

Planning Statement

Change of Use from Use Class C3 (Dwellinghouse) to Large House in Multiple Occupation (Sui Generis) at 276 Gladstone Avenue, N22 6LE



Site Location:	276 Gladstone Avenue N22 6LE
Date:	21 April 2026
Planning Authority:	London Borough of Haringey

1. Introduction

Homz has been instructed to prepare an application for the change of use of the existing end of terraced dwellinghouse from a single-family dwelling (Use Class C3) to a large House in Multiple Occupation (HMO) for up to six unrelated individuals (Use Class Sui Generis). The development aims to provide high-quality shared accommodation within an established residential area, making efficient use of the existing building whilst maintaining the character and appearance of the surrounding locality.

The property is arranged over ground and first floor levels and has a traditional terraced house form. Externally, it presents as a single residential dwelling and retains its domestic appearance, integrating comfortably within the established street scene. As a corner plot, the property benefits from dual street frontage, giving it a slightly more prominent position than neighbouring mid-terrace dwellings, though without any undue visual dominance. The property is located within the Noel Park Conservation area.

The planning statement outlines the site, existing block plan, description of development and planning considerations in support of the proposal.

2. Site and Context Analysis

2.1 Location and surroundings

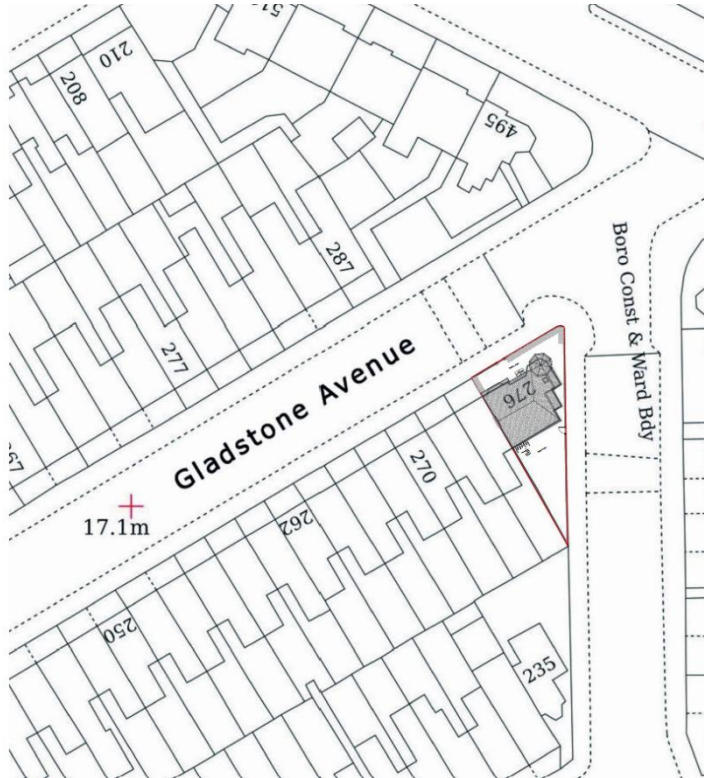
The development site is edged red, and the surrounding area is characterised by established housing with consistent building lines along Gladstone Avenue. The property occupies a prominent end-of-terrace / corner position, located at the junction of Gladstone Avenue and an adjoining residential side street. As a corner plot, the site benefits from dual street frontage, which is clearly illustrated on the submitted site location plan (outlined in red). The site has a slightly larger and more visually prominent presence than mid-terrace properties along the same frontage.

The surrounding area is residential in character, comprising closely spaced terraced dwellings arranged in a regular urban grain typical of late nineteenth and early twentieth-century development. Properties along Gladstone Avenue and within the immediate vicinity are generally two storeys in height and are comparable in scale, massing, plot width, and building line. The application property forms part of a continuous row of terraced housing along the southern side of Gladstone Avenue, with similar residential development on the opposing side of the street. The wider neighbourhood is well-served by local infrastructure and public transport and functions as a stable residential environment. The site lies within an urban area well served by local facilities and public transport routes. The site area is 179.78m² in extent:



