

Mr. Shaik Hussain
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London
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12 September 2023

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

Case Reference	HGY/2023/1937
Location	6 St Margarets Road, Tottenham, London, N17 6TY
Proposal	Erection of dormer loft extension
Received	18 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 received on the above date.

Title	Description	Date
01; 02; 03; 04 & 05 – Existing & Proposed Floor Plans & Elevations		18 July 2023



Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 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 un-extended 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 Policy SP2 of Haringey's Local Plan (2017) and Policy DM17 of Haringey's Development Management, DPD (2017).
- 2 The proposed extension and 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 and recycling storage 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).
- 3 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 Policies DM1 and DM17 of Haringey Council's Development Management DPD (2017).

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