

Planning Statement

519 Seven Sisters Road

London N15 6EP

Change of use of the upper floors to an 8-bedroom House in Multiple Occupation (Sui Generis Use Class) and erection of a first floor rear extension

Prepared by Redwoods Projects Ltd

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1. Introduction

This Planning Statement has been prepared by Redwoods Projects Ltd in support of a full planning application made to the London Borough of Haringey for the change of use of the upper floors of 519 Seven Sisters Road, N15 6EP, to a House in Multiple Occupation (HMO) for up to 8 single-occupancy residents (Sui Generis Use Class), together with the erection of a first floor rear extension.

The application is brought forward against the background of two recent and directly transferable Haringey approvals. The change of use of the upper floors of 497 Seven Sisters Road to an 8-bedroom Sui Generis HMO was approved under reference HGY/2025/1726. The erection of a first floor rear extension at 521 Seven Sisters Road — the property immediately adjoining the application site — was approved under reference HGY/2019/2588. Both decisions are addressed in detail within the planning assessment that follows.

The ground floor commercial unit is retained without alteration. No external alterations are proposed to the front elevation of the host building.

2. Site and Surroundings

The application site comprises a three-storey plus loft mid-terrace Victorian property situated on the north-eastern side of Seven Sisters Road. The ground floor is presently in commercial use (Class E) and is retained as such. The upper floors comprise residential accommodation arranged as living space across the first, second and loft levels.

The site forms part of an established Victorian shopping parade between approximately 509 and 527 Seven Sisters Road, characterised by ground floor commercial uses with residential accommodation above. The terrace backs onto a dense vegetated railway corridor immediately to the rear. There are no residential properties backing onto the application site at first floor level.

The site is not located within a conservation area and does not fall within the curtilage of a listed building.

The site benefits from a Public Transport Accessibility Level (PTAL) of 4 (good). Seven Sisters Underground and Overground stations are within approximately seven minutes' walking distance, and the site is served by multiple bus routes operating along Seven Sisters Road.

The site falls within the Seven Sisters Road District Centre frontage, within a Family Housing Protection Zone designated under the 2017 Local Plan, and within an Article 4 Direction area (in force November 2013) removing permitted development rights for the change of use from a dwellinghouse (Class C3) to a small HMO (Class C4). The Article 4 Direction is the reason a full planning application is required for the proposed change of use.

3. The Proposal

Planning permission is sought for:

- Change of use of the upper floors of the property to a Sui Generis House in Multiple Occupation for up to 8 single-occupancy residents; and
- Erection of a first floor rear extension above the existing ground floor rear outrigger.

The proposed accommodation is arranged as follows:

Floor	Use	Bedrooms	GIA
Ground floor	Class E retail (retained)	—	99.99 sqm
First floor	HMO — 4 bedrooms, shared kitchen and dining	4	88.41 sqm
Second floor	HMO — 3 bedrooms	3	49.75 sqm
Loft floor	HMO — 1 bedroom and secondary kitchen	1	24.41 sqm

Each bedroom is provided with an en-suite shower and WC. The HMO is served by two adequately sized kitchen and dining areas — one on the first floor (14.90 sqm) and one on the loft floor (8.46 sqm) — mirroring the two-kitchen arrangement on different floors that the Council recently accepted at the directly comparable 8-person Sui Generis HMO at 497 Seven Sisters Road (HGY/2025/1726). Maximum occupancy is 8 unrelated individuals on a single-occupancy basis, which the applicant is content to secure by planning condition on the model of HGY/2025/1726.

The first floor rear extension extends approximately 5.7m beyond the existing first floor rear wall, sitting above the existing ground floor rear outrigger. The extension is set in 1m from the boundary with 521 Seven Sisters Road and runs to the boundary with 517 Seven Sisters Road, joining onto the existing first floor rear extension at that property. The eaves height of the extension is held to the existing first floor level of the host building. There is no increase in building height. Materials are to match the existing building.

4. Planning History

There is no relevant recent planning or enforcement history attaching to the application site.

The directly relevant planning history of the immediate parade is addressed within the planning assessment at section 6 below.

5. Planning Policy Context

The statutory development plan for the application site comprises:

- The London Plan 2021;
- The Haringey Local Plan Strategic Policies 2017;
- The Haringey Development Management DPD 2017; and
- The Haringey Site Allocations DPD 2017.

