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21 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/2024/0232
Location	Land to the rear of 10-12 , St James's Lane, Muswell Hill, London, N10 3DB
Proposal	Construction of a detached single family dwelling with associated landscaping and site works.
Received	29 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
10SJL_101-P01-EXISTING FIRST FLOOR PLAN.pdf	Floor Plan - Existing	29 January 2024
10SJL_001-P01_SITE LOCATION PLAN .pdf	The location plan	29 January 2024
10SJL_120-P01-EXISTING NORTH ELEVATION.pdf	Elevation (Front) - Existing	29 January 2024
10SJL_122-P01-EXISTING SOUTH ELEVATION.pdf	Elevation (Rear) - Existing	29 January 2024
10SJL_121-P01-EXISTING EAST ELEVATION.pdf	Elevation (Side) - Existing	29 January 2024
10SJL_0-12 St Jamess Lane N10 3DB _AIA-AMS Tree Report_111223.pdf	Tree survey	29 January 2024
10SJL_212-P01-PROPOSED SECTION BB.pdf	Section - Proposed	29 January 2024
10SJL_010-P01-EXISTING SITE PLAN .pdf	Additional plans	29 January 2024
10SJL_Daylight and Sunlight Report (Within Development) 050124.pdf	Daylight or sunlight assessment	29 January 2024
10SJL_211-P01-PROPOSED SECTION AA.pdf	Section - Proposed	29 January 2024
10SJL_050-P01-PROPOSED SITE PLAN .pdf	Block plan of the site	29 January 2024
10SJL_Full Planning Application-Covering Letter_240129.pdf	Covering letter	29 January 2024
10SJL_223-P01-PROPOSED WEST ELEVATION.pdf	Elevation (Side) - Proposed	29 January 2024

10SJL_Ground Investigation Report July 2013 v1.0.pdf	Land contamination assessment	29 January 2024
10SJL_23314 001a Environmental Sound Survey and Plant Sound Limit Report.pdf	Noise impact assessment	29 January 2024
10SJL_100-P01-EXISTING GROUND FLOOR PLAN.pdf	Floor Plan - Existing	29 January 2024
10SJL_DAS-P01-240126-Part 02.compressed.pdf	Design and access statement	29 January 2024
10SJL_201-P01-PROPOSED FIRST FLOOR PLAN.pdf	Floor plan	29 January 2024
10SJL_202-P01-PROPOSED ROOF PLAN.pdf	Roof Plan - Proposed	29 January 2024
10SJL_222-P01-PROPOSED SOUTH ELEVATION.pdf	Elevation (Rear) - Proposed	29 January 2024
10SJL_DAS-P01-240126-Part 01.compressed.pdf	Design and access statement	29 January 2024
10SJL_102-P01-EXISTING ROOF PLAN.pdf	Roof Plan - Existing	29 January 2024
10SJL_123-P01-EXISTING WEST ELEVATION.pdf	Elevation (Side) - Existing	29 January 2024
10SJL_200-P01-PROPOSED GROUND FLOOR PLAN.pdf	Floor plan	29 January 2024
10SJL_221-P01-PROPOSED EAST ELEVATION.pdf	Elevation (Side) - Proposed	29 January 2024
10SJL_220-P01-PROPOSED NORTH ELEVATION.pdf	Elevation (Front) - Proposed	29 January 2024
10SJL_202-P02-PROPOSED ROOF PLAN		12 April 2024
10SJL_24-13026-10 St James's Lane- N10 3DB		12 April 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (4)

- 1** The proposed development, by reason of its excessive height, overly-dominant bulk and uncharacteristic site layout and roof design, would result in the introduction of a building that would fail to integrate sympathetically to its wider surroundings to the detriment of its character and the character and visual amenities of the wider Muswell Hill Conservation Area, contrary to policy Policies D3, D4 and HC1 of the London Plan 2021, SP11 of the Haringey Local Plan (2017) and policy DM1, DM7 and DM9 of the Haringey Development Management Plan (2017).
- 3** The proposed development, by virtue of its bulk, height, massing and positioning of the windows, would adversely impact the residential amenities of neighbouring occupants by way of loss of privacy and appear overbearing and overly dominant, contrary to policies DM1 and DM12 of the Haringey Development Management Plan (2017).
- 4** The proposal, by virtue of the failure to provide a satisfactory provision of bicycle storage and electric vehicle charging points, would result in a sub-standard form of development to the detriment of users/occupants of the development and would run counter to objectives to encourage sustainable patterns of travel, contrary to Policies D3, T5 and T6.1 of the London Plan (2021), Policy SP7 of the Haringey Local Plan (2017) and Policies DM2, DM32 and DM35 of the Haringey Development Management Plan (2017).
- 5** No information (in the form of an Energy Statement) has been provided to demonstrate that the proposed development would adequately reduce carbon emissions and limit energy use. In the absence of this information, the proposal would be contrary to Policy SP4 of the Haringey's Local Plan Strategic Policies (2017) and Policy DM21 of the 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