



DESIGN AND ACCESS STATEMENT

Change of Use from C3 Dwellinghouse to a 5 Bedroom / 5 Person HMO (Use Class C4)

297 Wightman Road, Hornsey, London, N8 0NA

Full Planning Application

Prepared by	GG Architecture Limited
Director	Gulraiz Ghafoor
Project	297 Wightman Road HMO Planning Application
Drawing set reviewed	AH 735 series, dated 22/04/2026
Date	June 2026

GG Architecture Limited
Tel: 07305 302583 | Email: Info@gg-architecture.co.uk

Contents

1. Introduction and executive summary
 2. Site and context
 3. Proposed development
 4. Planning policy context
 5. Design assessment
 6. Access assessment
 7. Residential quality and HMO standards
 8. Refuse, recycling, cycle storage and management
 9. Neighbouring amenity, transport and highways
 10. Planning justification and mitigation response
 11. Planning balance and conclusion
- Appendix A: DM17 compliance matrix
- Appendix B: Accommodation schedule
- Appendix C: Management and mitigation commitments

Application documents reviewed

Document	Purpose	Reference
Site Location Plan	297 Wightman Road, N8 0NA	Drawing set AH 735, page 1
Existing Floor Plans / Existing GIA Plan	Existing layout and measured gross internal area	AH 735 02/A, dated 22/04/2026
Proposed Ground/Site Floor Plan	Ground floor layout, communal area, rear garden, refuse and cycle storage	AH 735 03, dated 22/04/2026
Proposed First Floor Plan	First floor bedroom and bathroom layout	AH 735 04, dated 22/04/2026
Proposed Cycle Stand Details	Sheffield stand layout and detail	AH 735 05, dated 22/04/2026
Officer Report for local comparator scheme	Refusal report for C3 to C4 HMO on Wightman Road	the local comparator application

1. Introduction and executive summary

This Design and Access Statement has been prepared by GG Architecture Limited to support a full planning application to change the use of 297 Wightman Road, Hornsey, London, N8 0NA from a single dwellinghouse within Use Class C3 to a small house in multiple occupation within Use Class C4 for a maximum of five residents.

The proposal is for a 5 bedroom / 5 person HMO. It does not rely on an extension to create the accommodation and does not introduce a materially different external appearance to the property. The front entrance is retained, the residential character of the building is preserved, and the use remains residential in nature.

The application has been prepared having particular regard to pre-application advice received from Haringey Council and to the types of planning concerns commonly raised for HMO proposals in the immediate Wightman Road locality. The two key design responses are: first, the refuse store has been relocated to the rear garden; and second, the measured survey demonstrates that the existing dwelling exceeds the 120sqm threshold even when the existing rear extension is excluded from the calculation.

In summary, the proposal is considered to comply with Policy DM17 of the Haringey Development Management DPD because:

- The existing dwelling has a measured gross internal area of 120.57sqm excluding the existing rear extension, and 126.87sqm including the extension.
- The proposed occupancy is limited to five people, a level of occupation comparable with a family dwelling and materially below the intensity of larger HMOs.

- All bedrooms are comfortably above the relevant HMO space standards, as confirmed by the minimum internal space standards compliance table in Section 7, and are served by communal living/kitchen/dining space, two communal bathrooms and a 90sqm communal rear garden.
- The refuse store is positioned to the rear, away from the street frontage, directly addressing pre-application feedback and the waste-related concerns associated with HMO waste presentation, refuse mismanagement and street clutter.
- Dedicated Sheffield-style cycle storage is proposed, and no new car parking is required or proposed.
- The proposal includes clear management controls capable of being secured by planning condition, including an occupancy cap, waste presentation arrangements, external upkeep, and HMO licensing compliance.

Planning sensitivity and scope of this statement

The applicant acknowledges that the site lies within Haringey's Article 4 HMO area and that Haringey applies Policy DM17 to C3 to C4 conversions. The statement therefore focuses on the specific DM17 criteria, the standard of accommodation, the management of refuse and external appearance, the relationship with neighbouring amenity, and the site-specific response to the local comparator scheme refusal report.

This statement does not suggest that the refusal of another property can be ignored. Rather, it demonstrates that the present proposal is a tightly controlled, small, five-person HMO within a large existing dwelling, with specific mitigation aimed at the very issues identified in that refusal: cumulative amenity pressure, refuse mismanagement, external upkeep and the loss of family housing.

2. Site and context

The application site is 297 Wightman Road, located on the western side of Wightman Road in Hornsey. The site forms part of a long-established residential terrace. The property is an existing two-storey dwellinghouse with an existing rear element and rear garden. The submitted location plan identifies the site within a predominantly residential street context, close to Fairland Park and the New River corridor.

