

ALI KOSELE
2 CHEAPSIDE
NORTH CIRCULAR ROAD
N13 5ED

31 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/2022/4357
Location 17 Denmark Street, Tottenham, London, N17 0JL
Proposal Retrospective application for the change of use from a dwelling house (Use Class C3) to an HMO (Use Class C4) for up to 6 occupants, with associated refuse storage and cycle parking.
Received 7 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
DS22-02	Existing floor and roof plans	7 December 2022
DS2-03	Existing elevations and section.	7 December 2022
DS22-04	Proposed floor and roof plans	7 December 2022
DS22-05	Proposed elevations and section	7 December 2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1** The conversion of the single-family dwelling, located within the Council's Family House Protection Zone, into a HMO has resulted in an unacceptable loss of family housing for which there is an identified need. The original internal floor area of the property also fails to meet the minimum floor space standard set out in the Council's adopted HMO policy. As such the proposal would be contrary to DM17 of the adopted Development Management, Development Plan Document (2017) and the Local Plan Policy SP2 (2017).

- 2** The proposed conversion of this single-family dwelling into an HMO would result in an over-intensive use of the property and an increase in levels of activity, noise and disturbance that would be detrimental to neighbouring residential amenity, contrary to Policy SP2 of Haringey Council's Local Plan 2017, Policy DM12 & DM17 of Haringey Council's Development Management DPD, and Policy D6 of the London Plan 2021.

- 3** The change of use of the property to a house in multiple occupation (HMO) for 6 persons (Use Class C4) would by reason of the lack of cycle parking, and the lack of refuse and recycling storage is considered to provide a sub-standard form of accommodation, an over intensive use of the site and harmful to neighbouring residential amenity contrary to Policy DM17 of Haringey's Development Management DPD (2017).

Informatives:

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 2021, the Haringey Local Plan 2017 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.

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