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24 March 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/2022/4521  
**Location** 17 St Pauls Road, Tottenham, London, N17 0NB  
**Proposal** Change of use to an HMO (Use Class C4) for 5 persons.  
**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             |
|----------------------------|-------------|------------------|
| 10A - Proposed Floor Plans |             | 22 December 2022 |
| 14 - Proposed Floor Plans  |             | 2 February 2023  |
| 17 - Proposed Sections     |             | 2 February 2023  |



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

**Refusal Reasons: (1)**

- 1** The proposed conversion of the property to an HMO will exacerbate the over-concentration of HMO uses in this area, resulting in adverse impacts on local character and amenity and contrary to Policy DM17 of Haringey's Development Management DPD (2017).

**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)