

# LADDER COMMUNITY SAFETY PARTNERSHIP

*Celebrating 25 years 1999 - 2024*

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C/o Cherie'e  
455 Green Lanes,  
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LBH Planning,  
Alexandra House,  
10 Station Road  
N22 7TR

10 March 2026

Dear Josh Parker,

**Re: HGY/2026/0386 - 10 Frobisher Road N8 0QS**

**Retrospective application for the change of use from a single family dwelling (C3) to a small HMO (C4) for up to four occupants**

Introduction

- I am writing to you on behalf of local residents in my capacity as the elected chair of the Ladder Community Safety Partnership (LCSP). The LCSP is an umbrella organisation containing hundreds of individual members along with representatives of Neighbourhood Watches and Residents' Associations throughout Harringay ward, including Frobisher Road. We are an independent group, although we work in partnership with many other key stakeholders to improve the quality of life for local people.

- With regard to this specific application, we have no doubt that the applicants are acting 'transparently' and 'in good faith,' as stated in their submission. This is a retrospective application for a small HMO, for a maximum of four occupants, which is no more than would be expected in such a property if it were in C3 use. However, as noted below, Harringay ward has a particular problem with the sheer volume and concentration of HMO numbers (including in Frobisher Road). The LCSP therefore feels bound to submit for consideration by Planning its long-standing policy of concern about HMO proliferation and its negative consequences.

Planning Policies.

- It is well-known that Harringay ward has the largest number of HMOs in the borough, including many in Frobisher Road. While the applicants's post code (0QS) only contains two other existing HMOs, it is obviously necessary to look at the entire road

(0QS/0QT/0QU/0QX) in order to gain an accurate picture of the cumulative impact of a new application.

- The figures for Frobisher Road are as follows:
  - 75 individual licences at 34 separate dwelling homes
  - 57 selective licences, 6 Additional HMO licences, 4 mandatory HMO licences, 8 S257 licences
  - the licences house at least 254 individuals (this excludes those in S257 accommodation)

- In the light of such huge numbers, it is very difficult not to see how more HMOs will give rise to yet more adverse impact on amenity. In particular the cumulative impact is overwhelming as noted in Policy DM17(b). Our members associate the large number of HMOs with problems around waste, dumping, refuse collection, anti-social behaviour, poor maintenance and poor management.

- Harringay ward is in the area of an Article 4 Direction and a Family Housing Protection Zone, and this proposal does nothing to enhance either of these policies. Finally, another HMO will certainly not “enhance the quality of life” of those already living in the area, contract to Policy DM1, 2.1.

## Conclusion

- For all of these reasons, we urge very careful consideration of planning permission for this application.

Thank you for your consideration of these comments.

Yours sincerely,

Ian Sygrave

Chair, LCSP

Chair, Harringay Police Panel