2.2 Existing built form

The existing block plan has a distinctive triangular shape, narrowing towards the southern end, which differentiates it from the regular rectangular plots along the remainder of Gladstone Avenue. The building footprint sits close to the back edge of the footway, consistent with the established building line along the street. Gladstone Avenue is shown as a residential street approximately 17.1 metres wide, lined predominantly with terraced housing arranged in a uniform pattern. The surrounding plots are closely spaced, reflecting the dense urban grain of the area. To the north and west of the site, the property adjoins neighbouring residential dwellings within the same terrace. To the east, the site abuts a road forming the borough boundary, and to the south lies further residential development. The plan clearly shows the site's dual frontage and visually prominent position at the corner of the street block. . Refer to drawing below for existing block plan:



3. Background Statement

The application property has been in continuous use as a House in Multiple Occupation (HMO) for a number of years and is an established, well-managed shared residential property.

The property has been officially licensed as an HMO since 4 April 2019, under Section 64 of the Housing Act 2004. The existing licence was formally renewed on 11 June 2024 and is valid until 10 June 2029, confirming that the property meets the Council's prescribed standards for HMO occupation. Copies of the current and previous licences are provided in support of this application.

The property is licensed for a maximum occupancy of six persons forming five households, and it continues to operate fully within the terms and conditions of the licence.

The property is managed directly by the licence holder, who has substantial experience in managing residential accommodation. Tenant management is proactive and responsible, with all occupants personally vetted prior to occupation. This process includes checks on employment history and direct references from previous landlords. Each occupier is required

to enter into an individual room rental agreement, ensuring clarity of responsibilities and appropriate management arrangements.

Since operating as an HMO, the property has not generated any anti-social behaviour, nuisance, or noise complaints. There have been no reported issues with neighbouring properties, and the occupiers have established positive and respectful relationships with surrounding residents.

The applicant currently manages five two-bedroom single household properties within the London Borough of Haringey, all of which are operated in full compliance with relevant housing and management legislation. This track record demonstrates a consistent commitment to maintaining high standards of accommodation and effective property management.

The proposed change of use therefore seeks to regularise and formally recognise an existing HMO use that has been demonstrated to function successfully, without harm to residential amenity, local character, or community wellbeing. The continued use of the property as an HMO will contribute to the borough's supply of managed shared accommodation while maintaining appropriate standards of occupancy and neighbour amenity.

4. Description of development

The proposed development seeks planning permission for a change of use only, from a single dwellinghouse (Use Class C3) to a large House in Multiple Occupation (HMO) accommodating up to six occupants forming five households (Sui Generis). The application does not involve any external or internal building works.

Existing Built Form and Layout

The property is a two-storey end-of-terrace dwelling arranged over ground and first floor levels. As shown on the submitted existing plans, the building footprint and overall form remain unchanged, and the proposal retains the property's appearance as a single residential house.

Internal Accommodation (Existing)

The existing internal arrangement, as illustrated on the plans, provides the following accommodation:

Ground Floor

- Two bedrooms measuring approximately 16.0 sqm and 12.5 sqm
- A shared kitchen and dining area measuring approximately 21.7 sqm
- A central entrance hall measuring approximately 6.3 sqm

This floor provides a balanced layout with a clearly defined communal space and two well-sized habitable rooms.

First Floor

- Three bedrooms measuring approximately 10.5 sqm, 17.1 sqm, and 10.1 sqm
- One shared bathroom (approximately 3.3 sqm)
- One shared shower room (approximately 2.3 sqm)
- A central landing measuring approximately 8.4 sqm

The first-floor arrangement allows for effective circulation and access to shared sanitary facilities, consistent with HMO standards.

Scale and Floorspace

The plans demonstrate a total internal floorspace of approximately 108 sqm. No extensions, floor area increases, or alterations are proposed. The scale, massing, and quantum of accommodation remain identical to the existing lawful HMO use.

External Areas and Servicing

The property benefits from front and rear garden areas, as shown on the plans. Dedicated provision for refuse storage and cycle parking is clearly identified, with space for secure bicycle storage within the curtilage of the site. These arrangements are existing and unchanged as part of the proposal.

Nature of the Proposal

The development therefore comprises:

- Change of use only
- No physical works
- No increase in occupancy beyond the licensed maximum
- No change to the building's external appearance

The proposal seeks to regularise an established and continuous HMO use that has operated successfully since 2019 within the existing built form and layout. The plans confirm that the property is suitably arranged to function as a managed HMO without detriment to residential amenity or the character of the surrounding area.

