

Mr Hassan Djaffer
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United Kingdom
EN1 1BJ

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/2023/1545
Location 89 St Anns Road, Tottenham, London, N15 6NJ
Proposal Mansard roof extension, first and second floor extensions to existing studio flat and 1 bed flat.
Received 12 June 2023

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
Title Plan 89 St annes road.pdf	The location plan	12 June 2023
89 st annes final_existing plans		3 June 2024
89 st annes final_proposed elevations		3 June 2024
89 st annes final_proposed plans		3 June 2024
Existing Elevations		31 July 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed development in terms of siting, design and height would be an uncharacteristic element, incongruous and visually jarring within the terrace to which it forms part as well harmful to the streetscene and visual amenity of the area, contrary to policy SP11 of the Haringey Local Plan and policies DM1 & DM12 of The Development Management DPD 2017.

- 2** The proposed development by reason of its height and scale would adversely impact the amenities to the neighbouring property No. 87 in terms of being overbearing and leading to a loss of daylight/sunlight, contrary to policies DM1 and DM12 of The Development Management DPD 2017 and London Plan Policy D6.

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