

Planning and Design & Access Statement

Flat 25, Embassy Court, 54–60 Bounds Green Road, London N11 2HA

Proposal

Retrospective Planning Application for the Change of Use of a Self-Contained Flat (Use Class C3) to a House in Multiple Occupation (Use Class C4) for up to 4 persons.

Proposed Development

This application seeks retrospective planning permission for the continued use of Flat 25, Embassy Court as a House in Multiple Occupation (Use Class C4) accommodating up to four persons.

The property was originally constructed and occupied as a self-contained two-bedroom flat (Use Class C3) with an internal floor area of approximately 73m².

The property has operated as a small HMO for approximately 5 years and 9 months. During this period the property has provided shared accommodation without any known complaints from neighbouring occupiers, planning enforcement action, statutory nuisance investigations or any demonstrable harm to the residential amenity of the building or surrounding area.

This application seeks to regularise the established use and secure retrospective planning permission for the continued occupation of the property as a well-managed HMO.

The existing accommodation has been reconfigured to provide:

- Bedroom 1 – approximately 15m² with ensuite shower room
- Bedroom 2 – approximately 9m²
- Bedroom 3 – approximately 14m²
- Shared kitchen/dining room – approximately 15m²
- Shared bathroom serving Bedrooms 2 and 3

The application seeks permission for occupation by up to four persons.

No external alterations have been undertaken or are proposed.

Site and Surroundings

The application site comprises a self-contained flat located within Embassy Court, a purpose-built residential apartment building situated on Bounds Green Road within the London Borough of Haringey.

Embassy Court is an established residential development comprising self-contained flats served by communal circulation areas, lift access, communal refuse and recycling facilities and secure communal cycle storage.

The surrounding area is predominantly residential, characterised by purpose-built apartment buildings, converted residential properties and local neighbourhood shopping facilities. The site enjoys excellent accessibility to public transport, with Bounds Green Underground Station, Bowes Park Railway Station and several bus routes all within walking distance.

The location is therefore highly sustainable and offers convenient access to employment opportunities, healthcare, education, shops and other community facilities.

Planning Policy Context

The proposal has been assessed against the following planning policy framework.

National Planning Policy Framework (NPPF)

The proposal accords with the objectives of the National Planning Policy Framework, particularly:

- Chapter 5 – Delivering a Sufficient Supply of Homes
- Chapter 8 – Promoting Healthy and Safe Communities
- Chapter 11 – Making Effective Use of Land
- Chapter 12 – Achieving Well-designed Places

The NPPF encourages local planning authorities to make effective use of existing buildings and to provide a wide choice of housing that responds to differing housing needs.

London Plan (2021)

Relevant policies include:

- Policy H1 – Increasing Housing Supply
- Policy H10 – Housing Size Mix
- Policy D3 – Optimising Site Capacity Through the Design-led Approach
- Policy D4 – Delivering Good Design
- Policy D6 – Housing Quality and Standards
- Policy T5 – Cycling
- Policy T6 – Car Parking
- Policy GG2 – Making the Best Use of Land

The proposal supports efficient use of existing residential accommodation while broadening housing choice.

Haringey Local Plan

Relevant strategic policies include:

- SP1 – Managing Growth
- SP2 – Housing
- SP11 – Design
- SP14 – Transport

Development Management Development Plan Document

Relevant policies include:

- DM1 – Delivering High Quality Design
- DM3 – Protecting Residential Amenity

- DM13 – Sustainable and Active Travel
- DM15 – Sustainable Waste Management
- DM31 – Housing Standards
- DM50 – Houses in Multiple Occupation

The proposal has also been considered against Haringey's adopted HMO planning guidance and HMO licensing requirements.

Principle of Development

The proposal seeks retrospective planning permission for the continued use of an existing residential flat as a small House in Multiple Occupation (Use Class C4).

Importantly, the proposal does not result in the loss of residential accommodation, as the property remains in residential use. Instead, it provides an alternative form of accommodation that contributes to Haringey's identified need for a diverse housing stock.

The property has operated as an HMO continuously for approximately 5 years and 9 months.

During this period:

- No planning enforcement action has been taken.
- There have been no known complaints from neighbouring occupiers.
- No statutory nuisance investigations have arisen.
- The use has integrated successfully within the purpose-built residential block.
- There is no evidence that the use has adversely affected the character of Embassy Court or the surrounding area.

The established operation of the HMO demonstrates that the proposal has not resulted in material planning harm and has functioned as a well-managed form of shared accommodation.

The proposal is also considered to comply with Policy DM50 relating to Houses in Multiple Occupation. It relates to the continued use of a single flat within an established purpose-built residential block and does not involve any external alterations or changes to the building's appearance or residential character.

The property has operated as an HMO for almost six years, demonstrating that the use can be accommodated without adversely affecting the character or function of the area.

The proposal retains the property in residential use, contributes to housing choice within the Borough and benefits from existing communal infrastructure, including lift access, refuse and recycling facilities and secure cycle storage.

