

Section 192 of the Town and Country
Planning Act 1990

Planning Statement

For the

“Conversion of house into a small 6-person HMO (Class C4)”

At;

**69 Mayes Road,
London N22 6TN**

Jun 2026

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Introduction and Planning History

- The landlord is seeking permission for a 6 bed/ 6 person HMO.
- The owner has received approvals for four HMOs within the Haringey Borough in the last 2 years. He is looking for a similar approval for this property which is larger in size & has the highest PTAL transport rating out of all of them.

The land

- The land is at 69 Mayes Road, London N22 6TN
- The property is Semi-detached 4 storey house, 6 bedroom house with over 120 sq m original floorspace.
- The site is not located a Conservation Area.
- The site is located within an area with a Public Transport Accessibility Level (PTAL) 6a which is deemed excellent.

The Proposal

- The proposal is for the change of use from C3 to C4 hmo.

Plans

- Existing and proposed plans are provided. They are numbered 3579/18, 19, 20 + 21

Principle of Development

HMO accommodation plays an important role in meeting the needs of low income residents (as reflected in the London & local planning policy) – the landlord has 25+ years' experience in providing such accommodation. Our proposal meets policy DM17 criteria to allow the conversion of this home to an HMO within this area:

- The original floorspace over 120 sq m (see EPC enclosed confirming floorspace well in excess of 120 sq m)
- The property is a large 4 storey house, with a large kitchen, living room and 6 bedrooms. It has a good space at the front for refuse bins.
- The site has excellent levels of access to public transport (PTAL = 6a).
- This property already has an HMO license for 6 persons, one person per bedroom. Bedroom sizes ranging from 10 sq m to 20 sq m.
- The planning proposal would make all these 6 bedrooms en-suites.

- This HMO is high quality, given the landlords 25+ years' experience of setting up HMO properties within the Borough.
- All rooms within the property have fire doors and there is a fire alarm panel in the building to meet fire safety requirements as per the HMO guidelines.
- Haringey's HMO team was very impressed with this property when they visited & signed it off as HMO compliant.

Additional Comments

- The landlord has 25 years of setting up and managing HMO properties within the Borough.
- The landlord's HMOs are inspected weekly via his team to ensure there are no maintenance issues/ anti-social behaviour/ fire panel or bin/ waste mis management.
- The landlord doesn't permit parking at any of his HMOs, to avoid parking issues – this keeps the neighbours happy.
- Bins/ waste management is always excellent – there is ample space at the front for refuse bins.
- The landlord has achieved approvals for four HMOs within the Borough in the last 2 years, two via appeal. All four approvals are included within the appendix for your kind perusal. This property is larger than all of them, has the highest PTAL of them all and has an HMO license in place.

Conclusion

- Given the substantial property size, with one of the best PTAL transport ratings, an already well-ran HMO operating with existing HMO license in place, we politely request planning permission be approved.

Thank you for considering our application and we are hopeful of a positive approval.