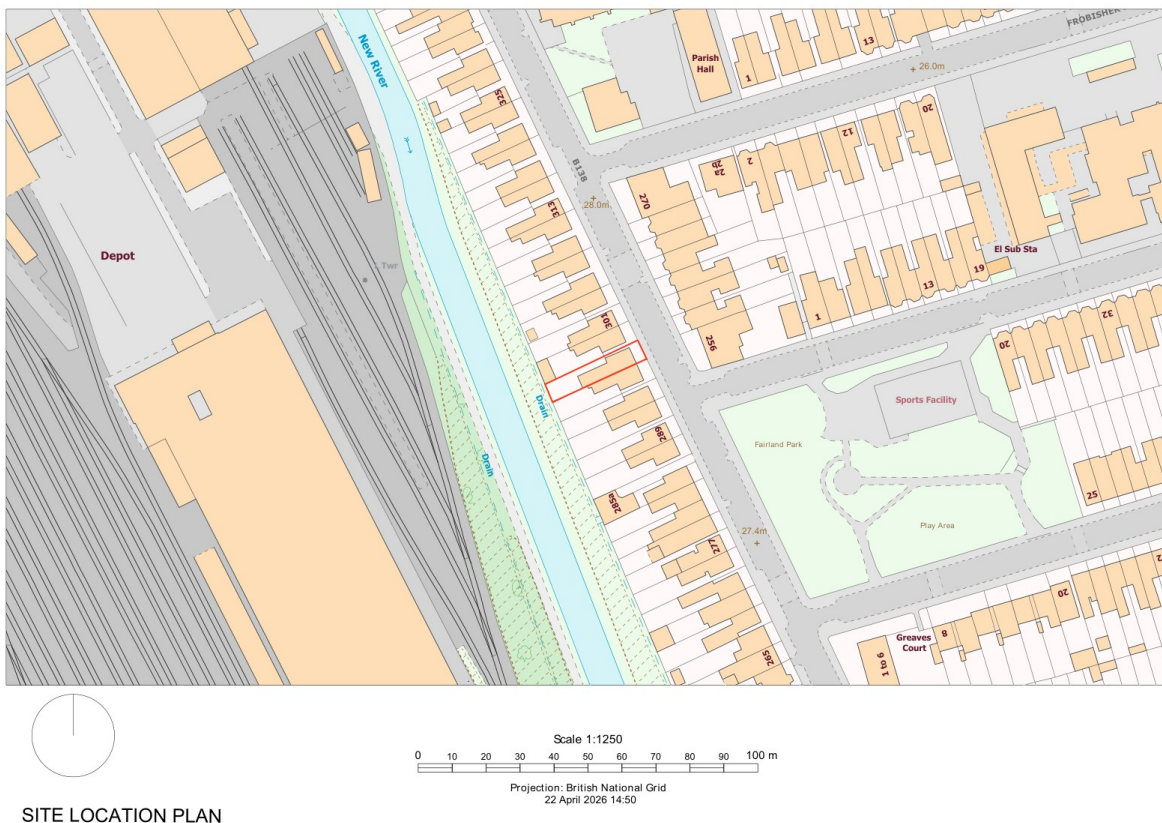


Figure 1: Site location plan showing 297 Wightman Road in context.

Wightman Road is a mixed residential corridor with public transport, walking and cycling opportunities within the wider Harringay / Hornsey area. The site is not proposed to be physically enlarged. The proposal therefore makes efficient use of an existing residential building without increasing built mass, height, footprint, overlooking or overshadowing.

Existing dwelling size and measured GIA

The submitted measured survey drawing identifies the relevant existing gross internal areas as follows:

Measured area	GIA
Ground floor GIA excluding existing rear extension	60.60sqm
First floor GIA	59.97sqm
Existing dwelling GIA excluding rear extension	120.57sqm
Existing rear extension GIA	6.30sqm
Total existing GIA including rear extension	126.87sqm

This is important because Policy DM17 requires the gross original internal floor space of the existing dwelling to be greater than 120sqm. During pre-application discussions, the officer advised that the existing extension should not be relied upon. On the applicant's measured survey, the threshold is still met: the dwelling is 120.57sqm without the extension and 126.87sqm with the extension. The proposal therefore complies with the 120sqm threshold even under the more restrictive approach.

