



Officer Report

Application Number:	HGY/2024/1953
Application Type:	Full planning permission
Address:	28 Shepherds Close (site adj. No 27 Shepherds Close), London N6 5AG
Proposal:	Erection of a detached, 3 bedroom two storey family dwelling.
Case Officer:	Nathan Keyte
Valid Date:	15/07/2024
Applicant:	Ms Candice Lake
Agent:	Didier Ryan

RECOMMENDATION

Refuse

Refusal Reasons:

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.