

MSK

PLANNING STATEMENT

15 Maryland Road, London N22 5AR

May 2026 Revision – 0

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Applicant	Ahmet Akdogan
Agent	MSK Design Ltd
Site address	15 Maryland Road, London, N22 5AR
Application type	Full Planning Permission
Proposal	Change of Use from Single Family Dwellinghouse (Use Class C3) to a 5-Room House in Multiple Occupation for up to 6 Occupiers (Use Class C4)
Revision	0
Date	May 2026

1.0 Executive Summary

This Planning Statement has been prepared in support of a full planning application to the London Borough of Haringey for the change of use of the existing dwellinghouse at 15 Maryland Road, London N22 5AR from a single family dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4). The proposed HMO would contain 5 letting rooms and would be occupied by up to 6 persons.

The proposal does not seek any external enlargement of the building. The works are limited to internal reconfiguration and the operational use of the property as a small HMO. The existing residential character of the building and its appearance within Maryland Road would therefore be retained.

The submitted proposed plans identify five letting rooms, shared kitchen and living accommodation, en-suite sanitary facilities, internal storage, a retained rear garden, refuse storage and lockable cycle storage for up to 8 bicycles. The room sizes shown on the proposed plans are generous for HMO accommodation, with rooms identified as 20.5m², 19.0m², 11.4m², 11.3m² and 15.0m².

Planning permission is required because the London Borough of Haringey operates an Article 4 Direction for small HMOs in the relevant area, removing the otherwise available permitted development right for changes from Use Class C3 to Use Class C4. The Council therefore assesses such proposals against Policy DM17 of the Haringey Development Management DPD and the wider development plan.

The proposal represents a modest and appropriate residential intensification of a substantial three-storey dwelling. It would make efficient use of existing housing stock, provide flexible shared accommodation, retain external amenity space, provide practical refuse and cycle storage arrangements, and avoid external built form impacts. The development is therefore considered acceptable in principle and compliant with the relevant planning policy framework.

2.0 Site and Surroundings

The application site comprises an existing three-storey terraced residential property at 15 Maryland Road, London N22 5AR. The property sits within an established residential street formed mainly by terraced dwellings of similar scale and character.

The submitted existing plans show the property arranged over ground, first and second floor levels. At ground floor level the existing dwelling includes kitchen, dining and living accommodation, with bedrooms arranged across the upper floors. The existing layout is therefore that of a substantial family-sized dwelling.

The property benefits from a rear garden of approximately 90m². The submitted block plan also identifies refuse storage and a rear shed/lockable storage area capable of accommodating up to 8 bicycles.

Maryland Road is a residential street with pedestrian footways and access to the wider local street network. The application site is within an urban London context where walking, cycling and public transport are realistic travel options for residents. The use would remain residential in character and compatible with the surrounding pattern of development.

3.0 Proposed Development

Planning permission is sought for the following development:

Change of use of the existing dwellinghouse from Use Class C3 to a 5-room House in Multiple Occupation, Use Class C4, for up to 6 persons.

The proposed accommodation shown on the submitted plans comprises the following:

Space	Proposed area / provision
Room 1	20.5m ²
Room 2	19.0m ²
Room 3	11.4m ²
Room 4	11.3m ²
Room 5	15.0m ²
Kitchen / living accommodation	Shared kitchen and living facilities for use by HMO residents. No letting room contains independent cooking facilities.
Sanitary accommodation	En-suite facilities shown serving the letting rooms
External amenity space	Retained rear garden, approximately 90m ²
Refuse storage	Dedicated refuse storage shown to the frontage / within the site
Cycle storage	Lockable storage area for up to 8 bicycles within the rear garden shed

The accommodation would not be subdivided into self-contained flats. Although en-suite sanitary facilities are proposed, no letting room would contain its own independent kitchen. Cooking and living facilities would be provided as shared facilities for the HMO residents.

The proposal therefore remains a small HMO rather than a conversion to self-contained residential units.

No external extensions, new roof additions, new balconies, new terraces or material alterations to the front elevation are proposed. The physical impact of the development is therefore limited.

4.0 Submitted Drawings

This statement has been prepared having regard to the following submitted drawings:

Drawing reference	Drawing title
10695-MSK-00-DR-AR-PL-100	Existing ground, first and second floor plans
10695-MSK-00-DR-AR-PL-201	Proposed ground, first and second floor plans
10695-MSK-00-DR-AR-SI-001	Existing and proposed block plans

Where earlier drawing revisions have been issued, the latest revision should be treated as the current drawing for the purpose of the planning submission.

