



Officer Report

Application Number:	HGY/2026/0453
Application Type:	Full planning permission
Address:	7 Earham Grove, Wood Green, London, N22 5HJ
Proposal:	Change of use of the property from a dwelling house (Class C3 Use) to a 6-bedroom care home within the C2 Use Class.
Case Officer:	Neil McClellan
Valid Date:	05/03/2026
Applicant:	Chitimali
Agent:	Mustafa Bashkal

RECOMMENDATION

Approve with Conditions

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposal

Change of use of the property from a dwelling house (Class C3 Use) to a 6-bedroom care home within the C2 Use Class.

Site Description

The application relates to a two-storey semi-detached house with an additional floor of accommodation located in the roof. The property forms part of a group of twelve similar semi-detached houses located on the southern side of Earham Grove, facing Woodside Park.

The lawful use of the property is as an eight-person care home (Class C2 Use). This use has ceased.

The site lies within the area of the borough covered by the Article 4 Direction removing permitted development rights for changes of use of from C3 to C4.

It also within Haringey's designated Family Housing Protection Zone.

The site has good access to public transport with a PTAL (public transport accessibility level) of 5. Wood Green underground station is approximately 750 metres from the site and there are a number of bus routes running along the nearby High Road.

The amenities of Wood Green Town Centre are within walking distance of the site.

The site is not located within a conservation area and there are no adjacent listed buildings.

Planning and Enforcement History

ENF/2025/1188 – Enforcement investigation into the unauthorised use of the property as a large-scale House in Multiple Occupation (HMO) (Sui Generis Use). A site inspection has confirmed that the property is being used as an unauthorised large-scale HMO (more than 6 residents). Further action is pending.

HGY/2025/2978 – Planning permission refused for the change of use of property from an 8-bedroom care home (Class C2 Use) to an 8-bedroom House in Multiple Occupation (HMO) for up to 8 residents (Sui Generis Use).

HGY/2025/1876 – Planning application for the formation of hip to gable roof extension incorporating a rear dormer and an additional front dormer to match the existing front dormer. This application wasn't valid and was withdrawn at the request of the applicant.

HGY/2021/2176 – Certificate of lawfulness granted for the existing outbuilding to the rear of the property. The evidence submitted demonstrated that, on the balance of probabilities, the outbuilding had been in place for over 4 years, was immune to enforcement action and therefore lawful.

HGY/1990/0100 – Planning permission granted for the change of use of property from residential to care home for eight people who are recovering from a mental illness.

LOCAL REPRESENTATIONS

This application has publicised by letters sent to 48 neighbouring properties.

No responses have been received.

CONSULTATION

LBH Strategic Commissioner, Children & Young Persons Commissioning & Programmes:

Support the proposed Family Residential Assessment Service. Haringey currently has no local provision of this kind, which means that families requiring assessments are placed outside the borough. This creates unnecessary disruption, increases stress for vulnerable families. Developing this service within Haringey will support in keeping families closer to their support networks, improve coordination between local agencies, reduce placement and travel cost and support better, more stable outcomes for children and parents.

The proposal addresses a clear gap in provision and will significantly strengthen our local safeguarding and early help offer. For these reasons, I support this application.

LBH Transportation:

Comment:

1. Details of waste storage required. *Officer note:* This will be secured by condition.
2. Details of long-stay cycle parking both for residents and staff required. *Officer note:* This will be secured by condition.
3. Details of on-site parking provision and management should be provided, *Officer note: No off-street parking is currently provided. While the statement suggests a space could be provided, if necessary, this would be at the expense of an exiting on street space. The retention of the of street space is considered preferable.*
4. Servicing and delivery plan required. *Officer note: This will be secured by condition.*
5. In the interests of highway safety and transport impact, any construction vehicle required to implement the scheme should not access/egress the site in high-peak hours (08:00-09:00 and 17:00-18:00) and at school drop-off/pick-up times (08:00-09:00 and 15:00-16:00). To protect the safety of pupils attending the nearby school. *Officer note: This will be secured by condition.*
6. A s106 agreement prohibiting residents from applying for permits to park in the local CPZ should be secured. *Officer note: Given the minor scale of the scheme, with there being no increase in floor space, and the expected low level of car ownership amongst residents of the care facility, the demand for on-street parking is not expected to be materially different to the sites existing lawful use as a large dwelling house. It therefore is not considered to mee the threshold for requiring a s106 agreement.*

CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development.
2. Impact on neighbouring amenity.
3. Transport & servicing considerations.
4. Other matters,

Principle of Development

Background

Planning permission was granted in 1990 under application reference HGY/1990/0100 for the change of use of property from residential to a care home for eight people within the C2 Use Class. Condition 2 of that consent stipulated that the permission shall not enure for the benefit of the land but shall be personal to Mrs. Ruddy (the applicant) only, and upon that person ceasing to use the land the use shall be discontinued." Following the change of ownership, the lawful use of the site is considered to have reverted back to Class C3.