Material considerations include the National Planning Policy Framework, Planning Practice Guidance, the Mayor's Housing Design Standards LPG, and relevant adopted Supplementary Planning Documents.

Policies of particular relevance are London Plan Policies D6 (Housing Quality and Standards), D14 (Noise), T1, T4, T5 and T6 (Transport); Haringey Local Plan Policies SP2 (Housing), SP7 (Transport) and SP11 (Design); and Haringey DPD Policies DM1 (Delivering

High Quality Design), DM4 (Sustainable Waste), DM12 (Housing Design and Quality), DM17 (Houses in Multiple Occupation) and DM31 (Sustainable Transport).

6. Planning Assessment

6.1 Principle of Development — Change of Use to Sui Generis HMO

The change of use turns on Policy DM17 of the Development Management DPD 2017, which sets out criteria for the conversion of properties to HMOs within an Article 4 Direction area. The directly transferable approval is at 497 Seven Sisters Road (HGY/2025/1726), where Haringey approved an identical 8-bedroom Sui Generis HMO above ground floor commercial use within the same Seven Sisters Road parade. The officer's assessment of each DM17 criterion applies to the present application.

DM17(a) — Original gross internal floor area

DM17(a) requires the original gross internal floor space of the existing dwellinghouse to exceed 120 sqm. In HGY/2025/1726 the officer expressly disapplied this criterion in respect of an HMO above retail premises:

"Given the property is not a single-family dwelling house, but a commercial premises on the ground floor with residential accommodation above within shopping parade. Given the nature of the site and the fact it is in a highly sustainable location with HMO above shop is considered acceptable. Nevertheless, the 120m² threshold will not be applicable in this instance."

HGY/2025/1726, Officer's Report

The application site is materially identical: commercial ground floor with residential accommodation above, within the same Seven Sisters Road shopping parade. The DM17(a) threshold falls to be disapplied on the same basis.

For the avoidance of doubt, and on the same belt-and-braces approach taken by the 497 officer, the existing residential gross internal floor area across the upper floors of the application site totals approximately 149.8 sqm (first floor 48.83 sqm, second floor 49.75 sqm, loft floor 51.24 sqm). Even if DM17(a) were to be applied, the 120 sqm threshold is comfortably exceeded. Both routes lead to the same outcome.

DM17(b) — Significant adverse amenity and overconcentration

DM17(b) is directed at preserving family housing stock and avoiding overconcentration of HMOs. In HGY/2025/1726 the officer found this criterion neutralised where the property sits above commercial use within a parade in which adjoining upper floors are already in HMO use:

“The HMO Register shows that upper floor levels of all the adjoining properties within the row of terrace the sites in are HMO licenced sites. The proposal here therefore does not affect the availability of family accommodation in the locality.”

HGY/2025/1726, Officer's Report

The same finding applies at 519 Seven Sisters Road. The adjoining upper floor properties are in HMO use, consistent with the wider pattern of upper floor occupation along this section of the parade. The proposal does not displace family housing as none exists in this part of the terrace.

The 497 officer further observed:

“Given the local character, and the site's highly accessible location and proximity to Wood Green Town Centre and other amenities, this is not considered an over concentration of HMOs for this part of the borough. This precisely where the LPA wishes to have HMO above shops and within Town centre locations.”

HGY/2025/1726, Officer's Report

That positive policy framing applies with at least equal force to 519, which benefits from a higher PTAL of 4 compared to PTAL 3 at 497, and which lies within the same Seven Sisters Road District Centre.

DM17(c) — Accessibility

The site has a PTAL of 4 (good), exceeding the PTAL 3 at 497 which was found acceptable. The site is served by Seven Sisters Underground and Overground stations within a seven-minute walk, and by multiple bus routes operating along Seven Sisters Road. DM17(c) is comfortably met.

DM17(d) — High quality accommodation

All proposed bedrooms exceed the London Plan Policy D6 single-occupancy minimum space standard of 7.5 sqm by a substantial margin:

Bedroom	Floor	Area (sqm)	Standard met
Bedroom 01	First floor	10.49	Exceeds single by 40%
Bedroom 02	First floor	10.24	Exceeds single by 37%
Bedroom 03	First floor	13.02	Exceeds single by 74%
Bedroom 04	First floor	12.43	Exceeds single by 66%
Bedroom 05	Second floor	10.25	Exceeds single by 37%
Bedroom 06	Second floor	10.24	Exceeds single by 37%

Bedroom 07	Second floor	10.43	Exceeds single by 39%
Bedroom 08	Loft floor	11.59	Exceeds single by 55%

Every bedroom is provided with an en-suite shower and WC. Two adequately sized kitchen and dining areas are provided — one on the first floor and one on the loft floor. All bedrooms have access to natural light. The room stacking arrangement is satisfactory, with bedrooms positioned over other rooms throughout.

