

Mr Neri Peshkepia
67 River Avenue
Palmers Green
London
United Kingdom
N13 5RP

3 July 2026

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

Case Reference	HGY/2026/0983
Location	27 Park Road, Wood Green, London, N11 2QE
Proposal	Change of use from a dwelling (Use Class C3) to (HMO) 6 Bedroom House in Multiple Occupation (Use Class C4) for up to 6 people, including bin store and bicycle store.
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 for the reason(s) listed in the attached schedule.

Title	Description	Date
Location Plan		6 April 2026
01A-Existing Flat Plans and Block Plan		13 April 2026
10-Existing Ground Floor Plan and Block Plan		8 May 2026
11-Existing First Floor Plan		8 May 2026
12-Existing Loft Floor Plan		8 May 2026
13-Proposed Ground Floor Plan and Block Plan		8 May 2026
14-Proposed First Floor Plan		8 May 2026
15-Proposed Loft Floor Plan		8 May 2026
17-Flank Elevation and Cross Section		8 May 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (2)

- 1** The proposed conversion of this single-family dwelling into a HMO would result in unacceptable loss of family housing for which there is an identified need, undermining the Council's ability to meet its housing targets as set out in the London Plan. The proposal is therefore contrary to London Plan Policy H8, Policy SP2 of the Haringey Local Plan (2017) and Policies DM10 and DM17 of Haringey's Development Management DPD (2017).

- 2** The proposed change of use to a HMO for 6 persons, would by reason of lack of sufficient room sizes and layout, and impractical refuse and cycle storage provide substandard quality of accommodation for future occupiers, contrary to Policies D12, DM17 and DM35 of the Council's Development Management DPD (2017).

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

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.

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.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol