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30 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/2026/0593
Location	Ground Floor Flat A, 4 Barratt Avenue, Wood Green, London, N22 7EZ
Proposal Received	Change of use from c3 (flat) to c4 (small hmo) 3 March 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
2102_90_002_Proposed_Block_Plan.pdf	Block plan of the site	3 March 2026
4a Barratt Avenue - Planning Drawings.pdf	Mixed/Combined Plans	3 March 2026

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

Refusal Reasons: (1)

- 1** 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.

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