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PLANNING STATEMENT

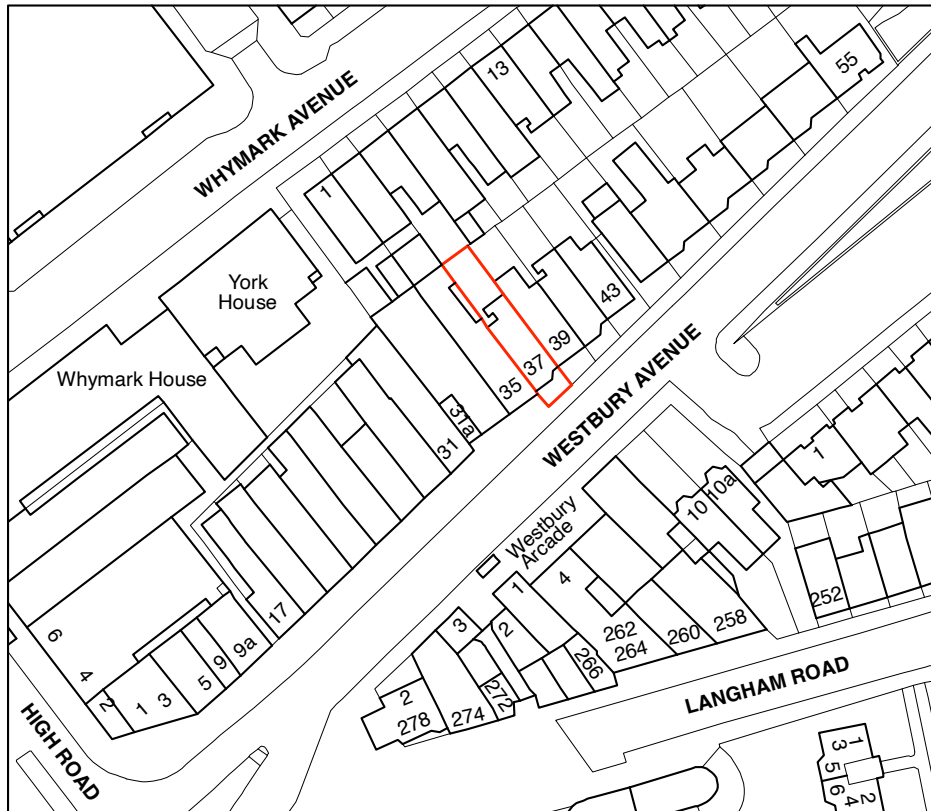
Our ref. 2532A-2

03.03.26

Application for a House of Multiple Occupancy to increase the number of households to 4 and a maximum occupancy of 5 persons at number 37 Westbury Avenue, London N22 6BS



Front view



Site Plan

Building's Description and Location

37 Westbury Avenue is a two storey mid-terrace residential property with an established use as a House of Multiple Occupancy (HMO - Use Class C4). The property is the last residential property before the parade of shops begins towards the High Road. Constructed of Yellow London Stock bricks throughout; the property features a two-storey front bay window with white window reveals and white arched entrance opening. There is a forecourt/front garden that is paved over containing the property's wheelie bins. The front garden area is enclosed by low level brick walls and railings. The rear of the property features a shared garden. The main roof is pitched with grey slate tiles.

Proposal

The proposal is to increase the number of households permitted within the existing HMO from three to four. The occupancy is to increase from 3 to a maximum of 5 persons. No external alterations are proposed. The refuse and recycling area to remain as existing.

Planning History:

Planning ref: OLD/1964/1099 - Advertisement display.

37 Westbury Avenue N22

Application Status: Refused 10/12/1964

Planning ref: HGY/2025/3050 - Certificate of Lawfulness for existing use of the property as a house in multiple occupation (HMO) (Use Class C4) for 3 occupants.

37 Westbury Avenue Wood Green London N22 6BS

Application Status: Approved 13/2/2026

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