5.0 Planning Policy Framework

5.1 National Policy

The National Planning Policy Framework is a material consideration. It promotes sustainable development, the effective use of land and buildings, the delivery of a sufficient supply of homes, good design and decisions which reflect the development plan unless material considerations indicate otherwise.

The proposal supports these objectives by reusing an existing residential building, avoiding unnecessary demolition or external enlargement, and providing additional flexibility within the local housing stock.

5.2 Regional Policy

The London Plan 2021 forms part of the statutory development plan. Relevant strategic themes include Good Growth, making the best use of land, housing quality, sustainable transport and appropriate cycle parking provision.

Relevant London Plan policies include Policy GG2 (Making the best use of land), Policy D3 (Optimising site capacity through the design-led approach), Policy D6 (Housing quality and standards), Policy T5 (Cycling) and Policy T6 / T6.1 (parking).

5.3 Local Policy

The adopted Haringey Development Management DPD was adopted in July 2017 and forms part of the Local Plan. For this proposal, the most relevant policies include DM1 (Delivering High Quality Design), DM4 (Provision and Design of Waste Management Facilities), DM12 (Housing Design and Quality), DM17 (Houses in Multiple Occupation), DM31 (Sustainable Transport), DM32 (Parking) and DM35 (Cycle Storage in Front Gardens, where relevant).

Policy DM17 is the key local policy for HMO conversions. It permits the conversion of larger homes to HMOs, including small HMOs within the Article 4 Direction area, where the criteria in the policy are satisfied. Those criteria include the original dwelling having a gross internal floor space greater than 120m²; no significant adverse amenity impact, including cumulative impacts from over-concentration; accessibility by public transport, cycling and walking; high-quality accommodation with appropriate internal space, amenity space and refuse storage; and exclusive use of a kitchen or space within a shared kitchen for each household in non self-contained accommodation.

Haringey Council's published HMO planning advice confirms that HMO conversions must comply with Policy DM17 and identifies the same key requirements, including the 120m² original floorspace threshold, high-quality accommodation, accessibility and adequate refuse storage and collection.

6.0 Principle of Development

The proposal seeks to retain the property in residential use while changing the occupation model from a single household to a small HMO occupied by up to 6 persons. A Use Class C4 HMO is a recognised residential use and remains materially different from a non-residential or commercial use.

The proposal is modest in scale. It would provide 5 letting rooms for up to 6 people within the existing building envelope. This level of occupation is comparable with the level of occupation that can arise in a substantial family dwelling, particularly a three-storey property that already contains multiple bedrooms.

The Article 4 Direction does not create a presumption against HMOs. Its purpose is to bring the change of use under planning control so that the Council can assess the planning merits of the proposal against Policy DM17 and the wider development plan. The development should therefore be assessed on its planning impacts rather than refused simply because permission is required.

The existing dwelling has a confirmed gross internal area of approximately 168m². It therefore comfortably exceeds the 120m² original gross internal floorspace threshold required by Policy DM17. This confirms that the property is a larger home capable of accommodating the proposed small HMO use without external enlargement and without resulting in cramped or poor-quality accommodation.

The principle of the proposed change of use is therefore acceptable, subject to detailed assessment of accommodation quality, residential character, neighbour amenity, HMO concentration, transport, parking, refuse and management. These matters are addressed below.

7.0 Compliance with Policy DM17 - Houses in Multiple Occupation

Policy DM17 provides the main assessment framework for this application. The proposal responds positively to each of the relevant policy requirements.

7.1 Larger Home and 120m² Threshold

Policy DM17 applies to the conversion of larger homes to Houses in Multiple Occupation and requires the gross original internal floorspace of the existing dwelling to be greater than 120m².

The existing dwelling has been measured and confirmed as having a gross internal area of approximately 168m². The property therefore exceeds the 120m² threshold by a substantial margin. This figure has been calculated from the submitted existing floor plans and represents the gross internal area of the existing dwelling across ground, first and second floor levels.

This is an important consideration in favour of the proposal. The purpose of the threshold is to ensure that HMO conversions take place within larger properties that can accommodate shared residential use without creating cramped or poor-quality living conditions. The application property is a substantial three-storey terraced house with accommodation across ground, first and second floors. It is not a small or constrained dwelling where conversion would be likely to result in over-intensive occupation.

