

Mr George Athanasi
Southgate Office Village
Block E
286A Chase Road
N14 6HF

29 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/2026/0625
Location	37 Westbury Avenue, Wood Green, London, N22 6BS
Proposal	Conversion of existing property from a 3 person to a maximum 5 person 4x bedroom house of multiple occupation (HMO).
Received	5 March 2026

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development received on the above date.

Title	Description	Date
2532A.01A- Existing Site Plan, Ground and First Floor Plans.pdf	Block plan of the site	5 March 2026
2532A.02A3 Proposed Ground & First Floor Plans REVISED	REVISED	19 May 2026

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

Conditions: (3)

- 1 Within 3 months of the date of this permission, the internal works to the ground floor kitchen, as shown on the approved plans, shall be fully carried out and completed to provide the level of facilities required to accommodate five occupants, unless an alternative timeframe has first been agreed in writing by the Local Planning Authority. The kitchen shall thereafter be retained and maintained in accordance with the approved details for the lifetime of the HMO use.

Reason: To ensure the property provides an adequate standard of accommodation for all occupants in accordance with Policy DM17 of the Development Management DPD (2017) and to secure the timely delivery of essential facilities necessary for the authorised level of occupation.

- 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:

- 2532A.02A3 Proposed Ground & First Floor Plans REVISED
- 2532A.01A- Existing Site Plan, Ground and First Floor Plans

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

- 3 The House of Multiple Occupation hereby approved must be occupied by no more than 5 persons at any time.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

- 1 You can find advice in regard to your rights of appeal at:
<https://www.gov.uk/appeal-householder-planning-decision>
- 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.