It is therefore considered to represent an appropriate and sustainable form of development in accordance with Policy DM50 and the wider objectives of the Development Plan.

The proposal therefore accords with the objectives of the National Planning Policy Framework, the London Plan and Haringey's Local Plan by contributing towards housing choice and making efficient use of the existing housing stock.

Compliance with Haringey HMO Policy

Policy DM50 supports Houses in Multiple Occupation where they:

- provide a high standard of accommodation;
- protect residential amenity;
- do not adversely affect the character of the surrounding area;
- provide satisfactory refuse storage and servicing arrangements; and
- provide appropriate cycle parking.

The proposal satisfies these requirements.

The use has been established for almost six years without evidence of adverse impacts.

No external alterations have been undertaken.

The building already provides the infrastructure necessary to accommodate shared residential occupation including communal refuse facilities, secure communal cycle storage and lift access.

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he proposal therefore complies with the objectives of Policy DM50.

Quality of Accommodation

The proposed accommodation provides a high standard of living for future occupants.

The accommodation comprises:

- Bedroom 1 – 15m² with ensuite.
- Bedroom 2 – 9m².
- Bedroom 3 – 14m².
- Shared kitchen measuring approximately 15m².
- Shared bathroom.

The bedrooms are well proportioned and capable of accommodating the furniture expected within HMO accommodation.

The communal kitchen provides sufficient preparation, cooking, dining and social space.

All habitable rooms benefit from natural daylight and ventilation.

The accommodation has operated successfully for almost six years and provides a standard of accommodation consistent with Haringey's HMO licensing requirements.

Residential Amenity

The continued occupation of the property as a House in Multiple Occupation is not considered to generate unacceptable levels of activity, noise or disturbance.

Occupation by up to four persons is not materially different from the levels of activity that could reasonably be generated by a larger family occupying a dwelling of comparable size.

Importantly, the property has operated as an HMO for approximately 5 years and 9 months without any known complaints or enforcement action.

This established history provides compelling evidence that the use is compatible with neighbouring residential amenity.

The proposal therefore complies with Policy DM3.

Housing Need

Haringey continues to experience significant demand for a broad range of housing types, including affordable shared accommodation.

Small HMOs provide an important source of housing for:

- Young professionals
- Key workers
- Single adults
- People establishing themselves within the Borough
- Residents seeking affordable accommodation close to public transport

The proposal contributes positively towards meeting this recognised housing need while retaining the property within residential use.

Accessibility

The building benefits from existing communal lift access serving all floors. The proposal therefore remains accessible using the existing infrastructure. No alterations to access arrangements are proposed.

Refuse and Recycling

Embassy Court benefits from communal refuse and recycling storage serving all residents.

The continued occupation of the flat as a small HMO is not expected to generate waste beyond the capacity of the existing facilities. The proposal therefore complies with Policy DM15.

Cycle Storage

Residents have access to secure communal cycle storage already provided within Embassy Court. This encourages sustainable travel and complies with London Plan Policy T5 and Haringey Policy DM13.

Transport

The property occupies a highly sustainable location.

Bounds Green Underground Station, Bowes Park Railway Station and numerous bus services are all located within comfortable walking distance.

Given the excellent accessibility of the site and the availability of public transport, future occupiers are less likely to rely upon private motor vehicles.

The proposal is therefore not expected to generate unacceptable parking demand.

Design

No external alterations are proposed. The appearance of Embassy Court will remain unchanged.

The proposal relates solely to the established internal use of the flat and therefore preserves the architectural character of the building and surrounding streetscape.

Planning Balance

The proposal offers a number of clear planning benefits:

- Retains an established form of residential accommodation.
- Provides affordable shared housing within the Borough.
- Makes efficient use of an existing residential unit.
- Supports Haringey's housing objectives.
- Provides accommodation in a highly sustainable location.
- Has demonstrated compatibility with neighbouring occupiers through almost six years of successful occupation.
- Makes use of existing communal refuse, recycling, lift and cycle storage facilities.

No material planning harm has been identified.

Conclusion

This application seeks retrospective planning permission for the change of use of Flat 25, Embassy Court from a self-contained dwelling (Use Class C3) to a House in Multiple Occupation (Use Class C4) for occupation by up to four persons.

The property has operated successfully as an HMO for approximately 5 years and 9 months without complaint, enforcement action or evidence of harm to neighbouring amenity. This established period of occupation demonstrates that the use is compatible with the character of the purpose-built residential block and surrounding area.

The proposal provides good quality accommodation within an existing residential building, makes efficient use of the Borough's housing stock and contributes to meeting the demand for affordable shared accommodation.

The building benefits from communal lift access, communal refuse and recycling facilities and secure communal cycle storage, ensuring that the necessary infrastructure is already in place to support the continued use. Having regard to the National Planning Policy Framework, the London Plan (2021), the Haringey Local Plan and Development Management Policies, including Policy DM50 relating to Houses in Multiple Occupation, it is

considered that the proposal represents sustainable development and complies with the relevant planning policy framework.

Accordingly, it is respectfully requested that retrospective planning permission be granted.

CG June 2026