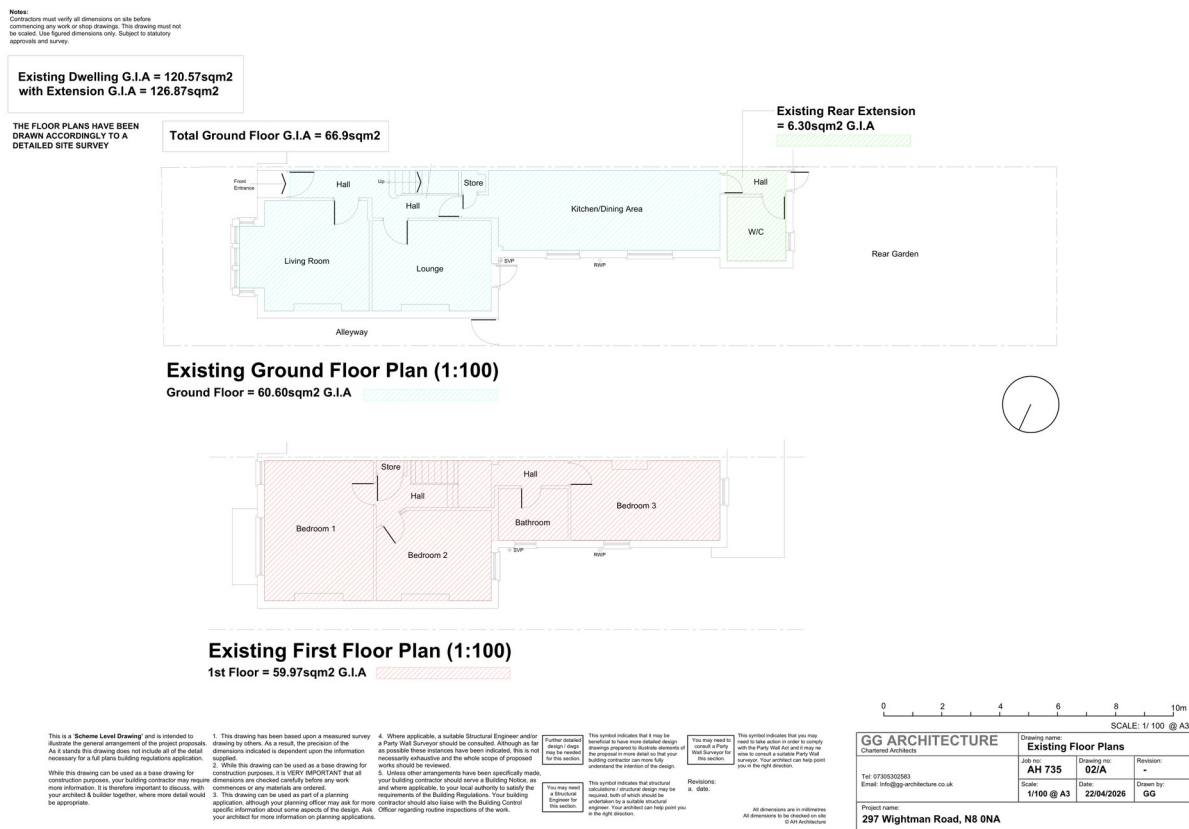


Figure 2: Existing GIA drawing showing 120.57sqm excluding the existing rear extension and 126.87sqm including it.

3. Proposed development

The proposal seeks planning permission for change of use from a C3 dwellinghouse to a small C4 HMO for up to five residents. The proposal comprises five single-occupancy bedrooms and shared communal facilities within the existing building.

Element	Proposal
Use	Existing C3 dwellinghouse to proposed C4 small HMO
Occupancy	Maximum 5 persons
Bedrooms	5 bedrooms, all single occupancy

Communal facilities	Communal living/kitchen/dining area of 22.3sqm
Bathrooms	Two communal bathrooms
Amenity space	Communal rear garden of approximately 90sqm
Cycle storage	Sheffield stands within the site
Refuse storage	Located to the rear garden, not on the front forecourt
External alterations	No material external alteration or extension proposed

Ground floor layout

The ground floor provides Bedroom 1 (15.1sqm), Bedroom 2 (13sqm), a communal bathroom and a communal living/kitchen/dining area of 22.3sqm. Refuse storage is shown to the rear garden and a 90sqm communal rear garden is retained for residents.