The submitted plans demonstrate that the proposed HMO can be accommodated without external enlargement and without relying on undersized rooms or the loss of all shared living space. The five letting rooms are generous in size, ranging from 11.3m² to 20.5m², and the property retains shared kitchen/living facilities, en-suite sanitary accommodation, storage, refuse provision, cycle storage and a rear garden of approximately 90m².

The proposal therefore satisfies the larger-home and floorspace requirement of Policy DM17.

7.2 High Quality Accommodation

The proposed HMO would provide a high standard of accommodation for future residents.

The five letting rooms are all of usable size and shape, with the smallest rooms shown as 11.3m² and 11.4m². The remaining rooms are substantially larger, at 15.0m², 19.0m² and 20.5m².

The room sizes materially exceed typical minimum bedroom standards and provide practical space for sleeping, study and storage. The larger rooms also provide flexibility for occupation by a couple where this is consistent with the overall maximum occupancy of 6 persons.

Importantly, the scheme does not maximise bedroom numbers at the expense of shared space. The plans retain kitchen and living accommodation for shared use by residents. This supports normal shared-house living patterns and reduces pressure for residents to use bedrooms as their only living space.

The proposal includes en-suite sanitary facilities serving the rooms. This is a positive feature because it reduces pressure on shared bathrooms, improves day-to-day convenience for residents and assists in managing the property as a small HMO. The provision of en-suites does not render the rooms self-contained because the accommodation does not include independent kitchen facilities for sole use within each room.

The rear garden of approximately 90m² would be retained for use by residents. This is a meaningful amenity space and provides a level of outdoor provision that is better than many small HMO conversions. It supports the quality of the accommodation and helps the development comply with the amenity-space expectations of Policy DM17.

7.3 Shared Kitchen and Communal Facilities

Policy DM17 requires non self-contained HMO accommodation to provide exclusive use of a kitchen, or space within a shared kitchen, for each household. The submitted plans show shared kitchen and living facilities within the property. The residents would therefore have access to shared cooking and communal space rather than relying on individual cooking facilities within private bedrooms.

The proposed accommodation does not provide self-contained units. No letting room contains its own independent kitchen. The en-suite facilities provide sanitary accommodation only and do not create separate flats or studio units.

This shared arrangement confirms that the proposal is a small HMO rather than a conversion to self-contained residential units. The internal layout provides a coherent shared-house arrangement, with private rooms supported by common facilities. This would assist in creating a functional and well-managed form of HMO accommodation.

7.4 Residential Character and HMO Concentration

Policy DM17 seeks to avoid significant adverse amenity impacts on the surrounding neighbourhood, including cumulative impacts arising from over-concentration of HMOs. The proposal would remain residential in character, would not introduce self-contained flats, and would not create a materially different external appearance or pattern of activity when compared with residential occupation of a substantial family dwelling.

The property would continue to read as a single dwelling within the terrace. There would be no new front entrance, no external staircases, no separate flat entrances, no subdivision features visible from the street, and no external alterations that would signal a change in character.

The scale of the proposed use is limited to 5 rooms and up to 6 persons. This is the smallest HMO use class controlled by planning and remains within Use Class C4. A planning

condition limiting occupation to no more than 6 persons would be acceptable and would provide certainty to the Council and neighbouring occupiers.

A review of the immediate residential context and available planning information has not identified any basis on which the proposed single small HMO would result in harmful over-concentration or a material change to the residential character of this part of Maryland Road. The Council will also have access to its own planning, licensing and council tax records when assessing cumulative impact.

In planning terms, the modest scale of the use, confirmed 168m² size of the host dwelling, absence of external change, retained residential character, generous room sizes, shared facilities and proposed management arrangements mean that the development would not result in harmful clustering or an unacceptable change to the character of the area.

7.5 Noise and Disturbance

The proposed use would remain residential. It would not introduce commercial activity, customer visits, public opening hours, deliveries, external plant, late-night public access or other operational characteristics associated with non-residential uses.

The principal amenity consideration is whether the change from single household occupation to shared occupation would materially increase noise or disturbance. In this case, the maximum occupation is limited to 6 persons, which is comparable with many lawful family occupation scenarios. The internal arrangement includes shared living/kitchen facilities and en-suite sanitary accommodation, which supports a managed residential use.