The kitchen provision proposed at 519 is identical in concept and configuration to the arrangement that the Council has already endorsed at 497 Seven Sisters Road on the same parade. In HGY/2025/1726, the Council's Private Sector Housing Team was consulted as part of the planning process and expressly required the addition of a second kitchen; following that amendment, the team raised no objection. The planning officer's conclusion on kitchen provision in DM17(d) was as follows:

"The proposed HMO would have two adequately sized kitchen areas located on the first and third floor levels which complies with HMO licensing standards. The scheme is acceptable in terms of the room's sizes and the number of residents. The Council's HMO licensing regime provides for further safeguards to ensure the accommodation is acceptable and kept to an acceptable and safe standard."

HGY/2025/1726, Officer's Report

The applicant is content for the Council's Private Sector Housing Team to be consulted on the present application in the same way, and for any consequent amendments to be made before determination.

The applicant is also content for a planning condition to restrict maximum occupancy to 8 unrelated individuals on a single-occupancy basis, consistent with the condition imposed under HGY/2025/1726.

DM17(e) — Exclusive use of kitchen

Two well-proportioned kitchen and dining areas are provided across two separate floors. The 497 officer's finding on DM17(e) compliance applies directly:

"Haringey standards for HMOs require that adequate kitchen be shared amongst letting rooms. In the case here a large kitchen and living area has been provided and therefore would be in compliance with HMO standards."

HGY/2025/1726, Officer's Report

Conclusion on principle

All limbs of DM17 are satisfied, on the same evidential and policy basis as the recent 497 Seven Sisters Road approval. The principle of change of use to a Sui Generis HMO at the application site is acceptable.

The proposal at 519 is materially indistinguishable from the proposal approved at 497 less than 12 months ago: both sites lie within the same Seven Sisters Road parade; both fall within the same Article 4 Direction area and Family Housing Protection Zone; both present a retained ground floor commercial use with residential accommodation above; both propose an 8-bedroom Sui Generis HMO with the same two-kitchen and en-suite arrangement on different floors; and 519 in fact exceeds 497 on accessibility (PTAL 4 versus PTAL 3) and on the comparative standard of accommodation (en-suite to every bedroom, larger smallest bedroom, larger principal kitchen).

Consistency in decision-making is itself a material consideration in planning, as confirmed in *North Wiltshire District Council v Secretary of State for the Environment* (1992) 65 P&CR 137. Where two proposals are materially indistinguishable, the LPA is required either to follow its previous decision or to give clear reasons for departing from it. There is no proper basis upon which the Council could reach a different conclusion on the present application to that reached in HGY/2025/1726.

6.2 Impact on Neighbouring Amenity from the HMO Use

The amenity impact of the change of use to an 8-bedroom Sui Generis HMO is separately assessed under Policy DM1 of the Development Management DPD 2017 and London Plan Policies D6 and D14. The 497 officer addressed the same question in HGY/2025/1726 and made findings that transfer materially to the present application.

The central finding was that the comings and goings associated with an 8-bedroom HMO are not significantly different from those of a large single-family household:

"In terms of use, eight person HMO is not significant in planning terms. The comings and goings would remain similar to the existing use as a large single household family."

HGY/2025/1726, Officer's Report

The 497 officer made the same finding in respect of activity, noise and general disturbance:

"Whilst a maximum of 8 people, consisting of occupants forming different households may generate additional activity, such as the general coming and going of people and their visitors, the increase in activity likely from the proposal would not impact neighbouring properties to a detrimental level. The noise levels and levels of general disturbance are only likely to increase from increased occupancy by a small degree due to the relatively

low number of people occupying the property. Given the Local centre location, it is not anticipated the proposal would cause any significant harm to the amenities of the area or the living condition of the adjoining occupiers."

