

Mr Sam Jacoby
17 Fairview Close
London
United Kingdom
E17 5HJ

5 May 2026

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

Case Reference	HGY/2026/0657
Location	Flat A, 22 Ferndale Road, Tottenham, London, N15 6UE
Proposal	Change of use from a 3-bedroom single family dwelling flat (Use Class C3) to a 3-bed 3-person House of Multiple Occupation (HMO) (Use Class C4). (Retrospective)
Received	9 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 in accordance with the application dated above.

Title	Description	Date
2603/03 - Existing Plans & Elevations		9 March 2026
2603/04 - Existing Section		9 March 2026
2603/02 - Block Plan		9 March 2026
2603/05 - Pre-existing Plans, Elevations & Section		30 March 2026

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

Refusal Reasons: (1)

- 1 The proposed conversion involves the over-intensive change of use of the property resulting in sub-standard accommodation by reason of inadequate room sizes and lack of ensuite bathroom/w.c. facilities , contrary to Haringey's HMO Standards (2017), and Policy DM17 of the Haringey Development Management DPD (2017).

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 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.