

Mrs Charlotte Walton
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4 July 2023

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

Case Reference HGY/2023/1248
Location 41 Whymark Avenue, Wood Green, London, N22 6DJ
Proposal Change of use from Class C3 Dwelling House to C4 House of
Multiple Occupancy : 4 bedrooms for 6 people.
Received 10 May 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
LocationPlan.pdf	The location plan	10 May 2023
41 Whymark Avenue - M-3 - HMO - Proposed Plans.pdf	Floor plan	10 May 2023
41 Whymark Avenue - M-1 - HMO - Comparative Site Plans.pdf	Block plan of the site	10 May 2023
41 Whymark Avenue - M-2 - HMO - Existing Plans.pdf	Floor Plan - Existing	10 May 2023
41 Whymark Avenue - M-4 - HMO - Area Plans.pdf	Additional plans	10 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 120 sqm and therefore considered too small for conversion and contrary to Policy DM17 of Haringey's Development Management DPD (2017).
- 2** The conversion of the single-family dwelling into a HMO has resulted in an unacceptable loss of family housing for which there is an identified need. As such the proposal would be Local Plan Policy SP2 (2017) of the Haringey Local Plan 2017 and Policy DM17 of Haringey's Development Management DPD (2017).
- 3** The proposed access to the cycle parking from the living room is not considered acceptable and is therefore contrary to London Plan Policy T5.

- 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.