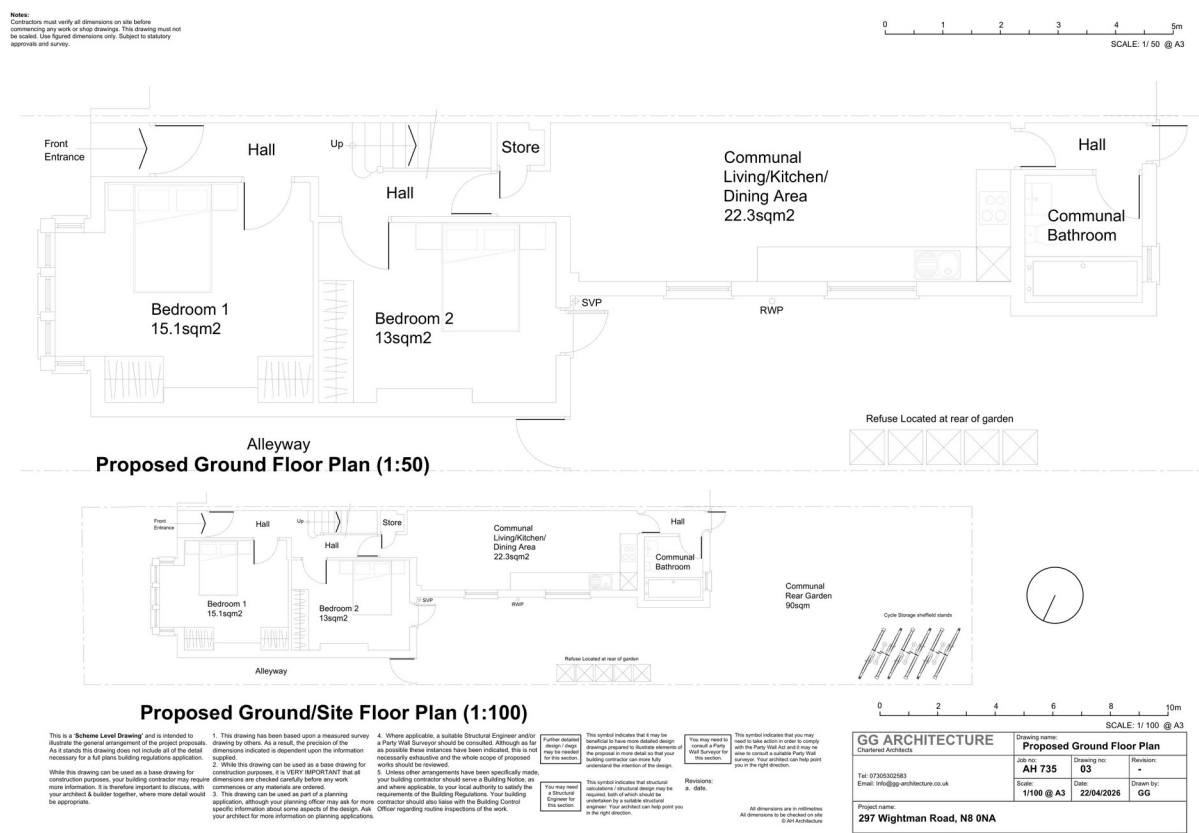
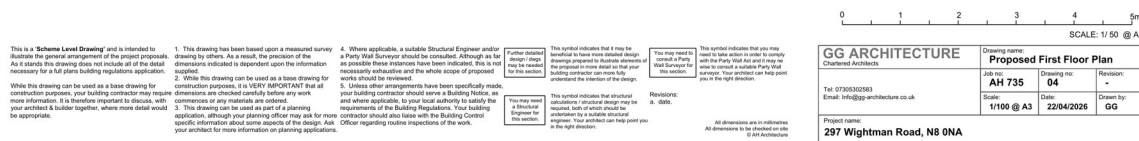


Figure 3: Proposed ground/site floor plan showing Bedroom 1, Bedroom 2, communal facilities, 90sqm garden, rear refuse location and cycle storage.

First floor layout

The first floor provides Bedroom 3 (17.6sqm), Bedroom 4 (12sqm), Bedroom 5 (14sqm) and a communal bathroom. All first-floor bedrooms are no more than one floor from the communal kitchen/living/dining room.



4. Planning policy context

Haringey Article 4 Direction and Policy DM17

Policy DM17 states that proposals for the conversion of larger homes to HMOs, including small HMOs within the Article 4 area, will only be permitted where the dwelling is greater than 120sqm, does not give rise to significant adverse amenity impacts including cumulative impacts from over-concentration, is accessible by public transport, cycling and walking, provides high-quality accommodation with satisfactory amenity space and refuse arrangements, and provides each household with exclusive use of a kitchen or space within a shared kitchen.

HMO standards and licensing

The proposal has been designed so that all bedrooms exceed the minimum room size for single occupancy where kitchen facilities are shared/separate. The 22.3sqm communal living/kitchen/dining area is of sufficient scale to accommodate dedicated storage and kitchen space for each letting, including sufficient kitchen “sets” or other arrangements agreed through HMO licensing. The applicant would accept a pre-occupation condition requiring submission of a detailed kitchen fit-out plan demonstrating compliance with Haringey’s HMO standards.

