

Mr Alex Yearsley  
164-180 Union Street  
London  
United Kingdom  
SE1 0LH

15 June 2023

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

**Case Reference** HGY/2023/0751  
**Location** 4 Malvern Road, Tottenham, London, N17 9HH  
**Proposal** Change of use from dwelling house (use class C3) to House in Multiple Occupation (use class C4) (Retrospective).  
**Received** 16 March 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          |
|------------------------------------------|-------------|---------------|
| HMO Floor Plans                          |             | 16 March 2023 |
| PA-01 - Existing and Proposed Floorplans |             | 3 May 2023    |
| PA-02 - Existing and Proposed Elevations |             | 3 May 2023    |

*Robbie McNaugher*

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

**Refusal Reasons: (3)**

- 1 The gross original internal floor space of the existing dwelling house is below 120m<sup>2</sup> and therefore considered too small for conversion and contrary to Policy DM17 of Haringey's Development Management DPD (2016).
- 2 The proposed conversion of the single dwellinghouse will 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 (2016).
- 3 The proposed conversion involves the over-intensive sub-division of the property resulting in sub-standard accommodation by reason of the lack of outlook and inadequate natural ventilation due to the absence of windows in one of the proposed ground floor bedrooms and inadequate space for refuse and bicycle storage for the likely number of occupants of the HMO as a whole, contrary to Policies D3 and D6 of the London Plan 2021, Policy SP2 of Haringey's Strategic Policies DPD 2017, Policies DM17 and DM12 of Haringey's 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](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).