

Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mr Theo Theodosiou
GT Associates
49 Cedar Rise
Southgate
London
N14 5NJ

On behalf of
Ms Elena, Christos and Androula Christou
c/o 44 Belmont Close
Enfield
EN4 9LT

Planning Application Reference No. **HGY/2020/2762**

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **Land to rear of 10-12 Bidwell Gardens, N11**

Proposal: **Erection of detached dwellinghouse with associated hard and soft landscaping.**

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 26/10/2020 and drawing numbers: Daylight, sunlight and Overshadowing Study by BVP ref. 11758 October 2020, Structural Methodology Statement by Halstead Associates October 2020 ref 18141, Drainage Strategy by Patrick Parsons ref. A20193 September 2020, Arboricultural Method Statement Rev A by Arbtech 7 January 2021, Arbtech Tree Survey 5 January 2021, Design & Access Statement by gtassociates October 2020 Rev C, SLP-100, EX-100, EX-101, EX-102, EX-103, EX-104, PL-100 Rev. D, PL-150 Rev. C, PL-200, PL-201 Rev. A, PL-202 Rev. C, PL-203 Rev. A, Energy & Sustainability Statement by eb7 dated 8th March 2021

SEE SCHEDULE OF REASONS ATTACHED

07/05/2021



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
1. 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.
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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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2020/2762

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

1. The proposal represents an inappropriate form of infill/ garden land development, resulting in harm to the character and appearance of the area, its local distinctiveness as well as to the privacy and amenity of adjoining occupiers, contrary to Policies D3 and D6 of the London Plan 2021, Policy SP11 of the Haringey Local Plan Strategic Policies 2017, Policies DM1, DM7 and DM12 of the Haringey Development Management DPD 2017 as well as the National Planning Policy Framework 2019.

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 2021, the Haringey Local Plan 2017 along with relevant SPD/SPG documents, 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.

07/05/2021



Dean Hermitage
Head of Development Management and Planning Enforcement
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