

Mr G Wain
Robinson Kenning and Gallagher
Airport House
Purley Way
Croydon
Surrey
CR0 0XZ

21 June 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/2021/2151
Location	109, Fortis Green, London, N2 9HR
Proposal	Full planning application for the demolition of all existing structures and redevelopment of the site to provide 10 residential units (use class C3) comprising of 6 x residential flats and 4 mews houses and 131m2 flexible commercial space in ground/lower ground floor unit, basement car parking and other associated works.
Received	24 November 2020

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.

Drawings

TDS 426/FG 1015, TDS 416/FG 1000 Rev C, TDS 416/FG 1001 Rev A, TDS 416/FG 1002 Rev A, TDS 416/FG 1009 Rev A, TDS 416/FG 1010 Rev A, TDS 416/FG 1012 Rev A, TDS 416/FG 1013 Rev A, TDS 416/FG 1020 Rev A, TDS 416/FG 1021 Rev AP406/W/04 Rev 06, P406/W/05 Rev 06, P406/W/06 Rev 06, P406/W/07 Rev 06, P406/W/08 Rev 06, TDS 416/FG 1004 Rev A, TDS 416/FG 1030TDS 416/FG 1031, TDS 416/FG 1031

Documents

Design and Access Statement Rev A dated Dec 2021 prepared by RLG, Crime Prevention Statement prepared by RLG dated January 2021, Planning Statement prepared by SHW dated July 2021, Overheating Assessment prepared by JAW Sustainability dated 12 November 2021, Energy Strategy Report prepared by JAW Sustainability dated 15/11/2021, BRUKL Output Document (Fortis Green commercial (Be Green) dated 15 November 2021, BRUKL Output Document (Fortis Green commercial (Be Lean) dated 15 November 2021, Drainage Maintenance and Management Plan prepared by Price & Myers, Accessibility and Inclusivity Statement prepared by RLG dated march 2020, Daylight, Sunlight and Overshadowing Report

HGY/2021/2151

1 of 4

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

dated January 2021 prepared by Point 2 Surveyors Limited, Internal Daylight and Sunlight Report dated January 2022 prepared by Point 2 Surveyors Limited, Heritage Statement dated October 2020 prepared by HCUK Group, Refuse and Recycling Rev A plan prepared by Robinson Kenning & Gallagher, Air Quality Assessment prepared by Tetra Tech dated 23 April 2021, Basement Impact Assessment prepared by Symmetrys Structural/Civil Engineers Rev P1 dated 12 November 2020, Remediation Strategy prepared by BWB dated December 2020

A handwritten signature in black ink that reads 'Robbie McNaughton'.

Robbie McNaughton
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (5)

- 1** The proposed development, in the absence of a legal agreement securing the provision of off-site affordable housing the scheme would fail to foster mixed and balanced neighbourhoods where people choose to live, and which meet the housing aspirations of Haringey's residents. As such, the proposal is Planning Sub-Committee Report contrary to Policy SP2 of the Council's Local Plan 2017, Policy H4, H5, H6 and H7 of the London Plan 2021
- 2** The proposed development, in the absence of a legal agreement securing the provision of early stage financial viability reviews, would fail to ensure that affordable housing delivery has been maximised within the Borough and would set an undesirable precedent for future similar planning applications. As such, the proposal is contrary to Policy SP2 of the Council's Local Plan 2017, Policy H4, H5, H6 and H7 of the London Plan 2021 and the Mayor of London's Affordable Housing and Viability Supplementary Planning Guidance document.
- 3** The proposed development, in the absence of a legal agreement securing 1) Three years free car club membership and £50 driving credit per residential unit. 3) Section 278 Highway Agreement for highway works for reconstruction of the vehicular crossover and adjacent footways. 4) A contribution towards enhancement of parking controls and 5) Implementation of a travel plan and monitoring free would have an unacceptable impact on the safe operation of the highway network, and give rise to overspill parking impacts and unsustainable modes of travel. As such, the proposal is contrary to London Plan policies T1, and Development Management DPD Policies DM31, DM32 and DM48
- 4** The proposed development, in the absence of a legal agreement to work with the Council's Employment and Skills team and to provide other employment initiatives would fail to support local employment, regeneration and address local unemployment by facilitating training opportunities for the local population. As such, the proposal is contrary to Policy SP9 of Haringey's Local Plan 2017.
- 5** The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to Policies SI 2 of the London Plan 2021, Local Plan 2017 Policy SP4 and Policy DM21 of the Development Management Development Plan Document 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