

Officer Report

Application Number:	HGY/2026/0235
Application Type:	Full planning permission
Address:	Ground Floor Flat, 5 Lansdowne Road, Tottenham, London, N17 0LL
Proposal:	Change of use of ground floor flat from a single dwelling (Class C3 Use) to a house in multiple occupation (HMO) for up to 4 occupants (Class C4 Use).
Case Officer:	Neil McClellan
Valid Date:	26/01/2026
	6
Applicant:	Mrs Vanina Overy
Agent:	

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Planning application for the conversion of the existing three bedroom ground floor flat from a single dwelling (Class C3 Use) to a house in multiple occupation (HMO) for up to 4 occupants (Class C4 Use).

Site and Surroundings

The application property is a large double fronted two storey house, with an additional floor of accommodation in the roof, with two small dormer windows to the rear. The property also has an original 2-storey outrigger to the rear. The application relates to the ground floor flat three bedroom.

The site is within the North Tottenham Conservation Area.

The site is located within the area of the borough covered by an Article 4 direction removing permitted development rights for changes of use from Class C3 to Class C4. It also within Haringey's designated Family Housing Protection Zone.

Relevant Planning and Enforcement History

HGY/2025/2825 – Planning permission granted for change of use of Flat A, 5 Lansdowne Road from a single dwelling (Class C3 Use) to a house in multiple occupation (HMO) for up to 4 occupants (Class C4 Use) (Retrospective application).

ENF/2024/0798 – Enforcement investigation into the unauthorised use of the Flat A, 5 Lansdowne Road as an HMO. The enforcement team have advised the owner of the property to apply for planning permission.

OLD/1974/0689 – Planning permission granted for the conversion of 5 Lansdowne Road into three separate self-contained flats.

OLD/1974/0688 – Planning permission granted for the conversion of 5 Lansdowne Road into two separate self-contained flats.

Other history

Based on Valuation Office records the property has been in use as three flats since at least 1993.

The ground floor flat that is the subject of this application has recently received an HMO Licence for a maximum of 4 occupants.

Flat A, 5 Lansdowne Road has been licenced as a 3-bedroom/4-person HMO since September 2024 (Licence number HAR-387878740474).

REPRESENTATIONS

One objection has been received from a local ward councillor raising the following issues:

- Concerned that the proposed flat will not meet the relevant standards set out in the London Plan and/or the Building Regulations.
- Will result in a high concentration of HMOs in the area.
- Will the accommodation receive adequate daylight.
- Lack of external amenity space.
- Potential overcrowding.
- Noise and nuisance for neighbours.
- Loss of family housing.
- Lack of external amenity space.

These matters are dealt with in the report below.

CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development.
2. Standard and quality of residential accommodation.
3. Impact on neighbouring amenity.
4. Transport considerations.

Principle of Development

HMO accommodation plays an important role in meeting particular housing needs, especially for low-income residents, young people and those needing temporary accommodation, however as set out in Haringey's Development Management DPD 2017 (Para. 3.36) there are broader

concerns in respect of losing family units to conversions, with HMOs heavily concentrated in the east of the Borough, with this leading to what it describes as “a significant loss in the availability of family housing for which there is strong need.”

As such Policy DM17 set out specific criteria that is required to be met to allow approval of the conversion of a home to an HMO within the area covered by the Article 4 Direction, specifically:

a. The gross original internal floor space of the existing dwelling is greater than 120sqm.

Comment: The original un-extended floor area of the house, prior to its conversion to three flats, was well over the minimum 120 sqm requirement. The principle of its conversion to HMO use is therefore considered acceptable in this instance.

b. They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMOs within an area.

Comment: Several recent planning appeals against decisions by the LPA to refuse HMO conversions due to concerns of overconcentration have been allowed with Inspector’s citing the lack of a definition within the policy of what constitutes ‘overconcentration’. Haringey’s recently published draft replacement Development Plan proposes introducing a quite stringent definition of overconcentration when it comes to HMOs. The draft policy proposes 5% or more of dwellings in a ward or 10% or more of dwellings in a street with a property licence as an HMO would be considered an overconcentration. While the draft replacement Development Plan is on its first consultation and carries little or no weight in the consideration of planning applications, it does indicate a direction of travel for the Council’s approach towards HMO policy and is helpful in filling in a gap in the existing policy.

The current policy takes a local or neighbourhood approach to what might be considered an overconcentration, so it would not be appropriate at this stage in the plan cycle to apply the more strategic ward level definition. However, the 10% limit for an individual street provides a useful measure for what might be considered an overconcentration at a more local level. Particularly as the draft policy is based on up-to-date data.

No analysis of the number of existing HMOs in the area has been provided by the applicant. Based on council records, of the 73 properties registered as separate dwellings by the VOA within the three postcodes making up this end of Lansdowne Road, only 6 (including the application property) are currently registered as HMOs within the planning definition of such a use. Even taking account of there being unregistered HMOs in the area, this is still considered a low concentration of HMO’s relative to other parts of Haringey.

