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27 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/2026/0542
Location 108 The Avenue, Tottenham, London, N17 6TG
Proposal Change of use from a 5-bed House of Multiple Occupation (HMO) (Use Class C4) to 2no. self contained flats (Use Class C3) inc 1 x 2-bedroom flat and 1 x 3-bedroom flat. (AMENDED DESCRIPTION)
Received 27 February 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
PL/ASB/1 - Location Plan, and Existing and Proposed Floor Plans	inc Location Plan	31 March 2026
PL/ASB/2 - Existing and Proposed Elevations		31 March 2026

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

Refusal Reasons: (3)

- 1 The gross original internal floor space of the original dwellinghouse is below 120m² and therefore considered too small for conversion, contrary to Policy DM16 of Haringey's Development Management DPD 2017.
- 2 The proposed conversion by virtue of the inadequate floorspace area for Flat 1 and lack of outlook for the double bedroom in Flat 2, would provide a sub-standard form of accommodation for future occupants of the development, contrary to London Plan policy D6, policy SP2 of the Haringey Local Plan and policy DM16 of the Haringey Development Management Plan.
- 3 The proposed development, by reason of over-intensive bin and bicycle storage to meet minimum requirement, would result in the creation of a cramped front garden where it would be difficult for future occupiers of the development to access both bin and bicycle storage facilities, contrary to London Plan policy DM4 and DM16 of the Haringey Development Management Plan 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.