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26 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/2026/0860
Location	29 Harringay Road, Tottenham, London, N15 3JB
Proposal	Change of use from single family dwellinghouse (Use Class C3) to small House in Multiple Occupation (Use Class C4) (retention).
Received	25 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
001 R1, 002 R1, 003 R1		25 March 2026
Location Plan		25 March 2026

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

Refusal Reasons: (3)

- 1 The property has an original un-extended internal floor space of less than 120m², and therefore is not considered to be appropriate for conversion to a House in Multiple Occupation (HMO) and would be best retained as a small single family dwellinghouse for which there is an identified need in the borough, contrary to policy DM17 of the Haringey Development Management DPD 2017.
- 2 The proposed change of use would add to an existing over-concentration of HMOs in the locality, as such leading to further intensification and exacerbating current cumulative amenity impacts in the locality such as over-flowing bins and refuse mismanagement, fly-tipping linked to high turnover properties. The development is therefore contrary to Policy DM17(b) of the Haringey Development Management DPD (2017).
- 3 The proposed HMO, by reason of a number of bedrooms having small floor space sizes, would provide a cramped and sub-standard form of accommodation for occupants of the development, contrary to 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.