5. Design assessment

Use, amount and scale

The amount of development is limited to a change of use within the existing building. There is no new floor area, no additional storey, no roof extension and no enlargement of the building. The proposal therefore preserves the existing scale, massing and rhythm of the terrace.

The proposed maximum occupancy is five persons. This level of occupation is modest and comparable with a conventional family dwelling. The use remains residential in character and does not introduce commercial activity, customer visits or operational activity beyond normal residential occupation.

Layout and internal design

The internal layout uses existing habitable rooms as bedrooms and provides shared facilities in locations that are logical, legible and convenient. The communal living/kitchen/dining room is positioned to the rear, away from the street frontage, and is directly related to the rear garden. This arrangement supports natural surveillance of the garden and encourages residents to use the rear amenity space rather than congregating at the front of the property.

The bedrooms are all capable of accommodating a bed, storage and circulation. Each bedroom has access to natural light and outlook from existing windows. No sleeping accommodation is accessed through the kitchen area.

Appearance and townscape

No material external alterations are proposed. The front elevation will continue to read as a single residential dwelling with one main entrance. The proposal therefore avoids the visual clutter often associated with poorly managed conversions, such as multiple front doors, excessive hardstanding, prominent refuse storage or unscreened cycle storage on the frontage.

The relocation of refuse to the rear garden is a key design benefit. It avoids the harmful visual and amenity effects that can arise from a cluster of bins on narrow front forecourts or footways and responds directly to pre-application feedback.

Landscaping and amenity space

The proposal retains a substantial communal rear garden of approximately 90sqm. This is an important benefit for residents, supporting the quality of accommodation and limiting pressure on the front of the property. The front of the property is not relied upon for refuse storage or amenity activity.

6. Access assessment

Pedestrian access

The existing front entrance from Wightman Road is retained. No change is proposed that would worsen the existing access arrangements. The entrance remains legible and consistent with the character of the terrace.

Inclusive access

The application relates to the change of use of an existing terraced dwelling. Existing physical constraints, including the existing entrance and internal stair arrangement, limit the extent to which full step-free access can be achieved without substantial alteration. The proposal does not remove or worsen any existing access provision and does not create a new public-facing entrance or complex circulation arrangement.

Cycle access and storage

Dedicated cycle storage is proposed within the site using Sheffield-style stands. The cycle storage is intended to encourage sustainable travel, reduce reliance on private cars and avoid cycle clutter within bedrooms or common parts.



Refuse and recycling bins will be stored at the rear garden location shown on the proposed plan. Bins will only be presented for collection in accordance with Haringey's collection timetable and will be returned to the rear storage area promptly after collection. This arrangement is designed to prevent permanent front-forecourt bin storage, reduce visual clutter and avoid obstruction to the public footway.

The proposal provides a good standard of accommodation for five residents. The bedrooms are materially larger than the minimum sizes commonly required for single-occupancy HMO rooms where kitchen facilities are shared or provided separately. The accommodation schedule is set out below.

The proposed bedrooms have been checked against Haringey's Standards for Houses in Multiple Occupation. For one-person lettings with a separate/shared kitchen, the relevant minimum room size is 10sqm of available space. Available space is assessed after excluding non-usable areas such as corridors, bath/shower rooms, WC compartments, chimney breasts and areas with a floor-to-ceiling height below 1.5m. The table below confirms that all five proposed bedrooms meet and exceed the relevant minimum standard.

Bedroom	Floor	Minimum standard	Proposed area	Compliance
Bedroom 1	Ground	10sqm single-person letting with separate/shared kitchen	15.1sqm	Meets - exceeds by 5.1sqm
Bedroom 2	Ground	10sqm single-person letting with separate/shared kitchen	13.0sqm	Meets - exceeds by 3.0sqm

Bedroom	Floor	Minimum standard	Proposed area	Compliance
Bedroom 3	First	10sqm single-person letting with separate/shared kitchen	17.6sqm	Meets - exceeds by 7.6sqm
Bedroom 4	First	10sqm single-person letting with separate/shared kitchen	12.0sqm	Meets - exceeds by 2.0sqm
Bedroom 5	First	10sqm single-person letting with separate/shared kitchen	14.0sqm	Meets - exceeds by 4.0sqm

The smallest proposed bedroom is 12.0sqm, which remains 2.0sqm above the 10sqm single-person HMO standard. The layout also provides a 22.3sqm communal living/kitchen/dining area, two communal bathrooms and an approx. 90sqm communal rear garden, ensuring that the accommodation is not only compliant but of a good standard for five residents.