HGY/2025/1726, Officer's Report

The same conclusions apply to 519, which lies within the same Seven Sisters Road District Centre frontage, which is presently in residential occupation on its upper floors, and where any incremental change in activity arising from occupation by eight unrelated individuals rather than the existing arrangement is, on the 497 officer's own reasoning, immaterial.

6.3 First Floor Rear Extension — Design and Character

The first floor rear extension is to be assessed against Policies SP11 (Local Plan) and DM1 and DM12 (DPD), having regard to the established pattern of development within the terrace.

The decisive consideration is the directly transferable approval at 521 Seven Sisters Road (HGY/2019/2588), the property immediately adjoining the application site. That permission granted the erection of a first floor rear extension of 5.7m depth — identical to the depth now proposed at 519. The officer's reasoning was as follows:

"A number of properties along Seven Sister Road have similar developments for example 511 Seven Sisters Road which was given permission reference (HGY/2010/0445) and 523 Seven Sisters Road (HGY/2014/0548) which was also given planning permission for the erection of a first floor infill extension. Therefore the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected."

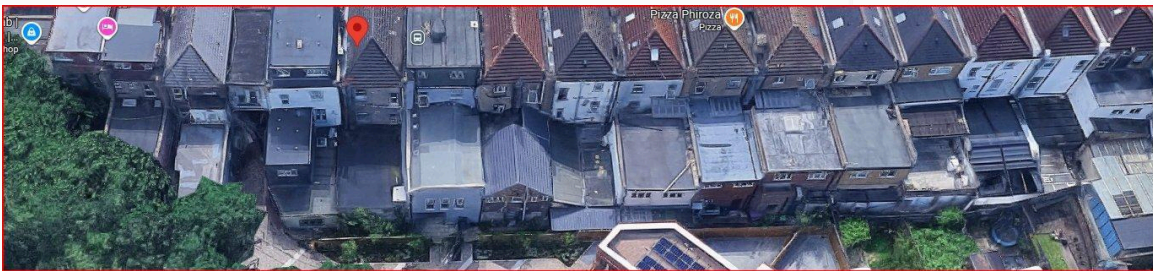
HGY/2019/2588, Officer's Report

The pattern of development on which the 521 officer relied — and which has continued to develop since that decision — comprises the following approvals and existing first floor rear additions within the immediate parade:

- 507 Seven Sisters Road (HGY/2012/1200) — first floor side infill extension approved;
- 511 Seven Sisters Road (HGY/2010/0445) — first floor rear extension approved;
- 517 Seven Sisters Road — existing first floor rear extension constructed;
- 521 Seven Sisters Road (HGY/2019/2588) — first floor rear extension of 5.7m depth approved, immediately adjoining the application site;

- 523 Seven Sisters Road (HGY/2019/0548) — first floor side infill extension and roof extensions approved; and
- 525 Seven Sisters Road — existing first floor rear extension constructed.

This established pattern of development is visible from the air. The following aerial view shows the rear of the application site (marked) within the parade, with substantial first floor rear additions running across the adjoining properties on both sides:



Aerial view of the rear of 509–527 Seven Sisters Road. The application site at 519 is marked. The image evidences the established pattern of first floor rear additions across the immediate parade, including the existing first floor extension at 517 onto which the proposed extension would directly abut. Source: Google Maps.

Every other property in the immediate parade either benefits from approval for, or has already constructed, a first floor rear extension. The 519 proposal completes this established pattern of development.

The detailed design responds sensitively to the adjoining context:

- On the 521 boundary, the proposed extension is set in 1m. Combined with the 2.2m setback at 521 from the 519 boundary secured under HGY/2019/2588, a 3.2m separation is provided between the two extensions — mirroring the approved relationship and removing any prospect of a built-against flank;
- On the 517 boundary, the proposed extension runs to the boundary, joining onto the existing first floor rear extension at 517. No new exposed flank wall is created;
- The eaves height is held to the existing first floor level of the host building. No increase in building height is proposed; and
- Materials are to match the existing host building.

The extension is accordingly proportionate and subordinate to the host building, and in keeping with the established pattern of development. The 521 officer's conclusion on policy compliance applies directly to the present proposal:

"The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017."

HGY/2019/2588, Officer's Report

6.4 First Floor Rear Extension — Residential Amenity

Policy DM1 requires development to ensure a high standard of privacy and amenity for neighbouring occupiers, with appropriate sunlight, daylight and outlook.