Noise and disturbance can be controlled through normal HMO management arrangements, tenancy agreements, property maintenance, refuse management and licensing requirements. The applicant would accept a planning condition requiring the property to be occupied and managed as a small HMO for no more than 6 persons.

7.6 Refuse Storage and Collection

The submitted existing and proposed block plan identifies refuse storage within the site. Dedicated refuse storage is important for HMO accommodation because it reduces the risk of bins being stored haphazardly or causing visual harm to the street scene.

The proposed arrangement would allow waste and recycling to be managed as part of the HMO operation. The owner/manager would be responsible for ensuring that refuse is stored correctly, presented for collection on the appropriate days and returned to the storage location after collection.

If considered necessary, a planning condition could require the approved refuse storage to be provided and retained for the lifetime of the development.

8.0 Residential Quality and Living Conditions

The proposed HMO would provide acceptable living conditions for future occupiers. All letting rooms are arranged within the existing residential envelope and are served by existing windows. The rooms have practical proportions and are not dependent on obscure or borrowed light.

The smallest rooms exceed 11m², while the larger rooms range from 15m² to over 20m². These dimensions provide a robust basis for finding that the rooms are not cramped and can accommodate typical bedroom furniture, storage and day-to-day use.

The provision of shared kitchen/living facilities and a retained 90m² garden is a significant benefit of the scheme. The garden provides private outdoor space for residents, while the communal internal areas support social interaction and reduce pressure on private rooms.

The proposed layout also includes storage and en-suite facilities. This helps the property function effectively as shared accommodation and should reduce day-to-day conflict between residents. The overall arrangement is therefore appropriate for a small HMO for up to 6 persons.

9.0 Design, Character and Appearance

The proposal is principally a change of use with internal reconfiguration. No external enlargement is proposed. The scale, massing, roof form, front elevation and overall architectural appearance of the host property would remain as existing.

Because there are no external extensions or material external alterations, the proposal would not create additional bulk, height, enclosure or visual prominence. It would preserve the domestic appearance of the property and the rhythm of the terrace.

The proposed refuse and cycle storage arrangements are contained within the site. The cycle storage is shown within a lockable rear garden shed, which avoids visual clutter at the frontage. The refuse storage is identified on the block plan and can be appropriately managed.

The development therefore accords with the design objectives of London Plan Policy D3 and Haringey Policy DM1 by retaining the character of the host building and avoiding harm to the street scene.

10.0 Impact on Neighbouring Amenity

The proposal would not introduce external extensions, new windows, balconies, roof terraces or raised platforms. There would therefore be no additional built form impact on neighbouring occupiers in terms of daylight, sunlight, outlook, enclosure, privacy or overlooking.

The use of the rear garden would remain residential in character. Its use by up to 6 HMO residents would be comparable with garden use by a large family or shared household in a dwelling of this size. No external amenity structures, smoking shelter, external plant or other features are proposed that would intensify garden activity beyond normal residential use.

The internal layout places residential rooms and shared facilities within the existing building envelope. The proposal would not introduce a party-wall relationship materially different from normal residential occupation. The presence of en-suite facilities may reduce circulation and pressure on shared bathrooms, assisting day-to-day management.

Any residual concerns relating to tenant conduct, refuse presentation, garden use or maintenance can be addressed through HMO management arrangements and, if necessary, a planning condition requiring a management plan. Subject to these controls, the proposal would not cause unacceptable harm to neighbouring amenity.

11.0 Transport, Parking and Cycle Parking

The proposal does not create additional self-contained dwellings and does not involve subdivision into flats. It changes the occupation model of an existing dwelling to a small HMO for up to 6 persons.

The site is located within an established urban London residential area where walking, cycling and public transport are realistic alternatives to private car use. The proposed use would not require operational parking, servicing yards or separate commercial access.

The submitted block plan identifies lockable storage for up to 8 bicycles. This is a strong element of the proposal. It exceeds the likely needs of many small HMOs and encourages active travel by residents. The cycle storage is within the rear garden shed and is therefore secure, covered and visually unobtrusive.

The likely parking impact of the proposal would be limited. A 5-room HMO for up to 6 persons is not materially different from occupation of a substantial family dwelling, particularly where cycle storage is provided and the site is within an accessible urban location. If the Council requests additional evidence, a parking stress note or local parking survey can be submitted; however, the planning merits of the scheme do not indicate a severe transport or parking impact.

