

Mr Joseph Oakden
33
Margaret Street
London
W1G 0JD

7 February 2025

**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/2023/2653
Location	St Matthews Court 7b, Coppetts Road, Hornsey, London, N10 1NW
Proposal	Construction of a new residential building (use class C3), together with landscaping, cycle and car parking, and associated works.
Received	3 October 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
20169-LSI-St Matthews Court-New Build-Planning Binder - 230926.pdf	Mixed/Combined Plans - 20169-LSI-AAA-00-DR-A-1000 S02 P01, 20169-LSI-AAA-00-DR-A-1001 S02 P02, 20169-LSI-AAA-00-DR-A-1010 S2 P01, 20169-LSI-AAA-LG-DR-A-1300 S0 P03, 20169-LSI-AAA-UG-DR-A-1301 S0 P04, 20169-LSI-AAA-01-DR-A-1302 S0 P02, 20169-LSI-AAA-0...	3 October 2023

**Head of Development Management and Planning Enforcement
Planning Service**

HGY/2023/2653

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Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
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Refusal Reasons: (2)

- 1** The proposed development by virtue of its design, layout, siting, and scale, would appear cramped and contrived within the constraints of the site, resulting in the loss of garden land and being an overdevelopment that is detrimental to the character and appearance of the area. The scheme would also provide an uninviting front entrance with poor legibility and connection to the existing blocks, undermining the amenities of for future occupiers. As such, the proposal is contrary to Policies D5 and D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, and Policies DM1, DM2, DM7 and DM12 of The Development Management DPD 2017.

- 2** The proposed development by reason of its siting, height and layout in relation to the nearest block on site and adjoining sites would harm conditions of light and outlook and be overbearing and lead to intrusive overlooking and loss of privacy, contrary to Policy D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policies DM1, DM7 and DM12 of The Development Management DPD 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