

Dr. Bob Newell
56 Saunderton Vale

27 August 2024

Saunderton

High Wycombe

Buckinghamshire
HP14 4LJ

**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/2024/2067
Location	Princess Elizabeth House, 18 Winchester Place, Hornsey, London, N6 5BQ
Proposal Received	Replacement of existing Crittall windows to building. 10 May 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
15104-03-15-116 P1 Roof plan existing and proposed		10 May 2024
15104-03-15-132 P1 Side elevations CC & DD existing and proposed		10 May 2024
15104-03-15-201 P1 Window sections existing and proposed		10 May 2024
SD16 Window Schedule for Reference Purposes	Additional plans	10 May 2024
15104-03-15-115 P1 Fourth floor plan existing and proposed		10 May 2024
Planning Statement V1 by Dr R.J. Newell 01/05/2024	Heritage statement	10 May 2024
15104-03-15-200 P1 Proposed window elevations		10 May 2024
15104-03-15-111 P1 ground floor plan existing and proposed		10 May 2024
15104-03-15-112 P1 First floor plan existing and proposed		10 May 2024
15104-03-15-131 P1 South east elevation existing and proposed		10 May 2024
15104-03-15-110 P1 Lower ground floor plan floor plan existing and proposed		10 May 2024
15104-03-15-114 P1 third floor plan existing and proposed		10 May 2024
15104-03-15-001 P1 Location and block Plan		10 May 2024
15104-03-15-130 P1 NW elevation existing and proposed		10 May 2024
15104-03-15-113 P1 Second Flr Plan Existing and Proposed		10 May 2024
15104-03-15-201 P2 sections existing and proposed		17 June 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 The proposal fails to adequately consider the necessity for the works and soundly assess their impact on the significance of the listed building. The proposal is therefore unacceptable with regards to heritage considerations, contrary to the National Planning Policy Framework (2024), policy HC1 of the London Plan (2021), policy SP12 of the Haringey Local Plan (2017), policies DM1 and DM9 of the Haringey Development Management Plan DPD (2017) and policy DH2 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