

Mr David Adams
10 St Paul's Place
London
UK
N1 2QE

6 September 2024

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

Case Reference	HGY/2024/1778
Location	7 View Close, Hornsey, London, N6 4DD
Proposal	Removal of planting. Creation of new hard landscaped off-street parking. Alteration to residents parking bay and moving position of pavement crossover.
Received	25 June 2024

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
Location Plan		25 June 2024
100_PL02	Block plan of the site	25 June 2024
100_PL01		25 June 2024
100_PL10	Floor Plan - Existing	25 June 2024
100_PL15		25 June 2024



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The introduction of hardstanding would disrupt the green frontages that are a hallmark of View Close contrary to Policy DM34 of the Haringey Development Management DPD (2017); The proposed removal of planting and hedging, identified as a positive contributor in the Highgate Conservation Area Character Appraisal (2013), would erode the area's character and replace these elements with hard landscaping and front garden parking that would undermine the established aesthetic. This is contrary to the conservation objectives outlined in Policy HC1 of the London Plan (2021), Policy SP12 of the Local Plan (2017), and Policy DM9 of the Haringey Development Management DPD (2017), and policy TR4 of the Highgate Neighbourhood Plan.
- 2 The proposed widened vehicular crossover would reduce pedestrian and highway safety, decrease on-street parking capacity within a Controlled Parking Zone (CPZ), and visually intrude upon the street scene. These issues render the proposal inconsistent with London Plan Policies T1 and T4, Local Plan Policy SP7, and Development Management DPD Policy DM33, and policy TR4 of the Highgate Neighbourhood Plan.

- 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.