

PLANNING STATEMENT

Retrospective Change of Use from Use Class C3 to Use Class C4 Flat A, 701 Seven Sisters Road, London N15 5LA

1. Introduction

This Planning Statement has been prepared in support of a **retrospective planning application** for the change of use of **Flat A, 701 Seven Sisters Road, N15 5LA**, from a self-contained residential flat (Use Class C3) to a **small House in Multiple Occupation (Use Class C4)**.

The application is submitted to regularise the existing use of the property as a small HMO in accordance with the requirements of the London Borough of Haringey, where permitted development rights for C3 to C4 changes of use have been removed through an Article 4 Direction.

2. Site Description and Surrounding Area

Flat A forms part of an existing residential building situated above a Barbers shop (701 Seven Sisters Road) located on Seven Sisters Road within a predominantly residential and mixed-use urban area. The property is well served by public transport, local services, and amenities.

The flat is self-contained and located within an established residential context. **No external alterations** have been made or are proposed as part of this application.

3. Description of the Proposal

The proposal seeks retrospective planning permission for the continued use of the property as a **small HMO (Use Class C4)** accommodating:

- A **maximum of six occupants**
- A **maximum of four households**

The internal layout provides appropriate bedroom sizes, shared facilities, and circulation space consistent with HMO standards. The use does not exceed the occupancy thresholds for a small HMO and does not constitute a sui generis use.

4. Planning History and Licensing Context

The property has been operating as let residential property for decades and as a small HMO for the last five years and the HMO licence is due for renewal, and has previously been licensed by the London Borough of Haringey. The property has been inspected by the Council's HMO Licensing Team and found to be suitable for occupation as a licensed HMO, with a draft licence granted subject to standard conditions.

It is acknowledged that **planning permission and licensing operate as separate regulatory regimes**. This application has therefore been submitted to ensure full compliance with planning requirements.

5. Planning Policy Context

National Policy

The proposal accords with the objectives of the National Planning Policy Framework (NPPF), which supports the efficient use of existing residential accommodation and the provision of a range of housing types to meet local needs.

Local Policy

Haringey's planning policies seek to balance the provision of shared accommodation with the protection of residential amenity. While the Article 4 Direction requires express planning permission for C4 use, it does not create a presumption against small HMOs where impacts are acceptable.

The proposal represents a **small-scale HMO** operating within defined occupancy limits and without adverse impacts.

6. Impact on Residential Amenity

The use of the property as a small HMO is not considered to result in harm to the amenity of neighbouring occupiers:

- Occupancy limited to six persons
- No external alterations or increase in built form
- No recorded history of statutory nuisance or complaints
- Internal space standards meet or exceed minimum requirements

The level of activity associated with the use is comparable to that of a large family household.

7. Parking, Transport and Servicing

The property benefits from excellent access to public transport and local amenities. The proposal does not result in a material increase in parking demand beyond typical residential use.

Appropriate refuse storage arrangements are in place and are consistent with the existing residential character of the building.

8. Fire Safety, Living Standards and Building Regulations

The property has been inspected under the HMO licensing regime and complies with relevant fire safety, amenity, and space standards.

701a Seven Sisters Road London N15 5LA



- [D] = DRYER
- [F/F] = Fridge Freezer
- [W] = WASHING
- [B] = BOILER
- [SD] = SMOKE DETECTOR
- [FD] = FIRE DOOR
- [R] = RADIATOR
- [E] = ELECTRIC
- [LH] = Loft Hatch

Ground Floor
 Floor Area
 719.02 sq. ft
 (66.80 sq.m)

First Floor
 Floor Area
 627.53 sq. ft
 (58.30 sq.m)

Second Floor
 Floor Area
 442.39 sq. ft
 (41.10 sq.m)

Gross Internal Area = 166.20 sq m / 1788.96 sq ft

1:100 CM @ A4



SCALE: From the plan to be scaled, the above scale bar must measure correct, e.g. 5 Centimeters when printed

Existing Plan

FLOOR PLANS, LEASE PLANS, ALCOHOL LICENSE PLANS
 EPC- ENERGY PERFORMANCE CERTIFICATES,
 PROPERTY PHOTOGRAPHY, BROCHURES

Drawing title : 701a Seven Sisters Road, London, N15 5LA

Scale : 1:100 CM @ A4

Copyright :

Date: 18-Aug-2020

Internal alterations to the property, including the formation of an additional kitchen, were carried out in accordance with Building Regulations and have been **signed off by the Council's Building Control department**. A **Building Control Completion Certificate** has been issued confirming compliance with relevant safety and construction standards. No external alterations were undertaken.

9. Planning Balance and Conclusion

This retrospective application seeks to regularise an existing **small HMO (Use Class C4)** that:

- Is modest in scale and intensity
- Meets licensing, safety, and building regulation standards
- Causes no harm to residential amenity
- Involves no physical alteration to the exterior of the building
- Contributes positively to local housing supply

On balance, the proposal is acceptable in planning terms and accords with national and local planning objectives. It is therefore respectfully requested that planning permission be granted.

Applicant: George Mouskoundi

Site Address: Flat A, 701 Seven Sisters Road, London N15 5LA

Proposal: Retrospective change of use from C3 to C4 (Small HMO)