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London
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9 May 2023

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

Case Reference HGY/2023/0145
Location 62 Cromwell Avenue, Hornsey, London, N6 5HL
Proposal Erection of a single storey, lean-to side infill extension to the ground floor.
Received 17 January 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development received on the above date.

Title	Description	Date
100-01_Rev01 - Location Plan.pdf	The location plan	17 January 2023
230116_22-09_62 Cromwell Avenue_Site Photos.pdf	Photographs and photomontages	17 January 2023
100-02-Block Plan.pdf	Block plan of the site	17 January 2023
300-01(A)-Proposed Plans.pdf	Floor plan	17 January 2023
360-01(A)-Proposed Elevations.pdf	Elevation (Front) - Proposed	17 January 2023
370-01(A)-Proposed Sections.pdf	Section - Proposed	17 January 2023
120-01-Existing Drawings.pdf	Additional plans	17 January 2023
IMG_20230322_083929.jpg		23 March 2023
IMG_20230322_083955.jpg		23 March 2023
IMG_20220712_170336.jpg		23 March 2023
IMG_20230322_083929.jpg		27 March 2023
IMG_20230322_083955.jpg		27 March 2023
IMG_20220712_170336.jpg		27 March 2023
300-01(B)-Proposed Plans.pdf		30 March 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposed extension by virtue of its siting would be dominant and imposing in views and would negatively intrude into the visual gap to the side of this property, disrupting the architectural composition to this house and the pattern of development of the area, overall harming the character and appearance to this part of the conservation area, contrary to Policy HC1 of the London Plan (2021), Policies SP11 and SP12 of the Haringey Local Plan (2017), Policies DM1, DM9 and DM12 of Haringey's Development Management DPD (2017), as well as Policies DH2 and DH4 of the Highgate Neighbourhood Plan (2017).

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 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) at least 10 days before submitting the appeal.
- 3 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.