

Mr Anthony Egbe
Flat 44 Redman House
Lant Street
Borough
London
United Kingdom
SE1 1JU

13 April 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2026/0413
Location	Flat A, 35 West Green Road, Tottenham, London, N15 5BY
Proposal	Retrospective application for the change of use of the existing flat/maisonette occupying the rear ground floor, first floor and second floor of the building from a dwelling house (Use Class C3) to 4-bedroom House in Multiple Occupation (HMO) for up to 4 occupiers (Use Class C4).
Received	16 February 2026

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
Existing Floor Plans		17 February 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Conditions: (3)

- 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 Plans.

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

- 2 Within 4 months of the date of this decision, a secure bicycle shelter that meets the London Cycle Design Standards with space for a minimum 4 cycles shall be installed within the property's rear courtyard and shall be retained and maintained thereafter for the use of the occupiers of the approved HMO.

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.

- 3 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.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-planning-decision>.
- 2 This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
- 3 For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.