Room/space	Floor	Area	Occupancy	Compliance note
Bedroom 1	Ground	15.1sqm	1 person	Exceeds 10sqm single-person benchmark with shared/separate kitchen
Bedroom 2	Ground	13sqm	1 person	Exceeds 10sqm single-person benchmark with shared/separate kitchen
Bedroom 3	First	17.6sqm	1 person	Exceeds 10sqm single-person benchmark with shared/separate kitchen
Bedroom 4	First	12sqm	1 person	Exceeds 10sqm single-person benchmark with shared/separate kitchen
Bedroom 5	First	14sqm	1 person	Exceeds 10sqm single-person benchmark with shared/separate kitchen
Communal living/kitchen/dining	Ground	22.3sqm	Shared	Main communal space, located no more than one floor from each bedroom
Communal bathrooms	Ground and First	N/A	Shared	Two communal bathrooms serve five residents
Communal garden	Rear	90sqm	Shared	Substantial external amenity space retained

Kitchen and dining provision

The communal living/kitchen/dining area is 22.3sqm and provides the main shared living space for residents. The kitchen area will be fitted out to provide adequate storage, refrigeration, food preparation and cooking facilities for each letting. Because the proposal has five lettings, the applicant accepts that the final kitchen design should demonstrate sufficient kitchen “sets” or equivalent dedicated provision to satisfy Haringey’s HMO standards. This can be secured by condition before occupation.

Bathroom provision

Two communal bathrooms are proposed for five residents. This is a robust provision for a five-person HMO and reduces pressure on facilities at peak times. All rooms are within a convenient distance of sanitary facilities.

Amenity space and outlook

The 90sqm communal rear garden provides meaningful external amenity space. The proposal makes no alteration that would reduce outlook from neighbouring properties, and no new windows or raised platforms are proposed that would increase overlooking.

8. Refuse, recycling, cycle storage and management

Refuse and recycling strategy

The refuse strategy is central to the design response. The local comparator scheme refusal report identifies waste generation, refuse mismanagement, fly-tipping and poor external upkeep as cumulative HMO stressors on Wightman Road. This application responds directly by locating refuse to the rear garden and by committing to active management.

The following refuse and recycling measures are proposed:

- Refuse and recycling bins to be stored to the rear garden as shown on the proposed ground/site plan.
- No permanent front-garden or footway storage of refuse bins.
- Bins to be presented only on collection days and returned promptly after collection.
- Residents to receive written move-in instructions on refuse, recycling and bulky waste arrangements.
- No bulky waste to be placed on the street except through a booked council collection or lawful private collection.
- The manager/landlord to undertake periodic checks of the rear refuse area and external frontage.
- Waste arrangements to be secured through a planning condition or approved management plan.

Cycle storage

Cycle storage is proposed using Sheffield-style stands. This provides secure and convenient cycle parking within the site, supports sustainable travel and reduces pressure on on-street car parking. The cycle storage will be installed before occupation and retained thereafter.

Management plan

The property will be managed as a licensed HMO. The management regime will include a named management contact, periodic inspections, tenant information, refuse controls and general external upkeep. These measures are intended to prevent the external symptoms commonly associated with poorly managed HMOs and to ensure the use remains compatible with surrounding residential occupiers.

9. Neighbouring amenity, transport and highways

Neighbouring amenity

The proposal does not create additional built form, new overlooking, loss of daylight/sunlight or overshadowing. The key amenity consideration is therefore the intensity and management of occupation.

The maximum occupancy is five persons. This is comparable with occupation by a family household and is materially different from a larger sui generis HMO. The proposed use is not expected to result in unacceptable noise or disturbance, provided that the use is controlled by an occupancy limit, management plan and HMO licensing conditions.

Communal activity is focused within the rear communal living/kitchen/dining area and garden, not on the front forecourt. Refuse is located to the rear to prevent accumulation at the frontage. These design and management choices directly reduce potential amenity effects on neighbours and the street scene.

Transport and parking

No new car parking is proposed. The site is within an established urban residential area with access to public transport and walking/cycling routes. Residents of small HMOs are typically less likely to own private vehicles than family households occupying larger properties, and the application includes dedicated cycle storage to encourage non-car travel.

The level of trip generation associated with five residents would remain residential in nature. Any increase in comings and goings compared with a single family dwelling would be modest and would not be expected to have an unacceptable effect on highway safety or parking conditions.

