

Officer Report

Application Number:	HGY/2026/0273
Application Type:	Full planning permission
Address:	Flat A, 701 Seven Sisters Road, Tottenham, London, N15 5LA
Proposal:	Retrospective application for the change of use of maisonette occupying the rear part of the ground floor and the first and second floors from a single dwelling (Class C3 Use) to a 4-bedroom house in multiple occupation (HMO) for up to 6 occupants (Class C4 Use).
Case Officer:	Neil McClellan
Valid Date:	02/02/2026
Applicant:	6
Agent:	Mr George Mouskoundi

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Retrospective application for the change of use of maisonette occupying the rear part of the ground floor and the first and second floors from a single dwelling (Class C3 Use) to a 4-bedroom house in multiple occupation (HMO) for up to 6 occupants (Class C4 Use).

Site and Surroundings

Three storey mid terrace building located within an undesignated commercial parade on Seven Sisters Road, close to the Seven Sisters/West Green Primary Shopping Area.

The site is less than 180 metres from Seven Sisters underground, overground and railway station and has a very high public transport accessibility (PTAL) of 6a.

The site is not within a conservation area nor is it listed or close to any listed buildings.

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 is also within Haringey's designated Family Housing Protection Zone.

Relevant Planning and Enforcement History

HGY/2008/0614 – Retrospective advertisement consent granted for installation of new shop signage

HGY/2008/0616 – Retrospective planning permission granted for installation of new shopfront.

UNW/2008/00016 – Enforcement investigation into the unauthorised installation of a new shopfront and signage. Case closed following the granting of retrospective consent (see above).

REPRESENTATIONS

No representations have been received on this application.

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 Maisonette has a gross internal floor area of approximately 130sqm, and therefore meets this requirement.

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: A number of 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 has only been through 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 43 properties registered as separate dwellings by the VOA within the application property's postcode, only 5 (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 part of Seven Sisters Road, close to its junction with the High Road is very much mixed use in character. It is also a major road and bus route. Given the roads character as a busy mixed use street, and the site's highly accessible location and proximity to the Seven Sisters/West Green District Shopping Centre and other amenities, the proposal is not considered to result in an over concentration of HMOs for this part of the borough.

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) of 6a which is deemed to be excellent access. The property is less than 180 metres from Seven Sisters underground, overground and railway station and there here are numerous different bus services accessible within 3 to 4 minutes' walk of the site.

No space exists to the front of the property for the provision of cycle storage. However the property does have external space exists to the rear capable of providing secure cycle storage.

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 two communal kitchen and dining/living areas at ground floor and first floor. A communal utility room is also provided at ground floor. One ensuite and two communal bath/shower rooms are provided. All occupants also have access to the communal rear garden.

No space exists to the front of the property for the storage of refuse bins. However, this part of the Seven Sisters Road benefits from twice daily refuse sack collection from the street.

The Councils HMO Licencing Team provides further safeguards to ensure the accommodation is suitable and kept to an acceptable safe standard. It is noted that this is a respective application and the flat already has an HMO licence for up to 6 occupants.

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: 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 no bedroom 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 4-bedroom C3 dwelling to a 4-bedroom/ 6-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 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 6a 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 is 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, no space exists to the front of the property for the storage of refuse bins. However, this part of the Seven Sisters Road benefits from twice daily refuse sack collection from the street.

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 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:

Existing Floor Plan.

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

- 2 A secure bicycle shelter that meets the London Cycle Design Standards for t6 long-stay spaces shall be provided the property's rear garden shall be installed within 3 months of this decision and retained 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.

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.