



83 West Green Road
London
N15 5DA

September 2023

Planning Application

Excel Planning have been instructed by the applicant to submit a planning application for the following development:

‘Part retrospective permission for 4 HMO units and full planning permission for the addition of 1 unit to create a 5-bed HMO (C4)’

Site and Surrounding Area

The application site is a three-storey terraced building located on the West Green Road. The application site is currently in use as a 4-bed HMO with a retail unit at ground floor level. The surrounding area is characterised by terraced housing that are residential in nature at upper floor level, with ground floor uses restricted to retail uses. The application site is within the Clyde Circus Conservation Area. The site is not statutorily or located listed. The application site is subject to an Article IV direction removing the rights of the conversion of family dwellings (C3) into Houses of Multiple Occupation (C4) via permitted development.

In regard to transport, the site has a PTAL rating of 6a. There are two bus stops within a short walking distance from the application site with connections to Tottenham Hale. Seven Sisters tube station is in close proximity to the application site, providing great connections into South, East and North London. The application site is in Flood Risk Zone 1.

Relevant Planning History

HGY/2023/2293 - Certificate of Lawfulness for proposed internal reconfiguration to allow an increase in occupancy of HMO from 4 occupants to 5 occupants. Refused 04/09/2023

HGY/2020/0659 – The proposal includes the erection of a first floor extension at the rear, to provide an additional bedroom to Flat B and internal alterations to Flat A, to comply with the current HMO minimum space standards. Refused 28/04/2020

Proposed Development



The proposal seeks retrospective planning permission for the continued use of the site as a HMO (C4) which includes 4 units and full planning permission for an additional unit to create a 5-bed HMO (C4)

Details of the internal layout are listed below:

- Unit 1 – 12m²
- Unit 2 – 10m²
- Unit 3 – 11m²
- Unit 4 – 10m²
- Unit 5 – 10m²
- Communal Kitchen at first floor – 6m²
- Communal Kitchen at second floor – 6m²

Each bedroom will be used by 1 person

Refuse and recycling storage will be provided, located to the rear of the property

4 cycle spaces have been provided within the rear garden of Flat A, accessible via Anchor Drive.

Planning Policy

The policy documents appropriate for the site is as follows:

- London Plan (2021);
- Development Management Policies (July 2017)
- Strategic Policies (March 2013)
- Clyde Circus Conservation Area Character Appraisal
- Standards for Houses in Multiple Occupation (December 2017)

The material planning considerations are set out and discussed below



Principle of Development

Policy DM17: Houses in Multiple Occupation

A. Proposals for the conversion of larger homes to Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (as shown in Figure 3.2), will only be permitted where:

- a. The gross original internal floor space of the existing dwelling is greater than 120m² ;
- b. They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMOs within an area;
- c. They are accessible by public transport, cycling and walking;
- d. They provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection; and
- e. Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

B. Planning applications for the change of use from an HMO to self-contained accommodation will only be considered in the following circumstances:

a. Where the property does not meet the appropriate standards for an HMO (as set out in the Housing Act 2004 and the Management of HMOs (England) (Regulations) 2006) and has no realistic prospect of meeting the standards; or

b. Where the property is in a Growth Area or Area of Change and is not registered.

The proposal does not seek to convert an existing family home and therefore, the 120sqm requirement is not relevant in this instance

Dissecting the policy above, it is evident that the Council considers HMOs as a suitable type of residential accommodation and will support them subject to other planning considerations being addressed.

The site is already in existence as a HMO, and thus should be considered to be a sustainable location. The site has exceptional access to services and public transport and thus it is considered that the proposed use as HMO (C4) will be appropriate in this location and will



not give rise to any significant amenity impact within the surrounding neighbourhood. An additional unit does not provide a substantial change to the use of the site.

The proposed alterations include the provision for an additional unit and the inclusion of an additional communal kitchen facility. The proposal will create high standard rooms for single person accommodation for students, business people etc. All the proposed rooms exceed minimum standards in order to create a comfortable and a high standard HMO in order to attract the best quality of residents in the area who will look after the property and the community.

Necessary signs to be put up in communal rooms to ensure future tenants respect the amenities of the neighbouring properties.

Quality of Accommodation

Regard has been given to the Standards for Houses in Multiple Occupation (December 2017) and the nationally described Technical Housing Standards when designing the proposed layout.

All five rooms will meet the minimum 10m² for single person occupancy lettings where there is a separate kitchen, shared or otherwise. No unit of accommodation is more than one floor distant from a bathroom or WC compartment. Each room has the benefit of an en-suite bathroom. Each room will additionally benefit from a good level of outlook.

There will be kitchen facilities located at first (6m²) and second floor (6m²) with a total of 12m².

Whilst both the existing HMO and the proposed HMO does not provide access to amenity space, it should be noted that Brunswick Park is a 3-minute walk from the application site.

Overall, it is considered that the proposed HMO will provide a good standard of accommodation as well as private amenity and will adequately serve future occupiers.

Impact on Character and Appearance

The proposed development does not include any external alterations to the existing host building, as such there will be no significant impact on the character and appearance of the host property, nor the Clyde Circus Conservation Area.

Cycle storage will be located to the rear of the application site and therefore not visible from the street scene. The refuse and recycling storage will be located to the rear garden of Flat A, accessible via Anchor Drive, with a provision of 5 bins allocated. There isn't sufficient space



to the front of the site for bin storage without resulting in street clutter and increased obstacles for pedestrians given the characteristic commercial frontage of West Green Road.

Thus the location of the proposed bin storage to the rear should not have an adverse impact on the character and appearance of the area.

We therefore consider that the proposal would not have a detrimental impact on the character and appearance of the host property, and the Clyde Circus Conservation Area.

Impact on Neighbouring Amenity

The use of the property will remain a residential use and as an HMO.

Notwithstanding this, the proposed number of occupants (5) is not considered to be any greater than to the number of persons which could reside in the dwelling as a single family dwellhouse. Furthermore, an increase from 4 beds to 5 beds with no more than 5 occupants is not a substantial change, and would not give rise to a marked increase in noise generated from the site.

As such, the proposed increase of the site from a HMO providing 4 beds to 5 beds is not considered to be materially different to a degree which would adversely harm the amenities enjoyed by neighbouring occupiers.

Highways

It is noted that the existing house does not benefit from off-street parking. As such, no parking is provided as part of the change of use. Given the sustainable location of the site, and its proximity to public transport modes, no car parking provision is considered appropriate. Furthermore, the proposal is solely for an additional room which should be considered small scale. Given the scale of the proposal and proximity to public transport, it is unlikely that the proposal would result in a significant increase in parking pressure.

In addition to this, 5 cycle parking spaces have been provided internally at ground floor level providing for all five occupants in accordance with requirements set out in the London Plan (2021).

In light of the above, it is considered that the proposal will not cause material harm in terms of transport highways impacts.

Refuse and Recycling



4 x 44L recycling baskets are to be stored internally at first floor level and second floor level. Given the built up nature of the site, the commercial nature of West Green Road and narrow pavements, there is no space to locate refuse storage externally without detrimentally affecting the public highway.

On collection days, rubbish will be brought to the front of the site as per the existing arrangement.

Conclusion

The proposal seeks alterations to the existing HMO and increase it to a 5 bed HMO (C4) with occupancy of up to 5 people. The proposal will provide for an appropriate use of the property which is considered appropriate given the sustainable location of the site.

The proposed HMO unit has been designed to meet the Council's HMO standards and will provide for an excellent form of accommodation.

In light of the above, and in the absence of identified harm, the proposal is considered to have planning merit and should be supported by officers.