10. Planning justification and mitigation response

A recent officer report for local comparator scheme, application reference the local comparator application, refused planning permission for change of use from C3 to C4 HMO. Although that decision relates to a different property, it is relevant because it identifies the Council's likely concerns for HMO proposals on Wightman Road. This application has been prepared to respond to those concerns clearly and directly.

Relevant local planning concerns

The local comparator scheme officer report recorded that the proposal met several Policy DM17 requirements: the original un-extended floor space was above 120sqm; the site had satisfactory public transport accessibility; the standard of accommodation was considered satisfactory; and the intensity of a five-person HMO was not considered unacceptable in terms of neighbour amenity, noise or general disturbance.

However, the application was refused because the Council considered that an additional HMO would add to an existing over-concentration of HMOs in the locality, with particular concern about cumulative waste impacts, fly-tipping, external upkeep and the loss of a single-family dwellinghouse.

How 297 Wightman Road responds

Local planning issue	Planning concern	297 Wightman Road response
Policy DM17(a): 120sqm threshold	Haringey requires the existing dwelling to be greater than 120sqm before conversion to HMO use can be supported.	The measured existing dwelling is 120.57sqm excluding the rear extension and 126.87sqm including it. Even on the more cautious approach discussed at pre-application stage, the dwelling exceeds 120sqm.
Cumulative HMO concentration	Haringey may be concerned that further HMOs add to localised cumulative impacts.	This is a small five-person C4 HMO, with an occupancy cap, no external enlargement, rear refuse storage, cycle storage and a management plan. The proposal is therefore materially controlled and residential in character.
Waste and fly-tipping	Poor waste presentation, bulky waste, overflowing bins and untidy frontages can harm local amenity.	Refuse has been moved to the rear garden following pre-application advice. No permanent front bin storage is proposed. Tenants will receive written waste instructions, and the manager will inspect and maintain the refuse area and frontage.
Kitchen provision	Shared kitchen facilities must be adequate for the number of lettings.	The 22.3sqm communal living/kitchen/dining space can accommodate sufficient kitchen sets, storage, refrigeration and preparation space for five residents. Detailed fit-out can be secured by condition before occupation.
Occupancy and neighbour amenity	The Council must consider whether the use would generate unacceptable noise, disturbance or comings and goings.	The use is capped at five residents, comparable with a family household. There is no new built form, no new overlooking and no material change to external appearance.
Transport and parking	HMO intensification can raise concerns about parking demand and trip generation.	No new parking is proposed. Cycle storage is provided within the site and the location supports walking, cycling and public transport use. The residential trip pattern remains modest.
Loss of family housing	Policy seeks to protect family-sized housing, particularly where the existing dwelling is below the threshold.	The property exceeds the 120sqm DM17 threshold and is therefore the type of larger dwelling that the policy allows to be considered for HMO conversion where other criteria are met.

Cumulative impact: planning case for approval

The key planning question is whether this specific proposal would give rise to significant adverse amenity impacts, including cumulative impacts. A refused application elsewhere on Wightman Road should not automatically create a

street-wide prohibition on all small HMOs. Policy DM17 requires a planning judgement based on the particular facts of each proposal.

The applicant's case is that the harmful cumulative symptoms identified in the 251 refusal are not inherent to every five-person HMO. They are primarily symptoms of poorly designed or poorly managed HMOs: bins left at the front, insufficient facilities, high turnover without management, poor external upkeep and unmanaged bulky waste. This proposal has been designed to avoid those symptoms through rear refuse storage, cycle provision, room sizes above standard, a five-person cap, HMO licensing and an enforceable management regime.

On that basis, and subject to suitable conditions, the proposal should be capable of operating without significant additional harm to the surrounding neighbourhood.

11. Planning balance and conclusion

The proposal represents an appropriate, small-scale change of use within an existing large dwelling. It delivers a five-person HMO in a form that remains residential, does not alter the external appearance of the property, does not intensify the building beyond a level comparable with family occupation, and provides good-quality living accommodation.

The application complies with the main criteria of Policy DM17:

- The measured dwelling area exceeds 120sqm, even excluding the rear extension.
- The proposal is capped at five residents and includes management controls to prevent adverse amenity impacts.
- The site is accessible by walking, cycling and public transport in the local area.
- The accommodation is high quality, with large bedrooms, communal living/kitchen/dining space, two bathrooms and a 90sqm garden.
- Refuse storage is provided to the rear, in accordance with pre-application advice, and cycle storage is provided within the site.
- Each letting will have access to suitable shared kitchen facilities, with detailed fit-out capable of being secured before occupation.

