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3 June 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF PLANNING PERMISSION**

Case Reference	HGY/2026/0995
Location	108 The Avenue, Tottenham, London, N17 6TG
Proposal	Change of use from flats 5no. self-contained flats (Use Class C3) to a 4-bed 8-person House of Multiple Occupants (HMO) (Use Class C4). (AMENDED DESCRIPTION)
Received	7 April 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
108 The Ave Location and Site Plan.pdf	Location Plan and Block plan of the site	7 April 2026
PL/ASB/1 - Existing and Proposed Floor Plans.pdf	108 the ave PL1 - 02.04.26.pdf Elevation (Front) - Existing	7 April 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 DM17 of Haringey's Development Management DPD 2017.
- 2 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 DM17 of the Haringey Development Management Plan 2017.
- 3 The proposed conversion would result in sub-standard accommodation by reason of inadequate provision of on-site kitchen facilities for the number of lettings and overcrowded accommodation providing a poor living environment for future occupiers, contrary to Policy DM17 of Haringey's Development Management DPD (2017) and Haringey's HMO standards.

- 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.