

Ms Erika Joyce
17 Chester Road
London
United Kingdom
N17 6EA

20 May 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/2026/0876
Location 17 Chester Road, Tottenham, London, N17 6EA
Proposal Conversion of single-dwelling property into two self-contained flats
Received 26 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
Location Plan	The location plan	26 March 2026
901-01	Proposed floor plans	26 March 2026
901-01	Proposed plans	26 March 2026
902-01	Proposed Elevations	26 March 2026

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

Refusal Reasons: (1)

- 1 The proposed conversion relates to a property with an original un-extended gross internal floor space below the minimum 120sq.m threshold required for conversion and would result in the loss of an existing family-sized dwelling within a Family Housing Protection Zone. The proposal is therefore considered unacceptable in principle and contrary to Policy DM16 of the Haringey 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