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United Kingdom
N13 5LJ

10 October 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/2024/0600
Location	Flat A, 21 Westbury Avenue, Wood Green, London, N22 6BS
Proposal	Conversion of a property containing 3 no.1 x bedroom flats to 2 self-contained flats with no. 1 x 2 bedrooms and no. 1 x 1 bedroom
Received	5 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 for the reason(s) listed in the attached schedule.

Title	Description	Date
21 westbury avenue. n22 PLANNING.pdf	Mixed/Combined Plans	5 March 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed extension by virtue of its mass, location, and scale, would lead to a built form of an incongruous scale that would detract from the appearance of the original dwelling and have a harmful effect on the character and appearance of terrace contrary to Policies SP11 of the Haringey Local Plan (2017), and Policy DM1 and DM12 of Haringey's Development Management DPD (2017).

- 2** The proposed conversion, for the reason of the small windows in the bedrooms leading to poor daylight, lack of adequate storage in the 2-bedroom flat and no provision of cycling parking and waste management would result in unacceptable standard and quality of residential accommodation. The proposal is therefore contrary to policies DM4 and DM16 of Haringey's Development Management DPD (2017) and policy T5 of the London Plan.

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