

LATE OBJECTION TO PLANNING APPLICATION

LATE OBJECTION - Consultation period ended 04/03/2026

Reason for lateness: I have been managing ongoing serious medical issues since 28 January 2026, with multiple hospital visits, A&E attendances, tests and appointments at North Middlesex University Hospital (NNUH) and my GP on 28 Jan, 11 Feb, 13 Feb, 24 Feb, 12 Mar, 14 Mar 2026, plus further appointments booked for 24 March. My priority has understandably been my health and recovery. I only recently discovered this application when I had the capacity to address it

Application Reference: PP-14541598 - CASE HGY/2026/0265

Site: 69 Flat A, Marlborough Road, Wood Green, N22 8NJ

Objector Address: 71 Ground Floor Flat, Marlborough Road, N22 8NJ (directly adjacent property)

I am the owner/occupier of the Ground Floor Flat at 71 Marlborough Road, N22 8NJ. This property is directly adjacent to the application site. I write to submit formal comments on application PP-14541598 for a rear-facing dormer and loft conversion to the first floor flat at 69 Marlborough Road.

I do not object in principle to the applicant carrying out home improvements, but I wish to raise the following material planning concerns that I believe must be fully considered before any permission is granted:

1. Significant Increase in Floor Area and Intensification of Use

The first floor flat has been vacant since the previous tenant moved into hospital and family care in June/July 2025, with no new tenants occupying it since that time. However, significant building noise and frequent tradespeople accessing the flat over an extended period have been noted, despite no planning permission being granted at that time. The proposed loft conversion would increase the floor area of the first floor flat from 74.7 square metres to approximately 110.3 square metres - a 47 per cent increase in dwelling size.

A dwelling of this enlarged size could readily accommodate a large number of unrelated occupants. I am concerned that the works may be intended to create a significantly oversized dwelling that could subsequently be used as a House in Multiple Occupation (HMO), either formally or in practice, with multiple unrelated individuals renting separate rooms or subletting.

2. Request for Use Class Restriction Condition

I respectfully request that any permission granted includes a planning condition explicitly restricting the enlarged flat to Use Class C3 (single household occupation only), and that no future use as a C4 HMO or sui generis large HMO is permitted without a separate planning application.

Haringey Article 4 Direction removes permitted development rights for C3 to C4 conversion in the Bounds Green ward and across most of the east of the borough. I ask that this be formally noted and reinforced through any conditions attached to this permission.

3. Residential Amenity - Noise, Disturbance and Waste Management

As the ground floor resident at 71 Marlborough Road, directly adjacent to the application site, I am concerned that occupation of this enlarged space by multiple unrelated individuals would cause significant noise, disturbance, and waste management issues that would adversely affect my residential amenity.

A flat of 110 square metres could house 4 to 6 occupants, generating substantially more foot traffic, noise and waste than a single household.

4. Parking and Traffic Impact

The property is located within a Low Traffic Neighbourhood (LTN) area where parking is already severely restricted and residents must purchase parking permits. The surrounding streets are consistently at capacity, and I personally struggle to find parking near my home.

The proposed increase in dwelling size, and the potential for multiple occupants, would likely result in additional vehicles being brought to an area that cannot accommodate them. I note that the application makes no provision for additional parking spaces. I ask that the Council carefully consider the cumulative parking impact of this development, particularly given the existing pressure on residential parking in this LTN zone.

5. Lawfulness of Works Already Commenced

I note that the application form indicates that the work or change of use has already started (marked "Yes"). This raises concerns about whether the development has proceeded lawfully to date and whether all necessary approvals were in place before works commenced.

Conclusion

I ask that Haringey Council:

- Fully consider these concerns before the target decision date of 14 April 2026
- Request that the applicant provide detailed information about the intended use and occupancy of the enlarged flat
- Attach a planning condition restricting use to C3 (single household occupation only) if permission is granted

- Investigate whether the scale of the works and their possible commencement without clear planning approval warrant further investigation

I would be happy to provide further information or clarification if required.

Submitted by: Sue Edgar, Address: 71 Ground Floor Flat, Marlborough Road, N22 8NJ

Date: 19 March 2026