

## Planning Service

Emma Williamson Assistant Director Planning Service

Mr Nikos Savvides  
Archi-Tone Ltd  
130 East Barnet Road  
New Barnet  
Herts  
EN4 8RE

**On behalf of**  
Mrs Ioyliani Phoka  
54 Amwell Street  
London  
EC1R 1XS

Planning Application Reference No. HGY/2019/3218

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

**NOTICE OF REFUSAL OF PLANNING PERMISSION**

Location: **19 Roseberry Gardens, N4**

Proposal: **Change of use from Residential (C3) to small HMO (C4) for up to 6 people.**

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 11/12/2019 and drawing numbers: Site location plan; 18548/01; 02; 03; 04; 05; 61; 62; 63; 64; 65; 71; 72; 73; 74; 75

SEE SCHEDULE OF REASONS ATTACHED

05/02/2020



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

NOTE: 1. You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent)  
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.  
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.  
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email [building.control@haringey.gov.uk](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).

**Planning Service**  
6<sup>th</sup> Floor, River Park House,  
225 High Road, Wood Green,  
London, N22 8HQ  
T 020 8489 5504  
[www.haringey.gov.uk](http://www.haringey.gov.uk)

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### SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2019/3218

The application shown above has been refused for the following reason(s):

1. The original size of the small single dwellinghouse is below the threshold suitable for conversion and will result in the loss of a family sized unit (within the Family Housing Protection Zone) for which there is an identified need and an over-concentration of HMO uses in this area, contrary to Policy SP2 of the Haringey Local Plan 2017 and Policy DM17 of Haringey's Development Management DPD (2016).

#### 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.

05/02/2020



Dean Hermitage  
Head of Development Management and Planning Enforcement  
Planning Service