

Mr Sam Warren
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On behalf of
Saint-Gobain
Building Distribution Property & Development Dept
PO Box 95
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Parkview House
Woodvale Road
Brighouse
West Yorkshire
HD6 9AD

Planning Application Reference No. HGY/2015/0311

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

NOTICE OF REFUSAL OF PLANNING PERMISSION

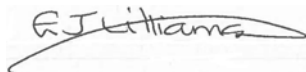
Location: 11 Tottenham Lane, N8

Proposal: **Demolish existing buildings on site and provide new storage buildings, relocating canteen, and improving logistics around the site including new surfacing, fencing and parking arrangements.**

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 30/01/2015 and drawing numbers: 1337A-01 to 1337A-05 inclusive.

SEE SCHEDULE OF REASONS ATTACHED

27/03/2015



Emma Williamson
Head of Development Management
Planning Service

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

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/0311

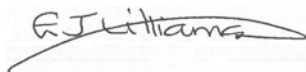
The application shown above has been refused for the following reasons:

1. The proposed development would result in the unjustified loss of a non-designated heritage asset (Locally Listed Building of historic significance which is considered to be contrary to London Plan Policy 7.8, Local Plan Policy SP12, Saved Haringey Unitary Development Plan Policy CSV6 and the NPPF.
2. The external storage proposed alongside Tottenham Lane are considered to result in a poor quality design which would not respond to the local context or take the opportunities available for improving the character and quality of the area contrary to Policies 3.4 and 3.5 of the London Plan 2011 and supporting guidance, Policy SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006, and The NPPF.
3. In the absence of a Transport Assessment and any necessary mitigation measures the proposal could have a negative impact upon the surrounding highway network and highway safety and is considered to be contrary to Local Plan (2013) Policy SP7 'Transport' and London Plan (2011) Policy 6.11 'Smoothing Traffic Flow and Tackling Congestion'.

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 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, 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.

27/03/2015



Emma Williamson
Head of Development Management
Planning Service