5. Planning History

A search of the council planning portal revealed the following planning history associated with the site:

Reference: HGY/2011/0206

Application Type:

Telecommunications (Prior Approval – 42 days)

Site Address:

Mark Road / Rear of 276 Gladstone Avenue

London

N22 6LE

Proposal:

Prior approval for the installation of 1 × DSLAM green telecommunications cabinet

6. Planning Policy

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's approach to achieving sustainable development and establishes the overarching principles for decision-making.

The proposal is consistent with the presumption in favour of sustainable development, as set out in Paragraph 11 of the NPPF. The development seeks to make the continued efficient use of an existing residential building without physical expansion, environmental harm, or conflict with local character.

The NPPF places significant emphasis on the effective use of land and the optimisation of existing buildings. Paragraphs 119 and 120 encourage local planning authorities to make the most effective use of land, including maintaining appropriate residential densities in urban areas. The proposal supports these objectives by utilising an existing dwelling within a built-up area for residential accommodation, without altering its footprint or appearance.

In respect of residential amenity, Paragraph 135 of the NPPF requires that developments create places with a high standard of amenity for existing and future users. The property has

operated successfully as a licensed HMO since 2019, with no recorded adverse impacts on neighbouring occupiers. No intensification of use beyond the existing licensed occupation is proposed.

Heritage and Conservation (NPPF Chapter 16)

Chapter 16 of the NPPF sets out the Government's approach to conserving and enhancing the historic environment. Paragraph 199 requires decision-makers to give great weight to the conservation of designated heritage assets, including conservation areas.

The proposal does not involve any physical alteration to the building or its surroundings. As no changes are proposed to the external appearance, materials, or setting of the property, there will be no harm to the significance, character, or appearance of the Noel Park Conservation Area.

Paragraphs 202 and 203 state that where development would result in less than substantial harm to the significance of a heritage asset, this harm should be weighed against public benefits. In this case, the proposal results in no harm, and therefore no balancing exercise is required.

The proposal is fully aligned with national heritage policy by preserving the character and appearance of the conservation area while allowing an appropriate and viable residential use to continue.

Local Planning Policy Context

The London Borough of Haringey Local Plan seeks to balance the protection of residential amenity and heritage assets with the need to provide a diverse and flexible housing stock.

Policies relating to housing mix and housing quality support well-managed shared accommodation where it:

- Is appropriate in scale and location
- Does not harm residential amenity
- Complies with space standards

The property is already licensed under the Housing Act 2004, confirming compliance with nationally set space standards, safety requirements, and management arrangements. The change of use does not introduce a new activity but regularises an existing and long-established use.

Local conservation area policies seek to ensure that development within designated areas preserves or enhances character and appearance. As the proposal does not involve

extensions, alterations, or changes to the visual environment, it complies fully with these objectives.

Summary and Policy Conclusion

The proposed change of use:

- Aligns with the NPPF's presumption in favour of sustainable development
- Makes effective use of an existing residential building
- Preserves the character and appearance of the Noel Park Conservation Area
- Maintains residential amenity and neighbourhood character
- Complies with local and national objectives for high-quality housing provision

Overall, the proposal is fully compliant with both national planning policy and the development plan, and there are no policy-based reasons that would justify refusal of planning permission.

7. Material Planning Considerations

In addition to development plan policy, the following material planning considerations are relevant to the determination of this application.

7.1 Principle of Development

The application seeks planning permission for a change of use only, from a single dwellinghouse (Use Class C3) to a House in Multiple Occupation (HMO). The use remains residential in nature and does not introduce any non-residential or incompatible activity. The property has operated continuously as a licensed HMO since 2019, and the proposal seeks to formally regularise this established use.

The continued use of the property for residential accommodation within an existing built-up area represents an efficient use of an existing building and aligns with the general aims of sustainable development.

7.2 Impact on Character and Appearance of the Area

No physical development is proposed. The external appearance, scale, massing, and architectural form of the property will remain unchanged. The building will continue to read as a single residential dwelling within a consistent terrace.

Given the absence of any alterations, the proposal will not result in visual harm to the surrounding street scene or undermine the established residential character of the area. As such, the change of use is considered acceptable in townscape terms.