Furthermore, this end of Lansdowne Road, close to its junction with the High Road is very much mixed use in character, with a large church, children’s nursery, two large vehicle repair garages, a dental practice and other commercial uses located along this stretch of the road. It is also a bus route, and includes blocks of flats. Given this part of Lansdowne Road’s character as a busy mixed use street, and the site’s highly accessible location and proximity to Tottenham High Road and other amenities, the proposal is not considered to result in an over concentration of HMOs for this part of the borough.

The proposal is therefore not considered to result in an over concentration of HMOs in the area.

c. They are accessible by public transport, cycling and walking;

Comment: The site is located within an area with a Public Transport Accessibility Level (PTAL) 4 which is deemed to be good access. There are numerous different bus services accessible within 3 to 4 minutes' walk of the site. The site is also within 10-15 minutes' walk of Bruce Grove stations, as well as the amenities of the High Road, Tottenham.

Sufficient space exists to provide adequate refuse storage and secure bicycle storage to the front of the property. A condition will be attached to any planning permission requiring further details of this.

d. They provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection.

Comment: The proposed extended HMO would have one large open plan kitchen and living space and direct access to large rear garden. Two communal w.c.s are provided and a communal bath/shower room

The Council's HMO Licensing Team provides further safeguards to ensure the accommodation is suitable and kept to an acceptable safe standard.

The proposal is considered to provide to an acceptable standard of accommodation.

e. Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

Comment: As mentioned above the Haringey standards for HMO's require that one kitchen is shared per three room lettings. Where this has not been provided it is acceptable to install two sets of kitchen facilities (sink/cooker) in the one kitchen as long as there is adequate allowance for multiple occupants to use the space at the same time, and that not bedroom space is more than one floor above or below the kitchen. The proposal as submitted meets this licensing requirement.

Design, appearance and conservation.

No external changes are proposed to the building. The properties large and screened forecourt area is considered capable of accommodating adequate refuse and cycle storage for the proposed use without appearing cramped. The proposal will therefore preserve the character and appearance of the conservation area.

Impact on neighbouring amenity

In terms of the use, the increase in occupancy from a 3-bedroom C3 dwelling to a 3-bedroom/ 4-person HMO would not result in a materially significant increase in activity. The change from occupancy by a single family or household to an HMO occupied is therefore unlikely to result in a materially significant increase in noise and general disturbance. As such the residential amenities of neighbouring occupiers is unlikely to be affected to any materially harmful degree.

Transport considerations

As stated above, the site has a PTAL score of 4, so has good access to public transport links.

The use of this property as a HMO is not considered to have any greater impact on parking conditions over previous use as a dwelling. A condition to ensure the secure cycle storage is provided for the beneficial use of future occupation of this HMO will be imposed. On this basis it

considered that the development would not result in any unacceptable impacts on highway safety or local parking conditions.

An HMO use of this size does not meet the threshold to be designed as 'Car Free', specifically as rented and HMO occupation generates much lower levels of car ownership than the general population. Equally there is also no evidence to show that an HMO would lead to more vehicle ownership and demand for on-street parking greater than that associated with any other large residential flat.

Waste & Recycling

As stated above, the frontage of the site has sufficient space for the storage of refuse bins, further details of which will be secured by condition.

Conclusion

The proposed retention of the existing HMO is considered acceptable for the reasons set out above.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sqm. and therefore, the proposal is not liable for Mayoral or Haringey's CIL charge.

RECOMMENDATION

Grant permission subject to the following condition(s):

Conditions:

- 1
The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
- 2
The development hereby permitted shall be carried out in complete accordance with the following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

Ground Floor Plan.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The ground floor flat to which this permission relates shall not be occupied as a House in Multiple Occupation (HMO) until a detailed scheme for the provision of refuse and waste storage and recycling facilities within the property's front garden has been submitted to and approved in writing by the Local Planning Authority. Such a scheme as approved shall be implemented prior to the first occupation of the approved HMO and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021.

- 4 The ground floor flat to which this permission relates shall not be occupied as a House in Multiple Occupation (HMO) until details of a secure bicycle shelter that meets the London Cycle Design Standards with 4 spaces in the property's front garden, has been submitted to, and approved in writing by the Local Planning Authority. The approved cycle parking shall be fully installed prior to the first use of the HMO and maintained thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 5 The House in Multiple Occupation (HMO) hereby approved shall not be occupied at any time by more than four permanent residents, unless agreed otherwise in writing by the local planning authority.

Reason: To ensure that an acceptable standard of accommodation is provided for prospective residents and in the interests of the amenities of the area and to comply with Policy DM17 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours: -

8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership, and that all other necessary consents from others with a relevant interest in the land should be obtained before commencing the development hereby approved.

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

