

Vivienne Cuming
21 Barratt Avenue
Wood Green
London N22 7EZ

Mr Adam Silverwood
Planning Service
6th Floor, River Park House
225 High Road Wood Green
London N22 8HQ

2 April 2026

Dear Mr Silverwood

Re: Proposed change of use from c3 (flat) to c4 (small hmo) Ground Floor Flat A, 4 Barratt Avenue, Wood Green, London, N22 7EZ Ref: HGY/2026/0593

I wish to object to the above planning application for change of use from c3 (flat) to c4 (hmo), as follows:

1. The property lies within Haringey's Family Housing Protection Zone (see Figure 3.1 on page 35 of Haringey's Development Management DPD), specifically identified as having a need for maintaining the borough's supply of small to medium family homes. It also lies within Haringey's Article 4 Direction Area (see Figure 3.2 on page 37 of the Development DPD) that requires any conversion proposal in this geographic area to meet the conditions set out in Policy DM17A a) – e) of the Development Management DPD.
2. 4 Barratt Avenue is in the Wood Green Conservation Area, CA10. The Council's Conservation Area Character Appraisal 2008 describes Barratt Avenue as:

“A quiet residential street that connects Park Avenue to the north with Station Road to the south west.....lined to the east and west by two uniform terraces of red brick Victorian dwellings with slate roofs and recessed arched entrances....and the form of the properties results in a positive contribution to the conservation area”

3. Number 4 Barratt Avenue has been converted into 3 flats (2 bedroom flat 4A on the ground floor, 2 bedroom flat 4B on the first floor and 1 bedroom flat 4C in the loft); it is the only property in the street with 3 flats. Haringey planning's website shows this was approved with conditions in April 1987, but no documents associated with the application or the Officers report are available on the website.

Loss of small family housing

4. The ground floor flat at Number 4 Barratt Avenue, subject to the proposed change of use, currently comprises 2 bedrooms with a separate living room, a single bathroom, a kitchen and hall space plus access to a garden. It is a small family dwelling.

5. The applicant proposes to turn the living room into a third bedroom, so that the flat comprises 3 bedrooms with occupants sharing a single bathroom and kitchen with no living room or dining area. Conversion of this flat would remove a small family home from the area's housing stock in contravention of the Family Protection Zone designation. This is against policy, the proposal should be rejected.
6. In the submitted HMO Management Plan, the applicant claims that the HMO will be occupied by a maximum of 3 residents with single occupancy per bedroom. The floor plans submitted show 3 double beds, capable of accommodating up to 6 people. Restrictions on use by couples is unenforceable. The proposal de facto is for the flat to be a 6 person HMO.

Failure to meet minimum floorspace standards

7. Policy DM17 (a) of the Development Management DPD states that proposals for the conversion of larger Houses into Multiple Occupation (HMO), including small HMOs (3-6 unrelated people), within the proposed geographic conversion location (Article 4 Direction Area), will only be permitted where the gross original internal floor space of the existing, original built, dwelling is greater than 120m². The Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) defines 'original' as being as it existed on 1 July 1948 where it was built before that date. Barratt Avenue, including number 4, was built in 1892.
8. The applicant's drawings show an internal floorspace for Flat 4A of 56m², of which 8m² is hall space. Hall space/internal corridors do not count towards minimum space standards. The relevant internal space of the original dwelling at 4 Barratt Avenue is therefore 48m² for flat 4A plus 48m² for flat 4B, making a total of 96m². This is significantly below the required minimum of 120m² and in contravention of policy DM17 (a). The proposal should be rejected.
9. A recent ruling by the Planning Inspectorate refused an appeal for retrospective planning permission for change of use from class 3 (flat) to class 4 (small hmo) at 87 Bounds Green Road N22 8DF (Appeal Ref: APP/Y5420/W/25/3374544 in respect of original planning application HGY/2024/2064).

The Inspector judged that the proposed change of use conflicted with Policy DM17, and concluded that:

“The proposed conversion of the single-family dwelling into an HMO would result in an unacceptable loss of family housing for which there is an identified need.”

“The original unextended floor area of the property fails to meet the minimum floor space standard set out in the Council's adopted HMO policy. As such the proposal is contrary to London Plan policy, Local Plan Policy SP2, and DM17 of the adopted Development Management, Development Plan Document (2017).”

“The development conflicts with Policy DM17, which seeks to protect smaller family housing irrespective of HMO concentration levels.”

The same exact considerations apply to the proposed conversion of 4A Barratt Avenue.

Parking Stress

10. The proposed 3 double bedroom HMO would result in additional parking stress in the street. The row of properties from 2-16 Barratt Avenue already has restricted parking availability following the designation of Barratt Avenue as a “School Street” in 2021 with the resulting removal of 2 parking spaces from that part of the street.
11. A 3 bedroom HMO could feasibly be inhabited by residents with a total of 3 or more additional vehicles. The applicant states that “it is considered that future occupiers are unlikely to rely on private cars”; there is no evidence to support this claim, and car free conditions to refuse parking permits would be necessary to enforce it. Indeed, experience shows that most residents, owner occupiers and renters, own a car and it is highly likely that future occupiers of an HMO at 4A Barratt Avenue would also be car owners.

Impact on Amenity of Neighbours

12. The proposed change of use to a 3 bedroom HMO would result in 4 Barratt Avenue becoming a 6 bedroom dwelling, potentially housing 12 people at 2 per bedroom, and generating substantially increased activity and noise than the surrounding 3/4 bedroom similarly sized properties in the rest of the street. This is contrary to London Plan Policy D14 that requires development proposals to reduce, manage and mitigate noise impacts.
13. The increased noise, activity and parking stress would have a negative impact on the quiet residential nature of the street, to the detriment of its positive contribution to the Conservation Area as described in the Council’s Conservation Area Character Appraisal noted in paragraph 2 above.

I request that the above objections are carefully considered, and urge that the application be rejected.

Yours sincerely

Vivienne Cuming