

Shulem Posen
OCC Building A,
105 Eade Road
London
United Kingdom
N4 1TJ

16 July 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/2024/0482
Location	74 Gladesmore Road, Tottenham, London, N15 6TD
Proposal	Subdivision of the property into two flats (1 x 3-bedroom and 1 x 2-bedroom) with the associated erection of a ground floor rear/side extension.
Received	21 May 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
GR.74.PR.101; GR.74.PR.102; GR.74.PR.103 & GR.74.PR.104 – Proposed Plans, Elevations & Sections		23 February 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (4)

- 1** The proposal would result in a development contrary to policy and the specific intent of the South Tottenham SPD 2013 which seeks to tackle overcrowding and meet the identified need for larger family dwellings within the South Tottenham Area, contrary to Policy SP2 of Haringey's Local Plan Strategic (2017), Policy H10 of the London Plan (2021), and Haringey's House Extensions in South Tottenham Supplementary Plan Document (2013).
- 2** The proposed development, by reason lack of outlook in the loft bedroom of Flat 2 /light/personal storage/amenity space/cycle storage/ would result in poor standard of accommodation. The proposed conversion of this single-family dwelling into self-contained flats, by virtue of its insufficient original un-extended floorspace size and would result in unacceptable loss of family housing without replacement for which there is an identified need.
- 3** The conversion of this single dwellinghouse into separate self-contained flats will result in the loss of a family sized unit within the Council's Family Housing Protection Zone for which there is an identified need and results in the loss of a larger family sized unit within the area covered by the Council's House Extensions in South Tottenham Supplementary Planning Document which identifies a particular need for larger family homes. The proposal is therefore contrary to Policy SP2 of the Haringey Local Plan (2017), Policy DM16 of Haringey's Development Management DPD (2017) and to Haringey's House Extensions in South Tottenham Supplementary Planning Document (2013).
- 4** The original un-extended floor area of the property fails to meet the minimum floor space standard set out in the Council's adopted Policy DM16 and as such, the proposal would be contrary to Policy DM16 of Haringey's' adopted Development Management, Development Plan Document (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