12.0 Licensing and Management

Planning permission and HMO licensing are separate regulatory regimes. Planning controls the land use and planning impacts, while licensing regulates property standards, fire safety, occupation and management matters.

The applicant will be responsible for obtaining any necessary HMO licence before occupation and for complying with all relevant housing, environmental health, fire safety and management requirements. This provides an additional regulatory safeguard beyond the planning process.

The applicant would be willing to accept planning conditions requiring: the property to be occupied by no more than 6 persons; the development to be carried out in accordance with the approved plans; refuse storage to be provided and retained; cycle storage to be provided and retained; and, if considered necessary, submission of a HMO management plan before first occupation.

A management plan could address refuse and recycling, presentation and return of bins, maintenance of communal areas, cycle store use, garden management, tenant conduct, landlord contact details and emergency contact arrangements. These matters are capable of being controlled and do not justify refusal of planning permission.

13.0 Sustainability

The proposal makes efficient use of an existing residential building. It avoids demolition, avoids new build construction, avoids extensions and retains the existing building envelope.

This is a low-impact way to provide additional flexibility within the housing stock.

The provision of secure cycle parking supports sustainable transport choices. The retained garden also preserves soft landscaping and residential amenity space.

The proposal therefore aligns with sustainable development principles by optimising the use of an existing building in a manner that avoids avoidable embodied-carbon impacts and supports low-car residential living.

14.0 Policy Compliance Summary

Policy / issue	Assessment
HMO use class	The proposal is for a 5-room HMO for up to 6 persons and therefore falls within Use Class C4.
Article 4 Direction	Planning permission is required and is sought. The Article 4 Direction enables assessment; it does not prohibit HMOs.
DM17 floorspace threshold	The existing dwelling has a confirmed gross internal area of approximately 168m ² and therefore comfortably exceeds the 120m ² original GIA threshold.
Accommodation quality	Five generously sized rooms, shared kitchen/living space, en-suite provision, storage and a retained 90m ² garden.
Self-containment	The proposal is not a conversion to flats; residents share kitchen/living facilities and the use remains a small HMO.
Amenity impact	No external enlargement, no new overlooking, no new built form impacts and occupation limited to up to 6 persons.
Residential character	The property would continue to read as a single residential dwelling in the terrace.
Refuse	Dedicated refuse storage is shown and can be secured by condition.
Cycle parking	Lockable storage for up to 8 bicycles is shown in the rear garden shed.
Management	Occupation, refuse, cycle storage and management can be secured through conditions/licensing.

15.0 Planning Balance

The proposal provides the following planning benefits:

- Retention of the residential use of the property;
- Delivery of flexible shared housing accommodation within an existing building;
- Efficient use of a substantial three-storey dwelling;
- No external enlargement and no material change to the street-facing appearance;
- Generously sized letting rooms and retained shared living/kitchen facilities;
- Retention of a substantial rear garden of approximately 90m²;
- Provision of dedicated refuse storage;
- Provision of lockable cycle storage for up to 8 bicycles;
- Occupation limited to up to 6 persons, keeping the use within Use Class C4;
- Ability to secure residual management matters through planning conditions and HMO licensing.

There are no external built form harms. There would be no additional overlooking, loss of light, loss of outlook, enclosure or visual harm arising from new development. The proposed use is residential in nature and would remain compatible with the established residential character of Maryland Road.

Any residual planning concerns relating to occupation level, refuse storage, cycle storage, garden use or property management can be controlled through proportionate planning conditions. The balance of considerations therefore weighs in favour of granting planning permission.

16.0 Conclusion

The proposed change of use from a single family dwellinghouse to a 5-room HMO for up to 6 persons represents a modest, appropriate and sustainable form of residential intensification.

The proposal would remain within Use Class C4, would retain the residential character of the property and would not involve external enlargement or material changes to the building's appearance. The submitted drawings demonstrate that the proposed accommodation provides generous room sizes, shared kitchen/living facilities, en-suite sanitary provision, storage, retained garden space, refuse storage and secure cycle parking.

The development accords with the relevant objectives of the National Planning Policy Framework, the London Plan 2021 and Haringey's Development Management DPD, particularly Policy DM17. It would provide good quality shared accommodation without causing unacceptable harm to neighbouring amenity, the character of the area, transport conditions or waste management arrangements.

For these reasons, planning permission should be granted, subject to appropriate planning conditions.