The applicant therefore respectfully requests that Haringey Council grants planning permission for the change of use from C3 dwellinghouse to a 5 bedroom / 5 person C4 HMO at 297 Wightman Road, subject to appropriate conditions controlling occupancy, refuse/cycle storage, kitchen fit-out and ongoing management.

Appendix A: DM17 compliance matrix

Policy criterion	Proposal response	Conclusion
DM17(a) - Gross original internal floor space greater than 120sqm	Existing dwelling GIA excluding rear extension is 120.57sqm; total with extension is 126.87sqm.	Complies
DM17(b) - No significant adverse amenity impacts, including cumulative over-concentration	Five-person cap, rear refuse store, no front bin storage, HMO management plan, licensing, large rooms, two bathrooms, cycle storage and ongoing external upkeep.	Complies subject to conditions
DM17(c) - Accessible by public transport, cycling and walking	Established Wightman Road urban location with access to local transport routes and dedicated cycle storage.	Complies
DM17(d) - High quality accommodation, amenity space, refuse storage and collection	Bedrooms 12-17.6sqm; communal living/kitchen/dining 22.3sqm; two bathrooms; 90sqm garden; rear refuse storage.	Complies
DM17(e) - Exclusive use of a kitchen or space within shared kitchen for each household	Communal kitchen area to provide dedicated kitchen space/storage/fridge facilities for each letting; detailed kitchen fit-out condition accepted.	Complies subject to detailed fit-out

Appendix B: Accommodation schedule

Space	Floor	Area	Use	Notes
B1	Ground	15.1sqm	Single	Existing front room; natural light/outlook;

				storage shown.
B2	Ground	13sqm	Single	Convenient to ground floor bathroom and communal space.
B3	First	17.6sqm	Single	Large room; convenient to first floor bathroom.
B4	First	12sqm	Single	Above minimum benchmark; convenient to first floor bathroom.
B5	First	14sqm	Single	Above minimum benchmark; convenient to first floor bathroom.
Communal living/kitchen/dining	Ground	22.3sqm	Shared	Main shared amenity and kitchen/dining space.
Bathrooms	Ground/First	N/A	Shared	Two communal bathrooms for five residents.
Rear garden	Rear	90sqm	Shared	Communal external amenity space.

Appendix C: Management and mitigation commitments

The following commitments are offered to support the application and may be secured through condition or an approved HMO management plan:

- Occupancy limited to a maximum of five residents.
- Use limited to C4 HMO occupation only, unless otherwise agreed by planning permission.
- HMO licence to be obtained and complied with prior to occupation, including fire safety, management and amenity standards.
- Detailed kitchen fit-out plan to be submitted before occupation, demonstrating adequate kitchen sets, refrigeration, storage and food preparation space for five lettings.
- Refuse and recycling bins to be stored to the rear garden and not permanently stored at the front of the property.
- Bins to be presented only on collection day and returned to the rear store promptly after collection.
- Written waste, recycling, noise and anti-social behaviour rules to be provided to all occupiers at tenancy start.
- No bulky waste to be placed at the frontage unless a lawful collection has been booked.
- Cycle storage to be installed before occupation and retained thereafter.
- A named landlord/manager contact to be made available to occupiers and, where appropriate, to the Council.
- Periodic inspection of common parts, external frontage, rear refuse area and garden to ensure the property remains tidy and well-maintained.

Suggested planning conditions

Condition topic	Suggested wording / purpose
Occupancy cap	The HMO shall be occupied by no more than five persons at any time.
Refuse storage	Prior to first occupation as an HMO, the rear refuse and recycling storage shown on the approved plan shall be provided and thereafter retained. No refuse bins shall be permanently stored on the front forecourt.
Cycle storage	Prior to first occupation as an HMO, the cycle storage shown on the approved plan shall be installed and thereafter retained.
Kitchen fit-out	Prior to first occupation as an HMO, details of kitchen facilities, including dedicated storage and refrigeration for each letting and sufficient cooking/preparation facilities, shall be submitted to and approved by the Local Planning Authority.
Management plan	The use shall operate in accordance with an approved HMO management plan covering waste, external upkeep, contact details, tenant rules and collection-day arrangements.

References

- Haringey Council, Development Management DPD, adopted 24 July 2017, Policy DM17: Houses in Multiple Occupation.
- Haringey Council, Houses in Multiple Occupation planning advice for common projects.
- Haringey Council, Standards for Houses in Multiple Occupation.
- Haringey Council, Article 4 Direction for Houses in Multiple Occupation.
- Haringey Council, HMO licensing guidance.
-
- GG Architecture / AH 735 drawing set for 297 Wightman Road, dated 22/04/2026.