

PLANNING STATEMENT

Change of Use from Use Class C3 to Use Class C4 (Small HMO)

Site Address: 35A West Green Road, Tottenham, London N15 5BY

London Borough of Haringey – West Green Ward

Planning Application Reference: [TO BE ALLOCATED BY LONDON BOROUGH OF HARINGEY UPON VALIDATION]

1. Background and Planning Context

The application site comprises a residential property located within an established residential street in the West Green ward of the London Borough of Haringey. An Article 4 Direction removing permitted development rights for change of use from Class C3 to Class C4 came into force on 30 November 2013. Accordingly, planning permission is required for the proposed use.

2. Description of the Proposal

The proposal seeks planning permission for the change of use of the existing dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) accommodating no more than six residents. No external alterations are proposed and the residential character of the property will remain unchanged.

3. Existing and Historic Use

The property has been used as rented residential accommodation for approximately 20 years and is operated as shared accommodation. The property holds an HMO licence issued by the London Borough of Haringey, confirming compliance with relevant housing standards. While licensing and planning are separate regimes, this demonstrates appropriate management and compliance.

4. Impact on Character of the Area

The proposal does not involve any external changes to the building. The use remains residential in character and scale. Given the modest number of occupants and established pattern of shared accommodation within the borough, the proposal will not result in harm to the character or function of the surrounding area.

5. Residential Amenity

The level of occupation is comparable to that of a large family dwelling. Internal accommodation meets relevant standards and no unacceptable impacts in terms of noise, disturbance, overlooking, or loss of privacy are anticipated.

6. Refuse, Cycle Storage and Transport

Refuse and recycling storage will be provided in accordance with council requirements. The site benefits from good access to public transport. The proposal is not expected to generate parking stress beyond typical residential use.

7. Management Arrangements

The property will be professionally managed and subject to ongoing compliance with HMO licensing standards. Clear management procedures are in place to ensure tenant behaviour does not adversely affect neighbouring occupiers.

8. Planning Balance and Conclusion

The proposal represents an efficient use of existing housing stock, supports housing supply, and causes no material harm to residential amenity or local character. The change of use is therefore considered acceptable and planning permission should be granted.

Appendix A – HMO Management Plan

- Occupancy limited to a maximum of six residents.
- Named manager responsible for property oversight and neighbour liaison.
- 24-hour contact arrangements for urgent issues.
- Regular inspections and maintenance of the property.
- Compliance with fire safety, health and housing standards.
- Provision and management of refuse and recycling in line with council requirements.