

Mr Don McGowan
51
Colney Hatch Lane
Hornsey
LONDON
N10 1LJ

4 July 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/2023/3411
Location	63-65 High Road, Wood Green, London, N22 6BH
Proposal	Erection of two-storey part extension facing High Road to include roof space, and rear one-storey part extension facing Lilac Mews and conversion of upper floors into a mixed use of commercial and residential space (1No. 1Bed and 5No. 2Bed flats) at first, second and third floors and 2No. Studios at fourth floor. All flats will have access from Lilac Mews. Part of the first floor to be ancillary to the commercial unit. Including associated Cycle and refuse storage facilities.
Received	15 January 2024

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
HR P2 15.pdf	Elevation (Front) - Existing	29 December 2023
HR P2 18.pdf	Site Levels Plan - Proposed	29 December 2023
HR P2 13.pdf	Additional plans	29 December 2023
HR P2 08.pdf	Layout Plan - Proposed	29 December 2023
HR P2 14.pdf	Additional plans	29 December 2023
HR P2 15a.pdf	Elevation (Rear) - Existing	29 December 2023
HR P2 10		27 June 2024
HR P2 20		27 June 2024
HR P2 11		27 June 2024
HR P2 09		27 June 2024
HR P2 12		27 June 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The proposed development would be out of keeping with the general pattern, standard and character of the area by reason of bulk and massing within the site thereby resulting in an incongruous pattern of development, detrimental to the amenities of the area contrary to Policy D4 London Plan 2021, Policy SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 2017.

- 2** The proposed conversion of the property would result in the provision of substandard residential accommodation for future occupiers due to inadequate floor space for some of the flats, lack of amenity space and poor ventilation, outlook & daylight in the studio flats, contrary to Policy D6 of the London Plan 2021, Policies SP11 and SP2 of the Haringey Local Plan 2017, Policies DM16 of Haringey's Development Management DPD (2017) and the Major's Housing SPG 2016.contrary to Policies D6 of London Plan 2021, Policies SP2 and SP11 of the Haringey Local Plan 2017, Policy DM1 of The Development Management DPD 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