

Mr Guy Fiducia
76 Avondale Road
London
United Kingdom
N15 3SH

11 August 2023

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

Case Reference	HGY/2023/1256
Location	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.
Received	10 May 2023

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
76AVD-DR-004 Rev P01 – Proposed Elevations & Sections		5 July 2023
76AVD-DR-002 Rev P01 – Proposed Floor Plans		5 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Conditions: (1)

- 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.

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