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1 September 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/2023/1797
Location	109 Rutland Gardens, Tottenham, London, N4 1JW
Proposal	Conversion of existing dwellinghouse (C3 Use Class) to an HMO for up to six residents (C4 Use Class).
Received	7 July 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
Floor Plans		7 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (4)

- 1** The proposed conversion of the single-family dwelling into a HMO would result in an unacceptable loss of family housing for which there is an identified need. The original unextended floor area of the property also fails to meet the minimum floor space standard set out in the Council's adopted HMO policy. As such the proposal would be contrary to London Plan policy, Local Plan Policy SP2, and DM17 of the adopted Development Management, Development Plan Document (2017).
- 2** The proposed development would result in an over-intensive use of the property and an increase in levels of activity and noise that would be detrimental to neighbouring residential amenity, contrary to Policy SP2 of Haringey Council's Local Plan 2017, Policy DM12 & DM17 of Haringey Council's Development Management DPD, and Policy D6 of the London Plan 2021 and the Mayor's Housing SPG 2016.
- 3** The proposed change of use of the property to a house in multiple occupation (HMO) for 6 persons would by reason of the lack of cycle parking, and the lack of refuse, recycling storage and adequate room size is considered to provide a sub-standard form of accommodation, an over intensive use of the site, harmful to neighbouring residential amenity contrary to Policy DM17 of Haringey's Development Management DPD (2017).
- 4** The proposed conversion of the property to an HMO will exacerbate the over-concentration of HMO uses in this area, resulting in adverse impacts on local character and amenity and contrary to Policy DM17 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