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London
UK
SE17 3UQ

5 April 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/2023/3217
Location 28 Shepherds Close (site adj. No 27 Shepherds Close), London
N6 5AG
Proposal Erection of a detached part single, part two storey, 3-bedroom
single-dwelling-house
Received 4 December 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
145_11 R1 First Floor Plan.pdf	Floor plan	1 December 2023
145_14 R1 Elevation_South.pdf	Elevation (Side) - Proposed	1 December 2023
145_16 R1 Section.pdf	Section - Proposed	1 December 2023
5325 - Daylight and Sunlight Assessment - Rev 3 - Issued 21.11.23.pdf	Daylight or sunlight assessment	1 December 2023
145_12 R1 Roof Plan.pdf	Roof Plan - Proposed	1 December 2023
145_10 R1 Ground Floor Plan.pdf	Floor plan	1 December 2023
145_17 R1 Landscaping.pdf	Additional plans	1 December 2023
145_13 R1 Elevation_East.pdf	Elevation (Front) - Proposed	1 December 2023
145_15 R1 Elevation_West.pdf	Elevation (Rear) - Proposed	1 December 2023
145_18 R0 Elevation_North.pdf	Elevation (Side) - Proposed	1 December 2023
Preliminary Ecological Appraisal - Shepherds Close, Highgate - January 2024		26 January 2024
Ecodan Selection Report- 28 Shepherds Close		26 January 2024
Pre-plumbed 1Z - FTC6.WMXXX.PP1.1Z.R0		26 January 2024
Energy Statement for No. 28		26 January 2024

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Planning Service
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225 High Road, Wood Green,
London, N22 8HQ
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A handwritten signature in black ink that reads "Robbie McNaughton".

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposal by reason of its overall size, siting and relationship with neighbouring properties, would cause unacceptable harm to the residential amenity and outlook of neighbours contrary to Policies DM1 and DM12 of The Development Management DPD and London Plan Policy D6.

- 2 The proposal by reason of its overall size, design, footprint and massing would appear a cramped, overly large and incongruous development for the site removing the sense of open space and buffer that separates the Close from the development fronting Shepherd's Hill, and would therefore detract from its context, and would result in harm to the significance of the Conservation Area where any public benefit provided would not outweigh the harm caused, contrary to Policies SP11 and SP12 of the Haringey Local Plan, Policies DM1, DM7 DM9 & DM12 of The Development Management DPD 2017. Policies DH2 and DH10 of the Highgate Neighbourhood Plan 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