

Mrs KILIC
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MABLEDON PLACE
London
WC1H 9BB

20 January 2023

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION**

Case Reference	HGY/2022/4288
Location	18 Woodlands Park Road, Tottenham, London, N15 3RT
Proposal	Construction of rear dormer extension to facilitate loft conversion and enlargement of existing 7 bedroom HMO (sui generis) to 9 bedrooms
Received	1 December 2022

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
2206-03	Proposed Floor Plans	1 December 2022
2206-04	Proposed Elevations & Sections	1 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (1)

- 1 Insufficient information has been provided to establish whether the existing use is lawful or whether the existing use or the proposed development would meet requirements for conversion of the property to an HMO as set out in Haringey's Development Management DPD. As a result it has not been demonstrated that the proposal maintains the supply of medium to large sized dwellings within this part of the borough, meets the relevant standards for the type of accommodation proposed or that the proposed development would not have an unacceptable impact on the amenities of neighbouring occupiers due to resulting increased intensity of use. The proposal is therefore considered contrary to Policies DM12, DM16 and DM17 of the Development Management DPD.

Informatives:

INFORMATIVE: Pre- application Advice

Taking the reason(s) for refusal into account, you may wish to prepare a revised proposal for comment prior to submitting a further planning application. To do so we strongly recommend you seek pre-application advice and refer you to our Pre-Application Planning Advice (PAPA) Service.

<https://www.haringey.gov.uk/planning-and-building-control/planning>

Notes:

You can find advice in regard to your rights of appeal at:

planningportal.gov.uk/planning/appeals/guidance/guidancecontent

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) at least 10 days before submitting the appeal.

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.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol