

Didier Ryan
31 Wood Vale
London
UK
N10 3DJ

9 September 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/2024/1953
Location	28 Shepherds Close (site adj. No 27 Shepherds Close), London N6 5AG
Proposal Received	Erection of a detached, 3 bedroom two storey family dwelling. 15 July 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
145b_06 R0_No 6 -11.pdf	Street Scene/Context Plan - Existing	15 July 2024
145b_25 R0 Elevation - West.pdf	Elevation (Rear) - Proposed	15 July 2024
145b_14 R0_No 6-11 Outlook.pdf	Layout Plan - Existing	15 July 2024
145b_22 R1 Plan_First.pdf	Floor plan	15 July 2024
145b_20 R0 Landscape area.pdf	Landscaping details	15 July 2024
Arboricultural Report.pdf	Tree survey	15 July 2024
145b_23 R2 Elevation - East.pdf	Elevation (Front) - Proposed	15 July 2024
Daylight and Sunlight Assessment.pdf	Daylight or sunlight assessment	15 July 2024
145b_08 R0_No 18-27.pdf	Street Scene/Context Plan - Existing	15 July 2024
145b_16 R0_No 18-27 Outlook.pdf	Layout Plan - Existing	15 July 2024
Energy Statement.pdf	Sustainability appraisal	15 July 2024
Planning Statement.pdf	Planning	15 July 2024

	statement	
145b_04 R0 Shepherds Close Layout.pdf	Layout Plan - Existing	15 July 2024
145b_21 R1 Plan_Grd.pdf	Floor plan	15 July 2024
145_S_00 R0 Location Plan.pdf	The location plan	15 July 2024
145b_12 R0 No 18-27 Setback.pdf	Layout Plan - Existing	15 July 2024
145b_19 R0 Height comparison.pdf	Street Scene/Context Plan - Proposed	15 July 2024
145b_13 R0 Setback Landscaping.pdf	Layout Plan - Existing	15 July 2024
145b_02 R0 Elevation S - Existing.pdf	Elevation (Side) - Existing	15 July 2024
145b_10 R0_No 6 -11 Setback.pdf	Layout Plan - Existing	15 July 2024
145b_15 R0_No 12-17 Outlook.pdf	Layout Plan - Existing	15 July 2024
145_S_01 R0 Site Plan.pdf	Block plan of the site	15 July 2024
145b_07 R0_No 12-17.pdf	Street Scene/Context Plan - Existing	15 July 2024
145b_26 R0 Elevation - North.pdf	Elevation (Side) - Proposed	15 July 2024
145b_01 R1 Elevation - Existing.pdf	Elevation (Front) - Existing	15 July 2024
145b_24 R1 Elevation - South.pdf	Elevation (Side) - Proposed	15 July 2024
145b_28 R0 Plan_Roof.pdf	Roof Plan - Proposed	15 July 2024
145b_18 R0 Setback comparison.pdf	Layout Plan - Proposed	15 July 2024
Preliminary Ecological Appraisal.pdf	Baseline onsite habitat survey report (Pre-development)	15 July 2024
145b_27 R0 Section - East.pdf	Section - Proposed	15 July 2024
Design and Access and Heritage Statement Part 2 R1		16 July 2024
Landscape Design Document		16 July 2024
Design and Access and Heritage Statement Part 1 R1_Redacted		20 August 2024
145b_05 R0 Shepherds Close No 1-5_Redacted		20 August 2024
Visual Appraisal_Redacted		20 August 2024
145b_11 R0 No 12-17 Setback_Redacted		20 August 2024
145b_09 R0 Streetscape_Redacted		20 August 2024

Robbie McNaugher

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Head of Development Management and Planning Enforcement

Refusal Reasons: (1)

- 1 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