

Mr Michael Hapeshis
39 FORESTDALE
LONDON
LONDON
UK
N14 7DY

22 April 2024

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

Case Reference	HGY/2023/3043
Location	84 Highgate High Street, Hornsey, London, N6 5HX
Proposal	Demolition of existing rear garden outbuilding and erection of a new rear garden outbuilding for storage, exercise and meditation.
Received	13 November 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
102-PROP.pdf	Additional plans	13 November 2023
103-PROP.pdf	Additional plans	13 November 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed rear garden structure, by reason of its design and scale, would introduce an incongruous oversized development and result in a low level of less than substantial harm to the Conservation Area and listed building setting where no public benefit is outlined to be provided to outweigh the harm, and would be contrary to policies DM1, DM9, and DM12 of the Development Management, Development Plan Document 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017, and Policy DH2 of the Highgate Neighbourhood Plan 2017.

- 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.