

Mr Sean Moulton
York House
York Street
Manchester
United Kingdom
M2 3BB

29 August 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/2024/1076
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 change ground floor and first floor quoins to be stone and central rear bay quoins omitted. (AMENDED DESCRIPTION)
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-311 - E-Rear (North) Elevation		30 July 2024
17049-P-300 - E-Front (South) Elevation		30 July 2024
20240729_17049 MMA APPLICATION ii		30 July 2024
17049-P-331 - E-East Elevation		30 July 2024
17049-P-321 - E-West Elevation		30 July 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1** The proposed material amendment to change from brick to stone quoins on the front elevation would diminish the design quality of the consented house as such clashing with and detracting from the Free English Arts & Crafts style important to the character and appearance to this sub area of the conservation area, contrary to policies 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