

Mr Martin Ledger
Prospect Planning Ltd
96-98 High Street
Stevenage
SG1 3DU

On behalf of
Crouch Properties Ltd
C/o 222 Archway Road
London
N6 5HS

Planning Application Reference No. **HGY/2012/2173**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF REFUSAL OF PLANNING PERMISSION

Location: **159 Tottenham Lane N8**

Proposal: **Application for a new planning permission to replace an extant planning permission HGY/2009/1593 for erection of 4 storey building over 1 basement level comprising of parking / storage, with 2 retail / units with 4 disabled parking spaces at ground floor level, 2 offices & units at first floor level and residential units at first, second and third floor level comprising of 16 flats.**

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 16/11/2012 and drawing numbers: 0814-00-102a, 103a, 104a, 105a, 106, 107, 108, 111b, 112, 114, 116.; 0814-00-c110, c111, c113; 0814-98-001, 101 & 110.

SEE SCHEDULE OF REASONS ATTACHED

15/01/2013

Vincent Maher
Interim Head of Development Management
Planning, Regeneration & Economy

NOTE: Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2012/2173

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

1. The proposed development does not meet the standards set out in the London Housing Design Guide and will therefore provide substandard residential accommodation contrary to Policy 3.5 'Quality and design of housing developments' of the London Plan 2011.
2. The proposed development does not provide sufficient energy saving to adequately mitigate the impact on climate change contrary to Policy 5.2 'Minimising carbon dioxide emissions' of the London Plan 2011.
3. The proposed offer of 1 x 2-bed and 1 x 3-bed units for affordable housing is below the policy target 50% and no up-to-date financial viability assessment has been submitted to justify the offer. The proposal would therefore provide insufficient affordable housing to address the Borough's housing needs contrary to London Plan Policy 3.12 'Negotiating affordable housing on individual private residential and mixed use schemes' and Haringey UDP Policy HSG4 'Affordable Housing'.

STATEMENT OF POSITIVE AND PROACTIVE ACTION IN DEALING WITH THE APPLICATION:

To assist applications the Local Planning Authority has produced policies and written guidance, all of which is available on the Council's website and offers a pre-application advice service. The scheme does not comply with guidance and no pre-application discussions were entered into. The Council is ready to enter into discussions with applicants to assist in the preparation of a new application. The local planning authority has delivered the decision in a timely manner.

15/01/2013

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Interim Head of Development Management
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APPEALS TO THE SECRETARY OF STATE TOWN AND COUNTRY PLANNING ACT 1990

Notes for guidance about appeal procedures in England.

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town & Country Planning Act 1990.
- If you want to appeal then you must do so within six months from the date of the local planning authority's decision against which you are appealing or if the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice you must appeal within 28 days of the date of this notice. If an enforcement notice is subsequently served then you have 28 days from the date of the enforcement notice or 6 months of this decision whichever period expires earlier, using a form which you can get from:-

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Tel: 0117 372 6372 Fax: 0117 372 8782

www.planning-inspectorate.gov.uk

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on an appeal or on reference of the application to him.
- These circumstances are set out in Parts IV and V and related provisions of the Town and Country Planning Act 1990.