It is noted that one of the reasons for refusing the previous application for the change of use of the site to a large-scale HMO, was the loss of an existing care home. This decision was made prior to the LPA and applicant becoming aware that the lawful use of the property had already reverted back to the C3 Use Class.

Policy DM15 of Haringey's Development Plan set out the Council's approach to the provision of new and protection of existing specialist housing including care homes. It states that planning permission for development Local Plan Policy DM15: Specialist Housing Special Needs Housing. It states that the Council will support proposals for new special needs housing where it can be shown that:

- a. There is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy;
- b. The standard of housing and facilities are suitable for the intended occupiers in terms of:
 - i. The provision of appropriate amenity space, parking and servicing;
 - ii. The level of independence; and
 - iii. Level of supervision, management and care/support.
- c. There is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and
- d. The impact of the proposed development would not be detrimental to the amenity of the local area or to local services.

This applicant is the Papa Family Centre Ltd and they propose a change of use of the property from a C3 dwelling house to a residential family assessment centre within the C2 'residential care' Use Class. The facility will provide 24/7 supervised residential assessments for vulnerable young parents (18+) and their infants. Unlike a standard "care home" this is a specialised environment where parenting capacity is monitored and developed to satisfy Social Services and Family Court requirements under the Every Child Matters framework and Care Standards Act 2000.

Based on 6 bedrooms, the maximum capacity will be 12 residents (6 mothers and 6 children). The age range of the children will typically be 0 to 2 years old. Residential family assessments usually occur during the neonatal or infant stage to determine if a child can remain safely in the parent's care. The parents are vulnerable young mothers who may have experienced homelessness, lack of support networks, or require assessment for court proceedings.

The centre will primarily serve referrals from the London Borough of Haringey, particularly through Haringey Children's Services and Social Services and the North London Children's Efficiency Foundation (NLCEF). The applicants will operate a 'Local First' placement policy, prioritising referrals from Haringey Council to ensure the facility meets the borough's specific social care targets and keeps local families within their community. Discussions have taken place with Haringey's Strategic Commissioning team for new care facilities for children & young people. They advise that the proposal addresses a clear gap in provision and will significantly strengthen Haringey's safeguarding and early help offer. They therefore support this application.

To meet OFSTED standards for 6 families, the following staffing levels will be required: a 24/7 rotation is required:

1 OFSTED Registered Manager (typically 9 am – 5 pm, Mon–Fri).

2-3 support staff during the day shift.

1-2 support staff during the night shift.

A detailed management plan has been submitted including such measures as

- Strict "signing in/out" procedures for residents and visitors.
- CCTV: Internal monitoring of communal areas for safety and assessment purposes.
- Drug/Alcohol Policy: Zero-tolerance policy with regular testing as part of the assessment.
- Visitor Policy: Pre-approved visitors only, limited to specific hours to prevent neighbourhood disturbance.
- Waste Management: Dedicated commercial waste collection for clinical and household waste (nappies, etc.).

The principle of care in the community has underpinned the national approach to providing care to those in need since the 1980s. Providing care within the community requires the change of use some of the boroughs general needs housing to specialist care homes. This is often done with the existing C3 use class, where those receiving the care form a single household, defined within as a C3(b) use, where not more than six residents can live together as a single household and receive care. The difference with the current application is that the residents are all under 18 and therefore minors and case law has stated that such groups cannot form a single household.

This application is supported by LBH Strategic Commissioner CYP Commissioning & Programmes / Head of Children's Commissioning.

Whilst the proposal represents a change from the existing C3 use class to use C2, it would still be within a residential use class and would still provide residential accommodation.

The LPA recognised the need provide a diverse range of housing and recognises the need for housing for those in need of care. Given the proposal retains a residential use on the site, the proposal is considered acceptable in principle and in accordance with the above policies.

Impact on neighbouring amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

DPD Policy DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for a development's users and neighbours. Specifically, proposals are required to provide appropriate sunlight, daylight and aspects to adjacent buildings and land, and to provide an appropriate amount of privacy to neighbouring properties to avoid overlooking and loss of privacy and detriment to amenity of neighbouring resident.

Given the level of supervision of the facility, highlighted above, and the detailed operational and noise management measures set out in the submitted Operational Management Statement (Version 2) and Noise

Management Plan (Version 2), it is not considered that the facility would be likely to result in materially harmful noise and disturbance to neighbouring occupiers.

