

Mr Ivan Chonkov
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14 October 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/2024/2904
Location	105 Brantwood Road, Tottenham, N17 0DX
Proposal	Change of use from office use (Class E Use) to six self-contained residential flats (Class C3 Use), including the formation of a new roof, new windows and new external render (part retrospective application).
Received	22 October 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
A105; A106; A107; A108 & A109 – Approved Plans, Elevations & Section		22 October 2024
A101; A102; A103 & A104 – Existing Plans, Elevations & Section		22 October 2024
A115 Rev A - Existing and Proposed Block Plans		17 December 2024
A110 Rev A; A111; A112; A113 & A114 – Proposed Plans, Elevations & Section		17 December 2024
A100 Rev A - Location and Site Plans (Revised)		17 December 2024

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

Refusal Reasons: (4)

- 1** In the absence of suitable evidence to support the loss of employment space in this location, the proposal would result in the loss of land that has been strategically designated for industrial use, or for uses that support the industrial estate's function and, furthermore, the introduction of residential use into this strategic industrial location could undermine the viability of neighbouring industrial uses. The proposal is therefore considered contrary to Policy GG5, E1, E2, E4 & E5 of the London Plan (2021), Policy SP8 of Haringey's Local Plan (2017) and Policies DM37 of the Haringey Development Management DPD (2017).
- 2** The proposed development by reason of the single southerly aspect of the dwellings, the lack of defensible space between the highway and the ground floor units and the lack of external amenity space, would result in a substandard form of housing due to poor outlook, lack of privacy, poor natural ventilation, likely overheating as well as a lack of external amenity space, contrary to Policies D3 & D6 of the London Plan (2021), Policy SP2 of Haringey's Local Plan (2017) and Policies D1 & DM12 of the Haringey Development Management DPD (2017).
- 3** The proposed alterations to the exterior detailing of the building's front elevation including the removal of existing architectural features and the poor quality and design of the replacement and new windows, relates poorly to the architecture of the original building, resulting in an uncomplimentary and incongruous form of development to the detriment of local visual amenity, contrary to Policy D3 of the London Plan (2021), Policy SP11 of Haringey's Local Plan (2017) and Policies D1 & DM12 of the Haringey Development Management DPD (2017).
- 4** In the absence of an up-to-date parking survey that demonstrates sufficient on-street car parking capacity within the vicinity of the site and in the absence of a suitable undertaking to secure that the occupiers of the new residential units would not be able to apply for on street parking permit, the proposals would have an adverse impact on street parking conditions and highway safety contrary to Policies T4 and T6 of the London Plan (2021), Policy SP7 of Haringey's Local Plan (2017) and Policies D32 & DM33 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