

Mr Sruli Lieberman
OCC Building a
105 Eade Road
N4 1TJ

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/2023/2927
Location	13 Bounds Green Road, Wood Green, London, N22 8HE
Proposal	Application of hardstanding to front garden with landscaping alterations (retrospective).
Received	31 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
LocationPlan.pdf	The location plan	30 October 2023
EX.201.Rev A		20 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposal facilitates illegal off-street parking in this front garden, with associated awkward manoeuvring emerging from the site as well as restricted visibility, in turn being prejudicial to the safe and efficient operation of the highway network as well as to pedestrian safety, contrary policy SP7 of the Haringey Local Plan 2017 and policy DM33 of the Haringey Development Management Plan 2017.

- 2** The absence of a satisfactory front boundary treatment results in an unsatisfactory impact on the character and appearance of the host building and the wider run of Grade II and locally listed properties to which it belongs, which are characterised by white picket fences and gates. The proposal is therefore harmful to the setting of the adjacent heritage assets, and the Trinity Gardens Conservation Area, contrary to policy HC1 of the London Plan 2021, policies SP11 and SP12 of the Haringey Local Plan 2017, and policies DM1 and DM9 of the Haringey Development Management DPD 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