

Mr Mohamed Aggwan
Statim Build
Ealing House
33 Hanger Lane
Ealing
United Kingdom
W5 3HJ

4 August 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/2023/1518
Location 82 St Loys Road, Tottenham, London, N17 6UD
Proposal Change of use from a single dwellinghouse (C3 Use Class) to a small-scale House in Multiple Occupation (HMO) for up to six residents (C4 Use Class).
Received 9 June 2023

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
Location Plan		9 June 2023
SB22/JG/003 Rev 01; SB22/JG/004 Rev 01; SB22/JG/005 Rev 01; SB22/JG/006 Rev 01; SB22/JG/007 Rev 00; SB22/JG/008 Rev 00; SB22/JG/009 Rev 00 & SB22/JG/010 Rev 00	Existing & Proposed Plans, Elevations & Sections	9 June 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 to an HMO and contrary to Policy DM17 of Haringey's Development Management DPD (2017).
- 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 (2017).
- 3** The proposed conversion involves the over-intensive sub-division of the property resulting in sub-standard accommodation by reason of the inadequate space for refuse and bicycle storage for the likely number of occupants of the HMO as a whole, contrary to Policies D3, D6 and T5 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.

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

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.

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, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol