

Application Number:	HGY/2026/0593
Application Type:	Full planning permission
Address:	Ground Floor Flat A, 4 Barratt Avenue, Wood Green, London, N22 7EZ
Proposal:	Change of use from c3 (flat) to c4 (small hmo)
Case Officer:	Adam Silverwood
Valid Date:	12/03/2026
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Applicant:	Ms Krishna Frederick
Agent:	Mrs Ozge Akdogan

RECOMMENDATION

Refuse

1. Proposed Development

This is an application for a change of use from a residential dwelling (C3) to a house of multiple occupation (C4).

2. Site and Surroundings

The application site is a two-storey terraced building located on the eastern side of Barratt Road, close to the corner of Station Road. Specifically, this application relates to the ground floor flat that was converted in 1987.

The property is located within a 'Family Housing Protection Zone', as introduced in the 2017 local plan to restrict further residential conversions in areas identified as already having a high concentration of converted properties.

The property is also subject to an Article 4 Direction which came into force in November 2013, removing permitted development rights for a change of use from a single-family dwelling house (Use Class C3) to a HMO (Use Class C4).

3. Relevant Planning and Enforcement History

HGY/1997/0789 - Rebuilding of existing single storey rear extension. – Approved with Conditions: 09/07/1997

HGY/1997/0935 - Conservation Area Consent for the demolition of a single storey rear addition. – Approved with Conditions: 05/08/1997

OLD/1987/0074 - 16/2/87 Conversion into three self-contained flats. – Approved with Conditions: 06/04/1987

There is associated enforcement action with this application site.

ENF/2025/0849 - Change of Use - House in Multiple Occupation: Received: 02/10/2025

5. Local Representations

The application has been publicised by way of letters sent to neighbouring properties, a site notice placed within the vicinity of the site and advertisement in a local paper.

One representation was received from neighbours. The representation raised the below points:

- Property is located within a family housing protection zone and would be contrary to this
- Would result in a loss of small family housing
- Would result in an overconcentration of occupants
- Fails to meet internal space standards
- Would impact on available parking in the area
- Would result increase noise and activity detrimental to neighbouring amenity

LBH Conservation Comments

'4 Barret Avenue is located within the Wood Green Common Conservation Area. The Wood Green Common Conservation Area has significant surviving areas of historic common land form a large part of the Conservation Area and the land around it developed significantly during the C19. The area has a strong association with the Barratt sweets and confectionery factory that was the dominant employer in the area from the late-19th to the mid-20th century and the development of the railway and the New River which have all contributed to its current built form.

Barrett Avenue is collectively one of the most complete and coherent pieces of townscape in the Conservation Area, No. 4 is part of a terrace, Nos. 2-14, on the east side of the road. Built in red brick with wider, square bays and larger triangular gables with painted mock-Tudor detailing.

There are no alterations proposed by this scheme, as shown in the submitted plans. However if any additional changes to the building are required to facilitate the HMO, such as bike or bin storage, then this would need to consider the location of these ancillary services to ensure there is no detrimental impact on the CA. The front garden is very small and placing these ancillary buildings/uses increases visual clutter and can have a cumulative and detrimental impact on the significance of the Conservation Area. This information should be provided prior to determination, as it would be essential to making the change of use.'

Haringey Public Health Team

'The Public Health team, responding on behalf of the Director of Public Health, have concerns that the property is inadequate to comfortably accommodate up to four individuals as the internal floor space is significantly less than 120m².

Approximately 16% of properties are overcrowded in the local area (Census 2021 data, Office for National Statistics), and it is likely a house in multiple occupation (HMO) of this size in this property would add to this. Overcrowding, and poor-quality housing, is a public health issue that exacerbates physical and mental health conditions and is associated with the increased spread of infectious diseases (<https://www.instituteoftheequity.org/resources-reports/evidence-review-housing-and-health-inequalities-in-london/full-report.pdf>).

Although there is a rear garden for shared use, adequate indoor shared amenity space should be provided to avoid residents being limited to spending time in their respective bedroom, which can have a negative impact on mental health and wellbeing.

There is only one bathroom with washing facilities to be shared by up to four residents (three separate households), this could lead to unsanitary conditions.

The kitchen space provided is too small without sufficient cupboards, cooking space and fridge freezer access for four people (as mentioned in Haringey's HMO Standards), this may lead to individuals not being able to store sufficient foods or cook fresh, healthy meals.

We recognise that HMOs are an important provision of affordable housing to residents in Haringey, however, as highlighted in Policy DM17 it is important that high quality accommodation is provided with a satisfactory level of amenity space for occupants. We believe this is not reached in this application, and this could have a detrimental impact on the health and wellbeing of residents, and that it should remain a family property as it is located in the Family Housing Protection Zone.'

6. Material Planning Considerations

The main planning considerations raised by the proposed development are:

- 1 - Principle of Development
- 2 - Design and Impact of the proposed development on the Character and Appearance of the Conservation Area.
- 3 - Impact on Neighbourhood Amenity
- 4 - Waste and Recycling

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 sets 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 internal area of the property would be lesser than 120sqm at 58.7 sqm. The application is not considered to comply the requirements of policy DM17 part a.

