

PLANNING REFUSAL



Miss Eleanor Jacques
Phoenix House
Pyrford Road
West Byfleet
Surry
KT14 6RA

Please reply to: Mr Ray Reilly
Email: Development.control@enfield.gov.uk
My ref: 14/04224/FUL
Date: 18 February 2015

Dear Sir/Madam

In accordance with the provisions of the Town and Country Planning Act, 1990 and the Orders made thereunder, and with regard to your application at:

LOCATION: Highway, Juntion Of Cannon Hill And Selbourne Road London N14 7HG
REFERENCE: 14/04224/FUL
PROPOSAL: Installation of 15m high telecommunications pole with 6 x antennas, 4 x ancillary cabinets.

ENFIELD COUNCIL, as the Local Planning Authority, give you notice that the application, as described above, is **REFUSED** for the following reason(s):-

01. The proposed monopole and associated cabinet equipment due to its prominent siting, size and design in this prominent open visual location within the Cannon Hill street scene fails to prevent or enhance the established character of the Conservation Area and as a result causes significant harm. In addition it is adjudged to create unacceptable harm to the character and setting of adjacent listed buildings particularly Southgate House. As such this proposed development is considered contrary to Core Policies 30 and 31 of the Local Plan, DMD 37 and 44 of the Development Management Document, 7.4 and 7.8 of the London Plan as well as having regard to Southgate Green Conservation Area Character Appraisal and the principles of section 12 of the National Planning Policy Framework.

Dated: 17 February 2015

Authorised on behalf of:

Mr A Higham
Head of Development Management
Development Management,
London Borough Enfield,
PO Box 53, Civic Centre,
Silver Street, Enfield,
Middlesex, EN1 3XE

Ian Davis
Director - Environment
Enfield Council
Civic Centre, Silver Street
Enfield EN1 3XY

Phone: 020 8379 1000
Website: www.enfield.gov.uk



If you have any questions about this decision, please contact the planning officer
ray.reilly@enfield.gov.uk.

List of plans and documents referred to in this Notice:

Title / Number	Version
100	
200	
300	

Additional Information

Notes

1. Your attention is particularly drawn to the rights of applicant's aggrieved by this decision, which are set out below.

Rights of Applicants Aggrieved by Decision of Local Planning Authority

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act, 1990, within six months from the date of this notice. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/14 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online, using the Appeals area of the Planning Portal (www.planningportal.gov.uk/pcs)). Your appeal may be published on the Council and the Planning Inspectorate websites. Please only provide information, including personal information belonging to you that you are happy to be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. The Planning Inspectorate's leaflet "Your Guide to Appeals Online" is available from the Planning Portal at www.planningportal.gov.uk/pcs. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted by the Local Planning

Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. **Note that a copy of the appeal also needs to be sent to the Local Planning Authority at development.control@enfield.gov.uk.**

2. If an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:
 - 28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
 - 28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).
3. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the County Borough, London Borough or County District in which the land is situated, as the case may be, a purchaser notice requiring that Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act, 1990.
4. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.