Haringey LONDON

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29 August 2024

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

Case Reference	**HGY/2024/0881**
Location	**9 Grasmere Road, Hornsey, London, N10 2DH**
Proposal	**Loft dormer conversion to rear main roof and rear outrigger roof, and installation of front facing roof windows.**
Received	**28 March 2024**

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
9 Grasmere Road - D12 Reasonable Exception Statement.pdf	Fire Statement	28 March 2024
LocationPlan.pdf	The location plan	28 March 2024
101 Plans - Existing.pdf	Floor Plan - Existing	28 March 2024
303 Sections - Proposed.pdf	Section - Proposed	28 March 2024
9 Grasmere Road - Planning Statement.pdf	Planning statement	28 March 2024
002 Block Plan.pdf	Block plan of the site	28 March 2024
9 Grasmere Road - CIL.pdf	Community Infrastructure Levy - Completed form	28 March 2024
301 Sections - Existing.pdf	Section - Existing	28 March 2024
flood-map-planning-2024-03-18T14_29_31.420Z.pdf	Flood risk assessment	28 March 2024
103 Plans - Proposed.pdf	Floor plan	28 March 2024
201 Elevations - Existing.pdf	Elevation (Front) - Existing	28 March 2024
203 Elevations - Proposed.pdf	Elevation (Front) - Proposed	28 March 2024

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
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T 020 8489 5504
www.haringey.gov.uk

Robbie McNaugher

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Refusal Reasons: (2)

1 The proposed roof extension, by reason of its scale, siting, materials and design would form a discordant and dominant feature to the rear elevation, detracting from the appearance of this property as well as undermining a consistent form and rhythm associated with previous development within the terrace, thus harming the character and appearance of this part of the conservation area. The proposal is therefore considered to be contrary to policies DM1, DM9 and DM12 in the Council's Development Management Document 2017 and Policies SP11 and SP12 of Haringey's Local Plan 2017 and Policies D4 and HC1 of the London Plan 2021.

2 The proposed roof extension, by reason of its scale, siting, height and length, would appear overbearing and would be detrimental to the amenities of No. 7 Grasmere Road. As such, the proposal is contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0 and SP11 of the Haringey Local Plan 2017 and is inconsistent with guidance in the National Planning Policy Framework.

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.

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