

DLA Town Planning Ltd  
5 The Gavel Centre Porters Wood  
St Albans  
United Kingdom  
AL3 6PQ

2 February 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/2022/4506  
**Location** 80 Shelbourne Road, Tottenham, London, N17 9XY  
**Proposal** Erection of single storey rear extensions, construction of rear dormer and outrigger extensions to facilitate loft conversion and change of use from C3 Dwellinghouse to Large HMO for 7 Occupants (Sui Generis) (5 x 1-occupant rooms, 1 x 2-occupant room). Retrospective application.  
**Received** 22 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             |
|------------|------------------------------------|------------------|
| 2003B.01C  | Site location plan                 | 21 December 2022 |
| 2003B.09C3 | Proposed Ground Floor Plan         | 21 December 2022 |
| 2003B.03C  | Existing first floor plan          | 21 December 2022 |
| 2003B.04C  | Existing loft plan                 | 21 December 2022 |
| 2003B.05C  | Existing roof plan                 | 21 December 2022 |
| 2003B.06C  | Existing front and rear elevations | 21 December 2022 |
| 2003B.07C  | Existing Section AA                | 21 December 2022 |
| 2003B.08C  | Existing section BB                | 21 December 2022 |
| 2003B.10C  | Proposed first floor plan          | 21 December 2022 |
| 2003B.11C  | Proposed loft plan                 | 21 December 2022 |
| 2003B.12C  | Proposed roof plan                 | 21 December 2022 |
| 2003B.13C  | Proposed front and rear elevations | 21 December 2022 |

2003B.14C

Proposed Section 21 December 2022  
AA

2003B15.C

Proposed Section 21 December 2022  
BB

*Robbie McNaugher*

**Robbie McNaugher**  
**Head of Development Management and Planning Enforcement**  
**Planning Service**

**Refusal Reasons: (7)**

- 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) (Use Class C4) would by reason of the lack of cycle parking, and the lack of refuse and recycling storage, provide a sub-standard form of accommodation, and over intensive use of the site, harmful to neighbouring residential amenity contrary to Policy DM17 of Haringey's Development Management DPD (2017).
- 5** The proposed roof extension would introduce a discordant feature to the elevations of the building and residential terrace, detracting from the visual appearance of the property and is therefore detrimental to the visual amenity of the area by reason of excessive width in relation to depth, overall bulk and scale in relation to the property contrary to Policy DM1 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017.
- 6** The proposed bicycle storage sited in the front garden is not considered to a high-quality design, and is thereby is contrary to Policy DM35 of the Development Management DPD. In addition to this, 2 of 6 cycle spaces are not considered to be appropriately placed for practical or convenient access. These failures together with the application site's poor Public Transport Accessibility and in the absence of other measures to promote sustainable modes of transport would be contrary to DM31 and DM32 of Haringey's Development Management PDP, Policy SP7 of Haringey's Strategic Policies DPD and Policy T1, T4, T5 and T6 of the London

Plan 2021.

7. The applicant has not provided any car parking survey that demonstrate that there is residual car parking supply to meet the need created by the proposal. In the absence of car parking survey, or an appropriate legal agreement to restricting occupiers from applying for parking permits, it is considered that the development would give rise to additional vehicular activity (including by residents', visitors' and servicing vehicles), and place additional pressure upon on-street parking which is already restricted and in high demand, contrary to Policy DM17 and DM31 of Haringey's Development Management PDP, Policy SP7 of Haringey's Strategic Policies DPD and Policy T1, T4, T5 and T6 of the London Plan 2021.

**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](https://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](mailto: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](mailto:building.control@haringey.gov.uk), telephone at 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol)