of use of a non-designated shopping frontage to residential use, would remove viable retail frontage from the surrounding area without demonstrating being marketed for a minimum of one year, this would harm the viability of this town centre and fail to meet the needs of current and future residents contrary Development Management DPD (2017) Policy DM44.
- 3** The proposed ground floor residential units would not have appropriate access to light, as the conversion of existing retail space to residential would create awkward internal spaces with inadequate outlook from habitable rooms and would therefore fail to provide high quality residential accommodation contrary to London Plan (2021) Policy D6 and Development Management DPD Policy DM1.
- 4** The proposal, by reason of its proposed conversion, would result in a development that is contrary to the principles set out in the most up-to-date Council-approved Masterplan and the requirements for site allocation NT-5 (High Road West) it would therefore undermine the delivery of a high quality new residential area and fail to provide the retail and services required to meet residents needs.

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.

Planning, Building Standards & Sustainability Service



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