Mr Ali Ay
ANVA
PO Box 1827
Ilford
Essex
IG2 7WJ

**On behalf of**
Mr M Kaya
132A Arcadian Gardens
London
N22 5AE

Planning Application Reference No. **HGY/2015/2662**

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

**NOTICE OF REFUSAL OF PLANNING PERMISSION**

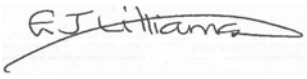
Location: **132A Arcadian Gardens, N22**

Proposal: **Retention of existing HMO use for 5 rooms**

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 11/09/2015 and drawing named: Site Location Plan

SEE SCHEDULE OF REASONS ATTACHED

**06/11/2015**



**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

Director of Regeneration, Planning and Development **Lyn Garner**

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/2662

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

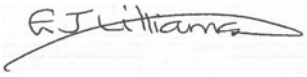
1. The proposed conversion of the single family dwelling into a HMO would result in an over concentration of subdivided dwellings and unacceptable loss of family housing for which there is an identified need. As such the proposal would be contrary to Saved Policies HSG6 & HSG11 of the Haringey Unitary Development Plan 2006, Local Plan SP2, and the intentions of Policy DM17 of the Local Plan.

2. It has not been demonstrated that the proposed HMO use would provide a satisfactory living environment for future occupiers of the building it would therefore be contrary to contrary to Policies 3.5, 7.4 and 7.6 of the London Plan 2015, Policies SP2 and SP11 of the Haringey Local Plan 2013, Saved Policy UD3 of the Haringey Unitary Development Plan 2006 and the Major's Housing SPG 2012.

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.

06/11/2015



Emma Williamson
Head of Development Management
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Director of Regeneration, Planning and Development Lyn Garner