The amenity context of the application site is favourable on all sides:

- To the rear, the site backs onto a dense vegetated railway corridor. There are no residential properties to the rear at first floor level. This is the same context the 521 officer expressly relied upon in granting permission for the adjoining first floor extension;
- On the 521 boundary, the 3.2m combined separation between extensions removes any prospect of loss of outlook, daylight or privacy to 521. The 521 officer made the same finding in respect of the 2.2m setback secured under HG/2019/2588;
- On the 517 boundary, the proposed extension joins onto the existing first floor extension at 517. No new exposed flank wall is presented and no new overlooking aspect is created; and
- No side-facing windows are proposed in the flank elevations of the extension.

There is no loss of light, outlook or privacy to surrounding properties. The 521 officer's amenity conclusion applies directly:

"Therefore it is considered that the proposed extension would not have any unacceptable impact on nearby residential properties in terms of loss of light, outlook or privacy."

HGY/2019/2588, Officer's Report

6.5 Standard of Accommodation for Future Occupiers

Standards of internal accommodation are addressed at section 6.1 above. In summary, all bedrooms exceed London Plan Policy D6 single-occupancy minimum space standards by a substantial margin; every bedroom is provided with an en-suite shower and WC; two adequately sized kitchen and dining areas are provided on separate floors, mirroring the arrangement endorsed at 497 Seven Sisters Road; and all bedrooms enjoy natural light. The standard of accommodation provided is high, and is in material respects superior to the scheme approved at 497.

6.6 Transport and Parking

The site has a PTAL of 4 (good) and is within a seven-minute walk of Seven Sisters Underground and Overground stations, with multiple bus routes operating along Seven Sisters Road. The proposal is appropriate for car-free occupation under London Plan Policy T6 and Haringey Policy DM31. Rented HMO occupation generates materially lower levels of car ownership than the general population, as the 497 officer expressly acknowledged in HGY/2025/1726.

The 497 officer further found that the use of the property as an HMO would have no greater impact on parking than the existing extant residential use of the property as a flat:

“the use of this property as an HMO not considered to have any greater impact on parking conditions over and above the existing extant use of the property as a flat.”

HGY/2025/1726, Officer's Report

The same comparator applies at 519. The existing first floor of the application site is in self-contained residential use as a flat. The change of use to an 8-bedroom Sui Generis HMO does not give rise to any greater parking demand than the existing use of the property.

Seven Sisters Road forms part of the Transport for London Road Network and is subject to Red Route restrictions. No on-street parking demand is generated by the proposal. Cycle parking provision can be secured by planning condition.

6.7 Waste and Refuse Storage

Waste collection arrangements can be accommodated consistent with the existing kerbside collection arrangements operating across the parade. A detailed scheme for the storage and collection of refuse can be secured by planning condition, consistent with the approach taken at 497 Seven Sisters Road.

7. Community Infrastructure Levy

The proposal results in a net increase in gross internal residential floor area of less than 100 sqm and does not create a whole new dwelling (the HMO comprises a single Sui Generis use). On that basis the development is not CIL-liable for either Mayoral or Haringey CIL, consistent with the position at 497 Seven Sisters Road.

8. Conclusion

The proposal accords with the development plan when read as a whole.

The principle of an 8-bedroom Sui Generis HMO above the retained ground floor commercial use is materially indistinguishable from the proposal approved at 497 Seven Sisters Road under HGY/2025/1726 less than 12 months ago, on the same parade, within the same Article 4 Direction area and Family Housing Protection Zone, with the same two-kitchen and en-suite arrangement, and with stronger accessibility credentials. The first floor rear extension is supported by the directly adjoining 521 Seven Sisters Road approval (HGY/2019/2588) and the established pattern of development across the immediate parade evidenced by the approvals and existing additions at 507, 511, 517, 521, 523 and 525 Seven Sisters Road. There are no residential amenity receptors to the rear of the site, and no exposed flank elevation is created on either side.

Consistency in decision-making is a material consideration. The Council having reached a positive determination on materially identical facts at 497, and having reached positive determinations on the first floor rear extension at 521 and other properties across the parade, there is no proper basis upon which a different conclusion could be reached on the present application.

Planning permission should be granted, subject to such conditions as the Council considers appropriate, including a maximum occupancy condition consistent with the precedent established under HGY/2025/1726 and, if required, a condition requiring submission and approval of refuse storage details.