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17 June 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/2024/1072
Location Oakleigh, 42 Hampstead Lane, Hornsey, London, N6 4LL
Proposal Variation of condition 2 (approved plans) attached to planning permission HGY/2019/2944 to amend the approved scheme to add stone fascia to front and rear dormers, change all sash windows to be casement and omit all glazing bars to windows.
Received 16 April 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
17049-P-331 - F-East Elevation.pdf	Elevation (Side) - Proposed	16 April 2024
20240404_17049 MMA APPLICATION iii.pdf	Additional plans	16 April 2024
17049-P-130 - F-Roof Level Plan.pdf	Roof Plan - Proposed	16 April 2024
17049-P-311 - F-Rear (North) Elevation.pdf	Elevation (Rear) - Proposed	16 April 2024
17049-P-321 - F-West Elevation.pdf	Elevation (Side) - Proposed	16 April 2024
17049-P-300 - F-Front (South) Elevation.pdf	Elevation (Front) - Proposed	16 April 2024
MMA iii (Rev F) Cover Letter - 42 Hampstead Lane - signed.pdf	Covering letter	16 April 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement

Refusal Reasons: (1)

- 1 The minor material amendments would by reason of their materiality and detail alter the design intent of the consented re-placement dwelling as such lowering its design quality and causing harm to the character and appearance of the conservation area, contrary to Strategic Policies SP11 and SP12, as well as Development Management DPD Policy DM1 and DM9.

Notes:

You can find advice in regard to your rights of appeal at:
planningportal.gov.uk/planning/appeals/guidance/guidancecontent

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