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27 April 2026

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

Case Reference HGY/2026/0458
Location 5 Kimberley Gardens, Tottenham, London, N4 1LB
Proposal Change of use of a single family dwellinghouse (Class C3) to a small scale HMO for up to six residents (Class C4).
Received 19 February 2026

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
A105 - FIRST FLOOR PLANS.pdf	Floor plan	19 February 2026
A104 - GROUND FLOOR PLAN.pdf	Floor plan	19 February 2026
A102 - EXISTING BLOCK PLAN.pdf	Site/Block Plan - Existing	19 February 2026
DAS - HMO.pdf	Design and access statement	19 February 2026
A111 - CROSS SECTIONS.pdf	Additional plans	19 February 2026
A103 - PROPOSED BLOCK PLAN.pdf	Block plan of the site	19 February 2026
A101 - SITE PLAN.pdf	The location plan	19 February 2026
A108 - REAR ELEVATIONS.pdf	Elevation (Rear) - Existing	19 February 2026
A110 - SIDE 2 ELEVATIONS.pdf	Elevation (Side) - Existing	19 February 2026
A109 - SIDE 1 ELEVATIONS.pdf	Elevation (Side) - Existing	19 February 2026
A107 - FRONT ELEVATIONS.pdf	Elevation (Front) - Existing	19 February 2026
A106 - SECOND FLOOR PLANS.pdf	Floor plan	19 February 2026

Head of Development Management and Planning Enforcement

HGY/2026/0458

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5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
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Refusal Reasons: (3)

- 1** The proposed conversion of this single-family dwelling into an HMO would result in unacceptable loss of family housing for which there is an identified need, undermining the Council's ability to meet its housing targets as set out in the London Plan. The proposal is therefore contrary to London Plan Policy H8, Policy SP2 of the Haringey Local Plan (2017) and Policies DM10 and DM17 of Haringey's Development Management DPD (2017).
- 2** The proposed conversion of the property to an HMO will exacerbate the over-concentration of HMO uses in this area, resulting in adverse impacts on local character and amenity and contrary to Policy DM17 of Haringey's Development Management DPD (2017).
- 3** The proposed development would result in an over-intensive use of the property and an increase in levels of activity and noise that would be detrimental to neighbouring residential amenity, contrary to Policies DM1 and DM17 of Haringey Council's Development Management DPD (2017).

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

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.

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.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol

