

Mr David Sparrow
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20 March 2023

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

Case Reference HGY/2023/0211
Location 112 Granville Road, Wood Green, London, N22 5LX
Proposal Planning permission to retain existing use as an HMO (small size)
Received 23 January 2023

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 above.

Title	Description	Date
Fang - plan 2.pdf	Block plan of the site	23 January 2023
Fang - plan 5.pdf	Additional plans	23 January 2023
Fang - plan 1.pdf	Layout Plan - Existing	23 January 2023
Fang - plan 3.pdf	The location plan	23 January 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed conversion would result in the loss of a family sized unit within the Family Housing Protection Zone for which there is an identified need, contrary to Policy SP2 of the Haringey Local Plan 2017 and Policy DM17 of Haringey's Development Management DPD 2017.
- 2 The proposed conversion relates to a property with gross original internal floor space less than 120sq.m, resulting in sub-standard accommodation by reason of inadequate space contrary to Policy DM17 of the Development Management DPD 2017.

- 1 You can find advice in regard to your rights of appeal at:
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) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.