

Planning Statement

Site Address: 108 The Avenue, Tottenham

Date: 26th February 2026

Prepared by: Mr A S Bhamra

1. Introduction

This Planning Statement has been prepared in support of a planning application for the change of use of the property at:

108 The Avenue, Tottenham, N17 6TG

The proposal seeks planning permission to change the use of the property from a 5-bedroom House in Multiple Occupation (HMO) to two self-contained residential flats, comprising:

- 1 × 1-bedroom flat
- 1 × 3-bedroom flat

The proposed development involves internal alterations only. There are no extensions, no external alterations, and no changes to the appearance, scale, or form of the building.

The application is submitted to the London Borough of Haringey.

2. Site Description and Context

The site comprises an existing two-storey mid-terrace residential property located within an established residential area of Tottenham. The surrounding area is characterised by similar terraced residential properties with a consistent scale, form, and appearance.

The site benefits from existing residential access, infrastructure, and local services. There are no site-specific physical constraints that would prevent its continued and appropriate residential use.

3. Site History

The planning history of the site is relevant to the current proposal.

Planning permission was previously granted for the conversion of the ground and first floor flats into a single dwelling house under application reference HGY/2019/0678.

This permission confirms the Council's acceptance of the site's residential use and demonstrates that changes to the internal configuration of the property have previously been found acceptable in principle, where no external alterations are involved.

The current proposal similarly relates solely to internal reconfiguration of the existing building and does not involve any extensions or external changes. As such, it aligns with the established planning approach for the site and builds upon the lawful residential use confirmed through the site's planning history.

4. Description of the Proposed Development

The proposal involves the change of use and internal reconfiguration of the existing HMO to form two self-contained residential flats.

The development will:

- Retain the existing building footprint and volume
- Retain all existing elevations, windows, doors, and roof form
- Preserve the existing residential character of the property

- Reduce overall residential intensity when compared with the existing HMO use

No operational development is proposed.

5. Principle of Development

5.1 Residential Use

The principle of residential use at the site is well established. The proposal represents a continuation of residential use within an area where such use is entirely appropriate. Strategic Policy SP0 – Spatial Strategy of the Haringey Local Plan supports the efficient use of land within existing residential areas, particularly where proposals optimise the use of existing buildings without causing harm.

The proposal therefore accords with the borough's spatial strategy and the established residential function of the site.

6. Housing Mix and Quality

6.1 Housing Supply and Mix

Strategic Policy SP2 – Housing seeks to optimise housing delivery and provide a mix of dwelling types to meet local housing needs.

The proposal delivers:

- Two self-contained dwellings
- A family-sized 3-bedroom unit
- Improved housing quality compared to shared HMO accommodation

The development therefore supports the objectives of SP2 by contributing positively to housing choice, mix, and quality.

6.2 HMOs and Residential Intensification

Development Management Policy DM13 – Houses in Multiple Occupation seeks to manage the concentration of HMOs and protect residential amenity.

The proposal results in:

- The loss of an existing HMO use
- A reduction in residential intensity
- Improved living conditions for future occupiers
- Reduced impacts typically associated with shared accommodation

The development therefore fully complies with DM13 and delivers a clear planning benefit through the removal of an HMO use.

7. Design, Character, and Amenity

7.1 Character and Appearance

Strategic Policy SP11 – Design requires development to respect the character, scale, and form of the surrounding area.

As the proposal involves no external alterations, the existing appearance of the building and the wider street scene will be preserved in full. The proposal therefore fully complies with SP11.

7.2 Impact on Neighbouring Amenity

Development Management Policy DM1 – Development Management requires development to safeguard the amenity of neighbouring occupiers.

The proposal will not result in:

- Additional overlooking
- Loss of daylight or sunlight
- Increased noise or disturbance

The reduction in occupancy compared to the existing HMO use represents an amenity improvement for neighbouring residents.

8. Sustainable Development

Development Management Policy DM55 – Sustainable Design and Construction promotes sustainable development through the reuse of existing buildings and efficient use of resources.

The proposal represents a sustainable form of development by:

- Reusing an existing residential building
- Avoiding demolition and new construction
- Making efficient use of existing infrastructure
- Minimising environmental impact

9. London Plan Considerations

The proposal is consistent with the London Plan (2021), including:

- Policy D3 – Optimising Site Capacity through Design
The proposal makes efficient use of an existing building without overdevelopment.
- Policy D6 – Housing Quality and Standards
The proposal delivers self-contained dwellings with improved residential quality.
- Policy H9 – Large HMOs
The proposal supports borough-level management of HMOs and does not conflict with strategic housing objectives.

10. Biodiversity Net Gain (BNG)

The proposal is exempt from mandatory Biodiversity Net Gain requirements as it comprises:

- A change of use only
- No operational development
- No external works
- No loss or alteration of habitat

In accordance with national guidance and local practice, no BNG assessment is required.

11. Planning Balance

The proposed development delivers several planning benefits, including:

- Improved housing quality
- Reduced residential intensity
- Removal of an HMO use

- Provision of a family-sized dwelling
- No harm to character or neighbouring amenity

There are no identified adverse impacts arising from the proposal. The development therefore represents a sustainable and policy-compliant form of development.

12. Conclusion

The proposed change of use at 108 The Avenue, Tottenham, N17 6TG is considered acceptable in planning terms. The development:

- Complies with the Haringey Local Plan
- Aligns with the London Plan
- Improves residential quality
- Preserves the character of the area
- Protects neighbouring amenity

Planning permission is therefore respectfully sought.