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6 February 2025

**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/2024/2335
Location 78 Great North Road, Hornsey, London, N2 0NL
Proposal Conversion of single family dwelling into 4 x 1 bedroom
apartments and associated works.
Received 22 August 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
Design & Access Statement by Lacey + Saltykov 23 June 0224		22 August 2024
1320-A-SP-01 Location Plan		22 August 2024
1320-A-SP-01: Block/location plan		22 August 2024
1320-A-GA-PL-502, 1320-A-GA-PL-503, 1320-A-GA-EL-501, 1320-A-GA-EL-502, 1320-A-GA-SC-501 (section 1), 1320-A-GA-SC-501 (section 2), 1320-A-GA-SC-503	Proposed plans, elevations, sections	22 August 2024
Urban Greening Factor calculations78 GNR		22 August 2024
EPC_8517-4_Lea_2024-12-11_13-17-06		12 December 2024
Part_I_2021_gla_carbon_emission_reporting_spreadsheet_v2.0_0		12 December 2024
EPC_8517-1_Baseline_2024-12-11_13-17-01		12 December 2024
Energy Statement by Archive Green version 1 dated 09 December 2024		12 December 2024
EPC_8517-2_Baseline_2024-12-11_13-17-01		12 December 2024
EPC_8517-2_Green_2024-12-11_13-17-02		12 December 2024
EPC_8517-3_Green_2024-12-11_13-17-06		12 December 2024
EPC_8517-1_Green_2024-12-11_13-17-01		12 December 2024
EPC_8517-4_Green_2024-12-11_13-17-06.		12 December 2024
EPC_8517-3_Baseline_2024-12-11_13-17-03		12 December 2024
EPC_8517-2_Lea_2024-12-11_13-17-02		12 December 2024
EPC_8517-3_Lea_2024-12-11_13-17-04		12 December 2024

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (2)

- 1** The proposed development would result in an unacceptable reduction in the number of family-sized units within the recently-built development, an overconcentration of 1-bedroom units within the individual building itself, and overconcentration of 1 and 2-bed units in the development, that would fail to work towards mixed and balanced communities, contrary to policy DM11 and DM16 of the Haringey Development Management DPD 2017.

- 2** The proposed development, by virtue of the poor means of outlook and light that would be provided for the habitable rooms of flats 1 and 2, would result in a sub-standard form of accommodation being provided for future occupants of the development, contrary to policy D6 of the London Plan 2021 and policy DM16 of the Haringey Development Management Plan 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