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: The Strategic Housing Market Assessment (SHMA) found that there was a serious shortage of small family residential dwellinghouses. Therefore, in addition to the overall need for a net increase in the Page 4 of 8 HGY/2025/3286 supply of housing (all types and tenures), the SHMA established that if the proportional loss of small family units continues at the same rate Haringey will fail to provide enough small to large family homes. The trend has raised concerns around population transience given the shortfall of housing suitable for expanding families. Given the Borough's existing and projected housing needs identified by the SHMA, policy has been developed to resist the loss of small-family housing, in particular through the subdivision of the existing traditional housing stock.

Policy DM16 seeks to maintain a supply of larger family homes to meet Haringey's housing need by restricting further residential conversions in areas of the Borough identified as already having a

high concentration of converted properties. This will ensure the Council can protect the remaining existing stock of family houses (3+ bedrooms) within these areas (see Figure 3.1 'Family Housing Protection Zone'5), and to ensure that, across the Borough, the range of Haringey's housing needs can be met. 'Family housing' is defined in the London Plan 2021 glossary at page 505 as 'A dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five, or more bedrooms'

In a dismissed appeal in 2025 involving a 6 person HMO (ref: APP/Y5420/W/25/3370728), the Inspector acknowledged the relationship between Policy DM16 and DM17:

Policy DM17 applies at the site-specific level and, when read alongside Policy DM16, is intended to prevent the incremental erosion of much-needed family housing in areas where such stock is under pressure. Permitting the appeal scheme would erode the stock of smaller family dwellings that the policy seeks to protect and could make it more difficult for the local planning authority to resist similar proposals.

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 is on 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 and 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 reflective of up-to-date data.

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 upon up-to-date data.

No, 2 and no. 26 Barratt Avenue are in operation as HMO's. This would be below the 10% limit to be defined as an overconcentration. The application is considered to be acceptable with regard to part b of policy DM17.

c. They are accessible by public transport, cycling and walking.

Comment: The site is located within an area with a Ptal rating of 5, indicating a good level of accessibility by public transport and is considered to be acceptable with regard to part C of policy DM17.

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: This application has received comments from the LBH Public Health team that advises that the proposed HMO would not provide sufficient internal amenity space nor appropriate kitchen facilities for the amount of intended occupants.

With regard to the internal space standards of each bedroom, the applicants have advised that there would be a maximum occupancy of 3 persons only in the property and this is confirmed by the property licence. The bedrooms are all considered as one person lettings requiring 10m². All bedrooms would comply with this limit, albeit the middle bedroom being just on this margin.

It is appreciated that the proposed kitchen would be small in size at 6.1 m², as there would be one kitchen per 3 persons it is considered that the proposed kitchen would meet the minimum requirements within Haringey's HMO standards. The submitted plans show space for 4 cupboards (8 when considered vertically) that exceed the 0.5 metre standard, and this would also include space for a large fridge.

There is a large rear garden to the property and therefore this is considered to meet the requirements for amenity space and although not specified on the plans there is considered to be sufficient space within the curtilage of the dwelling to accommodate the necessary storage space for waste and recycling. Therefore, the proposed change of use is considered to meet the requirements of part d of policy DM17.

e. Where non-self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

Comment: The proposed HMO would have the use of kitchen for three self-contained lettings of 6.1 m².

The proposed conversion of this property to a 3 person HMO would not meet the relevant tests as part of policy DM17 for the reasons listed above and is therefore recommended for refusal in this regard.

Design and Impact on the Character and Appearance of the Area

Policy DM1 (Delivering High Quality Design) states that 'all new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area', development 'a) must relate positively to neighbouring structures, new or old, to create a harmonious whole; b) make a positive contribute to a place improving the character and quality of an area; c) confidently address feedback from local consultation; d) demonstrate how the quality of development will be secured when it is built; e) are inclusive and incorporate sustainable design and construction principles'.

The proposed application does not propose any external amendments to the property and is therefore not considered to be detrimental to the character and appearance of area.

Impact on Neighbourhood Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours.

Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

One objection has been received that considers that the proposed development would result in an over concentration of occupants within the property.

The proposed application does not propose any external amendments to the property and is therefore not considered to be detrimental to neighbouring amenity in this regard, With regard to any increase in movements or overconcentration, the property was previously a two-bed flat and its habitation by 3 persons is not considered to be significantly worsen this.

Waste & Recycling

There is sufficient space within the curtilage of the property to accommodate waste storage and recycling for 3 persons.

Conclusion

The proposed change of use from a 2 bedroom flat in operation as a residential dwelling would not meet the relevant requirements of policy DM17 for conversion into House of Multiple Occupation. Primarily the property would not meet the minimum space standards for operation as HMO within policy DM17 Part A.

8. Recommendation

That planning permission be **REFUSED** for the following reason(s):

Refusal Reasons:

The proposed change of use from a 2 bedroom flat in operation as a residential dwelling would not meet the relevant requirements of policy DM17 for conversion into House of Multiple Occupation. Primarily the property would not meet the minimum space standards for operation as HMO within policy DM17 Part A.