The occupiers of any home have the potential to misuse their property in a way that could cause nuisance to neighbours and there is other legislation under the Environmental Protection Act to protect residents in these situations. In this case the risk of such misuse is considered less likely given the nature of the occupants and the fact they are receiving 24 hour a day specialist care and management.

No external changes are proposed to the existing building so the proposal will not result in any additional overlooking, loss of daylight/sunlight or loss of outlook to the occupiers of neighbouring properties.

The proposal is therefore considered acceptable in terms of its impact on neighbouring amenity.

Transport & servicing considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

As stated above, the site is considered to have good access to public transport and to local amenities. It is capable of providing cycle parking in line with Policy T5 of the London Plan.

Given the minor scale of the scheme, with there being no increase in floor space, and the expected low level of car ownership amongst residents of the care facility, the demand for on-street parking is not expected to be materially different to the existing lawful use of the site as a large dwelling house. It is therefore not considered to meet the threshold for requiring a s106 agreement.

Conditions will be attached requiring details of cycle parking and a service and delivery plan.

Waste & Recycling

DM DPD Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make on-site provision for general waste, the separation of recyclable materials and organic material. Adequate internal and external storage space should be provided to manage the volume of waste arising from the site. Accessible and safe access to on-site storage facilities both for occupiers and collection operatives should be supplied.

As stated above the frontage of the site has sufficient space for the storage of refuse bins and if this application were to be approved, a condition would be imposed requiring the submission and approval of a suitable appropriate waste storage shelter, and its implementation.

Other matters

No external changes are being proposed to the building. The centre will operate as a structured residential facility with no external commercial appearance. The additional refuse and cycle storage required as a result of the change of use could be accommodated within the property's forecourt. If approved, further details of this would be required by condition to ensure a satisfactory appearance.

The proposal will not impact negatively on local character or visual amenities.

Conclusion

The LPA recognise the need provide a diverse range of housing and recognises the need for housing for those in need of care. Given the proposal retains a residential use on the site, the proposal is considered acceptable in principle and in accordance with the above policies.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

CIL APPLICABLE

No increase in internal floor area is proposed and therefore, the proposal is not liable for Mayoral or Haringey's CIL charge.

RECOMMENDATION

That planning permission be GRANTED subject to the following conditions:

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the following approved plans and drawings, other than where those details are altered pursuant to the conditions of this planning permission:

Approved drawings and supporting documents.

Location Plan 1:1250

001 Rev R1 – Existing Floor & Roof Plans;

002 Rev R1 – Proposed Floor & Roof Plans;

003 Rev R1 – Existing & Proposed Elevations ;

Noise Management Plan (Version 2);

Operational Management Statement (Version 2); &

Transport and Parking Statement.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The approved C2 care home shall not be occupied by more the than 6 adult residents and 6 infant residents (excluding any attendant care staff of other visitors) at any one time.

Reason: The property given its size and other constraints is not considered suitable for providing care for a larger group of residents in accordance with policy DM15 of Haringey's Development Plan 2017.

- 4 No development shall take place until a detailed scheme for the provision of refuse and waste storage and recycling facilities has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development and permanently retained thereafter.

Reason: In order to protect the amenities of the locality and to comply with Policy DM4 of The Development Management DPD 2017 and Policy D4 of the London Plan 2021

- 5 The approved C2 use shall be operated at all times fully in accordance with the approved Operational Management Statement (Version 2) and Noise Management Plan (Version 2), unless agreed otherwise in writing by the LPA.

Reason: To prevent loss of amenity to neighbouring residential premises due to noise or vibration generated from the premises in accordance with Policy DM1 of The Development Management DPD 2017.

- 6 Prior to the commencement of development above ground, full details of the type and location of secure and covered cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until a minimum of three cycle parking spaces for users of the development, in accordance with the London Cycling Design Standards. Once agreed, the details shall be implemented as approved and retained/maintained as such thereafter.

Reason: To promote travel by sustainable modes of transport and to comply with the London Plan 2021 minimum cycle parking standards and the London Cycling Design Standards, policy T5 of the London Plan 2021, Policy SP7 of the Haringey Local Plan 2017 and to maximise the accessibility of the development.

- 7 The approved C2 use shall be operated at all times fully in accordance with the approved Transport and Parking Statement.

Reason: To protect the amenity of neighbouring properties and to maintain traffic safety.

- 8 No parking space shall be created within the properties front garden/forecourt, unless agreed otherwise in writing by the LPA,

Reason: To promote travel by sustainable modes of transport in accordance with Policy SP7 of the Haringey Local Plan 2017.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work

which will be audible at the site boundary will be restricted to the following hours:-
8.00am - 6.00pm Monday to Friday
8.00am - 1.00pm Saturday
and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within their ownership.