

MR ALI AY
ANVA
PO BOX 1827
ILFORD
United Kingdom
IG2 7WJ

21 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/2023/2050
Location	349C High Road, Wood Green, London, N22 8JA
Proposal	Change of use from first floor office to HMO Use (8 no. Ensuite Rooms) with 3 no roof windows including internal and external alterations.
Received	27 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
Site Location Plan		27 July 2023
046.23/01 - Existing Ground & First Floor Plans		27 July 2023
046.23/02 - Proposed Ground & First Floor Plans		27 July 2023
HMO Management Plan		27 July 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed change of use of the first floor office space into a house in multiple occupation (HMO) for 8 persons (Sui-generis) by virtue of the poor outlook, inadequate daylight/sunlight and poor natural ventilation to some of the bed/sitting rooms, together with the limited internal communal living space, lack of external amenity space and lack of adequate cycle parking and refuse storage, would provide a sub-standard form of housing and poor living conditions for future occupiers contrary to Policy SP2 of Haringey's Local Plan 2017, Policy DM1, DM12 & DM17 of Haringey Council's Development Management DPD, and Policy D6 of the London Plan 2021.

- 2 The proposed layout due to the limited amount of communal living space and the degree of self-containment of individual bedsits, would indicate that the use would be more akin to self-contained individual dwellings within the C3 use class rather than a house in multiple occupation (HMO) for 8 persons (Sui-generis), and due to the inadequate internal floor space of the proposed self-contained bedsits, poor outlook, inadequate daylight/sunlight and poor natural ventilation to some of the bed/sitting rooms together with the lack of external amenity space and lack of adequate cycle parking and refuse storage, would provide a sub-standard form of housing and poor living conditions for future occupiers contrary to Policy SP2 of Haringey Council's Local Plan 2017, Policy DM1 and DM12 of Haringey's Development Management DPD, and Policy D6 of the London Plan 2021.

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