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31 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/2023/1480
Location	Flat B, 161 Shelbourne Road, Tottenham, London, N17 9YD
Proposal	Change of Use from Single Family Dwelling (Use Class C3) to 3 Person HMO (Use Class C4)
Received	5 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 in accordance with the application dated above.

Title	Description	Date
PR-P003 Rev-A	Proposed Floor Pan	25 August 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The application site does not meet the established policy minimum size standard to be considered acceptable for conversion to an HMO, resulting in the loss of a unit of accommodation suitable for its original/continued occupation as a two-bed room flat, contrary to Policy DM17 Development Management Development Plan Document (DPD) 2017.
- 2 In the absence of a car parking survey or an appropriate legal agreement restricting on-street car parking within the local CPZ, and in the absence of cycle parking provision, the application fails to demonstrate that it would have an acceptable impact on the local highway network or meet the sustainable transport objectives of the Council and the Mayor for London,. As such the proposal is contrary to Policy SP7 of Haringey's Local Plan (2017), Policy DM17 of its Development Management DPD (2017) and Policies T1, T4, T5 & T6 of the London Plan (2021).

- 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.