



Officer Report

Application Number:	HGY/2023/1256
Application Type:	Full planning permission
Address:	76 Avondale Road, Tottenham, London, N15 3SH
Proposal:	Application for the change of Use Class from C4 (HMO) to C3(a) Single Family Dwelling and reinstatement of Permitted Development rights.
Case Officer:	Laina Levassor
Valid Date:	04/07/2023
Applicant:	Mr Guy Fiducia
Agent:	

RECOMMENDATION

Approve with Conditions

PLANNING HISTORY

The planning history of the site has been taken into account when coming to this decision.

SITE DESCRIPTION

The subject site is a two storey dwelling located on the eastern side of Avondale Road. The site does not fall within any Conservation Area and is not within the curtilage of any listed building.

CONSULTATION RESPONSES

No representations were received in response to the notification and publicity of this application.

REASONS FOR GRANTING PERMISSION

This application seeks to revert the property from a small HMO (Use Class C4) to a single family dwelling (Use Class C3), thereby reinstating permitted development rights.

Policy DM10 of Haringey's DPD Development Management Document states that the Council will resist the loss of all existing housing unless the housing is replaced with at least equivalent new residential floor space. In this instance, the proposal would create a 3 bedroom family home of equivalent floorspace and is therefore considered acceptable. In bringing the property back to use as a single family dwelling, the property will benefit from permitted development rights subject to the conditions and limitations set out in the Town and Country Planning (General Permitted Development) Order 2015.

Planning history does not reveal any permission for the conversion of the dwelling into a HMO and this is not considered the lawful use. It should be noted that the property falls within an area covered by an Article 4 Direction which seeks to restrict conversion to HMO's under permitted development. Were the property to be converted to an HMO in future, planning permission would be required.

The applicant is advised that if they would like confirmation that any proposed development would be lawful under permitted development, they would be required to submit a Lawful Development Certificate to the London Borough of Haringey.

Conditions:

- 1 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:

INFORMATIVE: C4 HMO

The applicant is advised that there is no evidence to suggest that the authorised use of the property has ever been used as an HMO within the C4 Use Class.

INFORMATIVE: Article 4 – C4 HMO

It should be noted that the property falls within an area covered by an Article 4 Direction which restricts conversion of C3 dwellinghouses to C4 HMO's under permitted development. Were the property to be converted to an HMO in future, planning permission would be required. Policy DM17 of Haringey's Development Management Development Planning Document (2017) prohibits conversions of properties to HMOs where the original un-extended floor area of the house is less than 120 sqm.