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21 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/2024/3250
Location	12-14, Clifton Gardens, London N15 6AP
Proposal	The erection of a basement extension with rear lightwells and a new staircase connecting the basement to the rear garden. Resubmission of the ground floor 6m rear extension to No. 12 following approval (Ref: HGY/2022/1138). Rear infill extension to the ground floor rear extension at No. 14..
Received	27 November 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
E00, E01, E02, E03, E04, E05, E06 E07, E08, P01, P02, P03, P04, P05, P06, P07, P08, P09	2024.10.08 - LnB Existing Proposed Drawing - 12-14 Application - Basement ext.pdf	27 November 2024

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

Refusal Reasons: (1)

- 1** The basement floor in terms of its size, deep floorplate, single aspect and restricted light and outlook is viewed to provide an unacceptable quality of accommodation for a habitable room as such providing a poor standard of living accommodation, contrary to Policy SP11 of Haringey's Local Plan Strategic Policies (2017) and Policies DM1, DM12 and DM18 of the Haringey Development Management 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