

Planning Service

Emma Williamson Assistant Director Planning Service

Mr Joe Stockton
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100 Pall Mall
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On behalf of
C/O Agent

Planning Application Reference No. HGY/2018/1472

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015**

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: 44-46 High Road, N22

Proposal: Demolition of the existing building and erection of 3-9 storey buildings providing residential accommodation (Use Class C3) and retail use (Use Classes A1-A4) plus associated site access, car and cycle parking, landscaping works and ancillary development.

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development in accordance with the application dated 15/05/2018 and drawing numbers: S100; EX120-125, 130, 140, 141, 145, 150, 300, 400, 402, 403; GA200-210, 301, 302, 401, 405 (all Rev. 01); ExA_1801_P_001-003 (all Rev. B).

SEE SCHEDULE OF REASONS ATTACHED

23/10/2018



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

NOTE: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

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SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2018/1472

The application shown above has been refused for the following reasons:

1. The proposed development, by reason of its low provision of affordable housing, would fail to adequately contribute towards the provision of mixed and balanced communities and housing need in the local area. As such, the application is contrary to the National Planning Policy Framework 2018, Policies 3.9 and 3.12 of the London Plan 2016, Policy SP2 of the Local Plan 2017 and Policy DM13 of the Development Management Development Plan Document 2017.

2. The proposed development, by reason of its extreme scale, massing, density and detailed design, would result in an overdevelopment of the site, would fail to achieve a high standard of design and would have a negative impact on the character and appearance of the surrounding area. The public benefits of the scheme would not sufficiently outweigh this harm. As such, the application is contrary to the National Planning Policy Framework 2018, Policies 7.4, 7.5, 7.6 and 7.7 of the London Plan 2016, SP11 of the Local Plan 2017 and Policies DM1 and DM6 of the Development Management Development Plan Document 2017.

3. The proposed development, in the absence of a legal agreement to secure the planning obligations below, would result in impacts on the local community and infrastructure, namely:

- The proposed development, in the absence of a legal agreement to submit a Local Training and Employment Plan, would fail to address local unemployment by providing jobs and facilitating training opportunities for the local population. As such, the proposal is contrary to Local Plan 2017 Policies SP8 and SP9.

- The proposed development, in the absence of a legal agreement to secure planning obligations for measures to promote sustainable transport and adequate car parking provision, would significantly exacerbate pressure for on-street parking spaces in surrounding streets, prejudice the free flow of traffic and conditions of general safety along the neighbouring highways to the detriment of the amenity of local residents. As such the proposal is contrary to the requirements of Policy 6.13 of the London Plan 2016.

- The proposed development, in the absence of a legal agreement securing sufficient energy efficiency measures and/or financial contribution towards carbon offsetting, would result in an unacceptable level of carbon dioxide emissions. As such, the proposal would be contrary to London Plan 2016 Policy 5.2 and Policy SP4 of the Local Plan 2017.

- The proposed development, in the absence of a legal agreement securing registration with the Considerate Contractor Scheme, would not be in accordance with construction best practice and sustainable construction principles, and would thus have a detrimental impact on the amenity of local residents. As such, the proposal is contrary to the requirements of Policy DM1 of the Development Management Development Plan Document 2017 and the Council's Planning Obligations Supplementary Planning Document 2018.

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- The proposed development, in the absence of a legal agreement securing a financial contribution towards public realm improvements on Bury Road, would fail to sufficiently improve the character and appearance of the local area, would provide insufficient accessible car parking provision and would fail to improve the local highway conditions. As such, the proposal is contrary to the requirements of Policy 6.13 of the London Plan 2016, Policy SP7 of the Local Plan 2017 and Policies DM1 and DM32 of the Development Management Development Plan Document 2017.

- The proposed development, in the absence of a legal agreement securing a monitoring contribution towards the Council's costs incurred in the administration, monitoring, and reporting of the discharge of planning obligations, would not have its negative impacts fully mitigated. As such, the proposal is contrary to the requirements of Policy SP17 of the Local Plan 2017 and the Council's Planning Obligations Supplementary Planning Document 2018.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2016, the Haringey Local Plan 2017 along with relevant SPDs, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

23/10/2018



Dean Hermitage
Head of Development Management and Planning Enforcement
Planning Service