



Officer Report

Application Number:	HGY/2026/0857
Application Type:	Full planning permission
Address:	37 Gloucester Road, Tottenham, London, N17 6DG
Proposal:	Change of use of the existing dwellinghouse (Use Class C3) to small House in Multiple Occupation (Use Class C4) for up to 6 persons.
Case Officer:	Josh Parker
Valid Date:	25/03/2026
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Applicant:	Mr Emre Loy Loy
Agent:	Mr Emre Loy

RECOMMENDATION

Approve with Conditions

1. Site location

The subject contains a two-storey mid-terrace property located on the western side of Gloucester Road. The surrounding uses are predominantly residential. The site is not located within a conservation area.

2. Description of Proposal

This is an application for a change of use from a single dwelling house (C3 use) to a house in multiple occupancy (C4 use).

3. Relevant Planning and Enforcement history

No relevant planning history or enforcement history for the site

4. Internal & Statutory Consultation

The following were consulted regarding the application:

LBH Planning Enforcement

The following comments were received from consultees:
N/A

5. Local Representations

The number of representations received from neighbours, local groups, etc in response to notification and publicity of the application were as follows:

No of individual responses: 0

Objecting: 0

Supporting:

The following comments were raised in the representations received:

6. Assessment of Planning Considerations

The main planning considerations raised by the proposed development are:

1. Principle of development;
2. Impact on neighbouring amenity;
3. Transport considerations.

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 set out specific criteria that is required to be met to allow approval of the conversion of a home to an HMO:

a. The gross original internal floor space of the existing dwelling is greater than 120m²:

Comment: The original un-extended floor space of the property is 123.3m² and therefore in excess of the minimum to be considered suitable for conversion to HMO accommodation.

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: From reviewing a June 2026 spreadsheet of registered HMOs within the borough, there were 7 HMOs registered on Gloucester Road which is a large street, consisting of nos. 1-145 Gloucester Road. Given the low recorded amount of HMO conversions, the amenity impacts from the dwelling being converted to a six person HMO would not be anticipated to be unacceptable.

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

Comment: Although the site has a low PTAL rating of 1b, it is immediately adjacent to areas with PTAL levels of 3 as you move towards Seven Sisters, with a 12 minute walk to Seven Sisters Rail Station and the regular bus services. In this respect, the site is considered to benefit from satisfactory public transport accessibility.

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.

The floor plans indicate all bedrooms of at least or exceeding 11.2m² in size. A large communal kitchen of 22.5m² is provided. The property also has a large communal rear garden. Whilst 5 lettings would be reliant on one kitchen, if sufficient kitchen 'sets' are provided as per the Haringey HMO License standards, this can be an acceptable arrangement. As the kitchen/living space is large enough to comfortably house two kitchen sets the arrangement could meet a satisfactory means, as such the quality of accommodation would not warrant refusal alone. The property therefore is considered to provide a satisfactory standard of accommodation.

The frontage of the site has sufficient space for the storage of refuse bins. A condition has been imposed requiring further details for the storage and keeping of refuse bins.

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

As outlined above, all bed spaces have access to a large communal kitchen a maximum of one floor away.

Impact on neighbouring 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. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

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.

The proposal would see the property occupied by a maximum of 6 persons to 5 bedrooms, which is a similar level of occupancy that would be expected were the property used as a single family dwellinghouse. Whilst there would possibly be a slight increase in the number of comings and goings from the property in HMO use as opposed to a single-family dwelling, the intensity of residential use would not be considered to give rise to an unacceptable impact on neighbouring amenity by reason of noise or general disturbance, or waste generated through the use.

Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

It is acknowledged that the use of the premises as an HMO would lead to an intensification of the residential use in terms of anticipated number of occupants in comparison to use of the property as

a single family dwellinghouse. However, HMO accommodation is more likely to have occupancy by individuals that do not own their own car in comparison to self-contained accommodation, and the site does benefit from reasonable access to public transport in the locality. Although it might not be ideal there is ample space to the rear for bike storage accessed relatively easily through the front door and kitchen. A condition has been attached to show the minimum of 2 covered cycling spots as per the requirements for a single house hold (C3).

On this basis, it is considered that the development would result in any unacceptable impacts on highway safety or local parking conditions.

Conclusion

Whilst the proposal would provide a satisfactory standard of accommodation for occupants. The council records suggest that there would not be an over-concentration of HMO accommodation with the extra HMO taking registered HMO's from 7 to 8 out of 145 house numbers.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be refused for the reasons set out above.

Planning Enforcement have been notified of this recommendation.

7. CIL Applicable

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for Mayoral or Haringey's CIL charge.

8. Recommendation

The application is recommended for APPROVAL subject to the following conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed below, other than where those details are altered pursuant to the conditions of this planning permission.

Approved drawings list:

2026-01-30_title_plan, 37 Gloucester Road London N17 6DG England (floor Plans)

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The dwelling to which this permission relates shall not be occupied as a House in Multiple Occupation (HMO) until details of a secure bicycle shelter that meets the London Cycle Design Standards with 2 spaces in the property's front garden, has been submitted to, and approved in writing by the Local Planning Authority. The approved cycle parking shall be fully installed prior to the first use of the HMO and maintained thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 4 The House in Multiple Occupation (HMO) hereby approved shall not be occupied at any time by more than four permanent residents, unless agreed otherwise in writing by the local planning authority.

Reason: To ensure that an acceptable standard of accommodation is provided for prospective residents and in the interests of the amenities of the area and to comply with Policy DM17 of The Development Management DPD 2017.