

## Planning Service

Rob Krzyszowski Interim Assistant Director Planning, Building Standards & Sustainability

Mr Matthew Humphreys  
H Planning Ltd  
70 Cowcross Street  
London  
EC1M 6EJ

On behalf of  
Mr Webster  
Chesnut Properties Ltd  
Thomas Alexander  
590 Green Lanes  
London  
N13 5RY

Planning Application Reference No. **HGY/2020/1972**

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)  
ORDER 2015**

### **NOTICE OF REFUSAL OF PLANNING PERMISSION**

Location: **2 Chesnut Road, N17**

Proposal: **S73 Minor material amendment for variation of condition 1 (approved plans) of the S73 planning permission HG/2017/1008 in order to substitute the drawing numbers and variation of condition 6 (Student accommodation) of the original permission HG/2013/0155 to allow Co-living (as well as student accommodation) for a temporary period of 3 years.**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 20/08/2020 and drawing numbers 500-001 Rev P01 (Existing & Proposed Site Plan); 500-002 Rev. P01 (Existing & Proposed Block Plan); 500-200 P01 (Proposed Basement Floor Plan); 501-201 P02 (Proposed Ground Floor Plan); 501-202 P01 (Proposed 1st Floor Plan); 501-203 P01 (Proposed 2nd Floor Plan); 501-204 P01 (Proposed 3rd Floor Plan); 501-205 P01 (Proposed Roof Plan); 500-210 P01 (Proposed Front Elevation); 500-211 P01 (Proposed Side Elevation); 500-212 P01 (Proposed Rear Elevation (South)); 500-213 P01 (Side Elevation (West)).

SEE SCHEDULE OF REASONS ATTACHED

10/11/2020



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

NOTE:

1. You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent)
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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.  
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).

**Planning Service**  
6<sup>th</sup> Floor, River Park House,  
225 High Road, Wood Green,  
London, N22 8HQ  
T 020 8489 5504  
**[www.haringey.gov.uk](http://www.haringey.gov.uk)**

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### SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2020/1972

The application shown above has been refused for the following reason:

1. The proposed amendments would fail to provide shared living of a good quality and design due to the size of the rooms and communal spaces within the building. The proposal would therefore fail to provide high quality residential accommodation contrary to Policies 3.5 of the London Plan, DM1 of the DMDPD and emerging policies H6 and H16 of the Draft London Plan.

#### INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPDs, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

10/11/2020



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