7.3 Impact on the Noel Park Conservation Area

The property lies within the Noel Park Conservation Area. As the proposal does not include extensions, façade alterations, boundary changes, or alterations to materials or detailing, there will be no impact on the character or appearance of the conservation area.

The residential function of the building is retained, and the proposal does not introduce activity or visual change that would undermine the historic or architectural significance of the area.

7.4 Residential Amenity

A key consideration is the impact of the proposed use on the amenity of neighbouring occupiers. The property has been in use as a licensed HMO for a number of years, with no recorded issues relating to noise, disturbance or antisocial behaviour.

The number of occupants will remain within the limits set by the existing HMO licence, and there is no intensification of use proposed. The internal layout provides adequate communal and private space, supporting a good standard of living accommodation for occupiers while limiting the potential for noise or disturbance.

On this basis, the proposal is not considered to result in harm to neighbouring residential amenity.

7.5 Quality of Accommodation

The internal layout, room sizes, and shared facilities are established and have been accepted through the HMO licensing regime. The accommodation provides:

- Adequate bedroom sizes
- Shared kitchen and dining facilities
- Appropriate sanitary provision

The presence of an active HMO licence confirms compliance with statutory space standards, management requirements, and safety regulations.

7.6 Parking, Servicing and Refuse Storage

The application does not result in any change to parking demand, access arrangements or servicing activity. Existing provisions for refuse storage and cycle parking are retained within the site curtilage, and no alterations are proposed.

Given the established use of the property and the absence of an increase in occupancy, the proposal is not considered to give rise to adverse impacts on highway safety or local parking conditions.

7.7 Management of the Property

The property is privately managed by the licence holder, with established procedures for tenant vetting, tenancy agreements, and maintenance. This ongoing management arrangement is a material consideration and supports the conclusion that the use can continue without detriment to the wider area.

Planning Balance

When considered in the round, the proposed development is acceptable in planning terms and complies with both national and local planning policy.

The proposal involves no physical development, with no alterations to the building's external appearance, footprint, scale or massing. As such, it represents a low-impact form of development and an efficient use of an existing residential building, consistent with the National Planning Policy Framework (NPPF), which promote sustainable development and the effective use of land and buildings.

The property is located within the Noel Park Conservation Area, a designated heritage asset. As no external or internal alterations are proposed, the development will preserve the character and appearance of the conservation area, in full accordance with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as Chapter 16 of the NPPF. The proposal results in no heritage harm, either substantial or less than substantial, and therefore fully satisfies national heritage policy requirements.

The continued residential use of the building does not give rise to harm to neighbouring occupiers. The property has operated as a licensed HMO since 2019 without complaint, and the proposal does not increase occupancy beyond the licensed maximum. Residential amenity is therefore maintained, consistent with the NPPF, which seeks to ensure a high standard of amenity for existing and future occupants.

The application seeks to regularise a long-established and properly managed use, rather than introduce a new or intensified use. The presence of a current HMO licence confirms compliance with statutory space standards, safety requirements and management controls, which is a material consideration in assessing the acceptability of the proposal.

The development will continue to provide managed residential accommodation within an established urban area, supporting housing supply and meeting an identified need for shared accommodation, in line with both national objectives for sustainable communities and local planning policy supporting appropriate residential uses.

Conclusion

The application seeks planning permission for a change of use only, to regularise the continued use of the property as a House in Multiple Occupation. The proposal involves no physical development, no alteration to the external appearance of the building, and no increase in the existing level of occupation.

The proposal preserves the character and appearance of the Noel Park Conservation Area, maintains residential amenity, and retains the established residential function of the property. The use has operated successfully as a licensed HMO since 2019, without complaint or adverse impact on neighbouring occupiers, and continues to be actively and responsibly managed.

The development represents an efficient and sustainable use of an existing residential building within a well-established urban area and accords with both national planning policy, including the aims of the National Planning Policy Framework, and relevant local planning objectives.

When assessed against the Development Plan and material considerations, there are no adverse impacts arising from the proposal and no planning harm that would justify refusal. The application seeks only to formalise an existing and lawful residential use that has demonstrably functioned without detriment.

Should the Planning Authority request any further information in order to process the planning application please contact Chadernnay Glenn at **Homz UK** (Chadernnay@homz.uk) directly as the acting agent and we will be more than happy to deliver any additional information as and when required.