

YA-PL-002

Planning History & Regularisation Statement

1. Introduction

This Planning History & Regularisation Statement has been prepared by Yallahs Architecture on behalf of Fairfield Property Investments Ltd in support of the retrospective planning application relating to the upper floors of 63–65 High Road, Wood Green, London N22 6BH.

The purpose of this document is to explain the planning history of the site, the circumstances that resulted in the current occupation of the upper floors and the reasons why retrospective planning permission is now being sought.

This document should be read alongside **Document Reference YA-PL-001 – Planning Statement** and the accompanying supporting documents.

2. Site Background

The application site comprises a mixed-use building located within the Wood Green Metropolitan Town Centre.

The ground floor is in commercial use.

The first and second floors comprise accommodation located above the commercial premises and accessed independently from the ground-floor commercial unit.

The current application relates solely to the upper floors.

No changes are proposed to the commercial use at ground-floor level.

The building forms part of a wider mixed-use frontage where residential accommodation above commercial premises is a common and established feature of the area.

3. Previous Planning History

In August 2023 planning application **HGY/2023/3411** was submitted seeking planning permission for the upward extension of the building together with the conversion of the upper floors to provide six self-contained residential flats.

The application progressed to a stage where planning permission was capable of being issued subject to completion of a Section 106 Agreement.

The required Section 106 Agreement was not completed and planning permission was therefore not issued.

As a consequence, the development approved in principle under planning application HGY/2023/3411 was never implemented.

The current application is materially different from planning application HGY/2023/3411 and should therefore be considered on its own merits.

4. Position at the Time of Planning Application HGY/2023/3411

At the time planning application HGY/2023/3411 was prepared and submitted, the upper floors comprised a combination of accommodation ancillary to the ground-floor commercial use together with areas identified on the submitted drawings as vacant.

The accommodation included offices, toilets, storage areas and circulation space associated with the commercial operation of the premises.

The upper floors were not occupied as a House in Multiple Occupation.

The current HMO occupation had not commenced.

The planning application submitted in 2023 was therefore prepared on the basis of a building that did not contain the HMO accommodation that is the subject of the present application.

The circumstances that now exist at the property are therefore materially different from those that existed when planning application HGY/2023/3411 was submitted.

5. Emergence of the Current Occupation

Following submission of planning application HGY/2023/3411, the upper floors became occupied as a House in Multiple Occupation.

The current occupation developed independently of the planning proposals contained within planning application HGY/2023/3411.

As a result, the use and layout of the upper floors evolved in a manner that differed from the scheme that had previously been submitted to the Local Planning Authority.

The current application has therefore been prepared having regard to the occupation and physical arrangement that now exists rather than the development proposed under planning application HGY/2023/3411.

The present application seeks to address the circumstances that currently exist at the property and establish an appropriate planning framework for its future occupation and management.

6. Existing Position

The upper floors are currently occupied as a Large House in Multiple Occupation (Sui Generis).

The existing accommodation comprises shared residential accommodation arranged over the first and second floors.

The existing accommodation is summarised below.

Existing Accommodation	Provision
Residential Floors	2
Letting Rooms	9
Maximum Recorded Occupancy	15 Persons
Kitchen Sets	1
Toilets	4
Wash Hand Basins	4
Showers	3

The current arrangement reflects the occupation that has emerged since submission of planning application HGY/2023/3411.

The existing accommodation provides the baseline position against which the proposed improvements have been assessed.

The existing layout is illustrated on Drawings HR HMO 01 and HR HMO 02.

7. Need for Regularisation

The purpose of the present application is to regularise the planning position and establish a coordinated framework for the future occupation, management and improvement of the property.

The application has been prepared in recognition of the fact that three separate regulatory regimes are now relevant to the building:

- Planning;
- HMO Licensing; and
- Building Regulations.

Whilst each regime performs a different statutory function, they are closely related in practice.

The current application provides an opportunity to align these requirements through a coordinated programme of improvement works and management measures.

The proposal will:

- establish a clear planning position;
- support the HMO licensing process;
- facilitate Building Regulations regularisation works;
- improve residential accommodation standards;
- improve communal facilities;
- improve fire safety arrangements; and
- introduce a formal management framework.

The applicant considers that regularisation through the planning process represents the most appropriate and responsible way forward and will provide certainty for occupiers, the Local Planning Authority and other regulatory bodies.

8. Proposed Improvements

The current application seeks retrospective planning permission for the continued occupation of the upper floors as a Large House in Multiple Occupation together with a programme of improvements to the accommodation and its management.

The proposed accommodation will comprise:

Proposed Accommodation	Provision
Residential Floors	2
Letting Rooms	11
Maximum Occupancy	14 Persons
Kitchen Sets	4
Toilets	4
Wash Hand Basins	4
Showers	4

The proposal introduces a number of improvements when compared with the existing arrangement.

These include:

- an increase in letting rooms from 9 to 11;
- a reduction in recorded maximum occupancy from 15 persons to 14 persons;
- an increase in kitchen provision from 1 kitchen set to 4 kitchen sets;
- an increase in shower provision from 3 to 4;
- improved internal circulation arrangements;
- enhanced fire safety measures;
- improved communal facilities; and
- formal management arrangements.

The proposal therefore seeks not only to regularise the existing occupation but also to improve the quality, safety and management of the accommodation.

9. Coordinated Compliance Strategy

The applicant has adopted a coordinated approach to the future management and improvement of the property.

This approach recognises that the occupation of the building is influenced by three separate but related regulatory regimes:

Planning

The present application seeks to establish a clear planning framework for the continued occupation and management of the upper floors.

HMO Licensing

The property is subject to HMO licensing requirements administered by the London Borough of Haringey.

The proposed management arrangements and accommodation improvements have been prepared having regard to these requirements.

Building Regulations

The applicant is progressing Building Regulations regularisation works and associated certification through a separate statutory process.

These works include fire safety improvements, electrical certification and associated building safety measures.

The coordinated consideration of Planning, HMO Licensing and Building Regulations is intended to ensure that the property is managed and improved in a comprehensive and responsible manner.

10. Conclusion

This Statement explains the planning history of the site and the circumstances that have resulted in the submission of the present retrospective planning application.

Planning application HGY/2023/3411 related to a materially different proposal and was prepared at a time when the current HMO occupation had not commenced.

The circumstances that now exist at the property are therefore significantly different from those that existed when that application was submitted.

The current application provides an opportunity to regularise the planning position and establish a coordinated framework for the future occupation, management and improvement of the property.

The proposal is supported by:

- improved accommodation standards;
- improved communal facilities;
- reduced recorded maximum occupancy;
- enhanced fire safety measures;
- formal management arrangements; and
- Building Regulations regularisation works.

The applicant considers that the proposal represents a positive and responsible response to the current circumstances and provides the most appropriate route towards the long-term improvement and management of the property.

SUPPORTING DOCUMENTS

This Statement should be read together with:

- **Document Reference YA-PL-001 – Planning Statement**
- **Document Reference YA-PL-003 – HMO Accommodation & Management Statement**
- **Document Reference YA-PL-007 – Existing & Proposed Accommodation Comparison Schedule**
- **Document Reference YA-PL-008 – Statement of Existing Lawful Use & Existing Occupation**
- **Document Reference YA-PL-009 – HMO Room Schedule**