

Mrs NURHAN ERK  
189  
LATYMER ROAD  
LONDON  
N9 9PN

24 May 2023

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

|                       |                                                                                                                                            |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2023/1018</b>                                                                                                                       |
| <b>Location</b>       | <b>124A Muswell Hill Broadway, Hornsey, London, N10 3RU</b>                                                                                |
| <b>Proposal</b>       | <b>Change of use of first floor flat from single family dwelling (Use Class C3) to a Large HMO for 8 occupants (Use Class Sui Generis)</b> |
| <b>Received</b>       | <b>20 March 2023</b>                                                                                                                       |

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.

| <b>Title</b>                        | <b>Description</b> | <b>Date</b>   |
|-------------------------------------|--------------------|---------------|
| LRY-08-PL05B - Proposed Floor Plans |                    | 20 March 2023 |
| LRY-08-PL06 - Proposed Elevations   |                    | 20 March 2023 |

*Robbie McNaugher*

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

**Refusal Reasons: (4)**

- 1 The development due to the number of occupants proposed, the relatively small size of the unit, the limited amount of communal space within the unit, the absence of any external amenity space, lack of cycle parking and refuse storage, would result in an over intensive, cramped, noisy and poor quality living environment for future occupiers, contrary to policy DM17 of Haringey's Development Management DPD (2017) and policies D3 and D6 of the London Plan (2021).
- 2 The development would place unacceptable demands on the Council's on street bagged refuse collection service, resulting in additional nagged waste being left on the street to the detriment of the local environment and visual amenity, contrary to policies DM1, DM17 and DM4 of Haringey's Development Management DPD (2017).
- 3 The application fails to provide sufficient secure cycle parking in line with the standards as set out in the London Plan and therefore fails to promote appropriate sustainable transport measures to the detriment of the environment and the living standards of future occupiers of the development, contrary to policies DM17 and DM31 of Haringey's Development Management DPD (2017) and policies T1 and T5 of the London Plan (2021).
- 4 In the absence of an up-to-date parking survey that demonstrates sufficient on-street car parking capacity within the vicinity of the site, or an appropriate legal agreement prohibiting future occupiers of the development from applying for permits to park within the local controlled parking zone, the application fails to demonstrate that the proposal would not place additional pressure upon on-street parking which is already restricted and in high demand, to the detriment of local highway conditions, safety and the local environment, contrary to policies DM17, DM31 and DM32 of Haringey's Development Management DPD (2017) and policies T1 and T4 of the London Plan (2021).

- 1 You can find advice in regard to your rights of appeal at:  
[www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent](http://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](mailto: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](mailto:building.control@haringey.gov.uk), telephone 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol).