

20 JUL 2026

Subject: Objection to Planning Application – Retrospective Change of Use of Flat 25, Embassy Court (C3 to C4 HMO)

Dear Planning Officer,

I am writing to formally object to the retrospective planning application 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).

I strongly believe that granting planning permission would have a significant adverse impact on the residential amenity of existing leaseholders, the character of the building, parking availability, highway safety and the overall quality of life for residents.

1. Loss of Residential Amenity

The introduction of an HMO is likely to increase noise, disturbance and general activity due to a higher number of unrelated occupants with different working hours, lifestyles and social patterns. This will inevitably reduce the quiet enjoyment of neighbouring flats and negatively affect those who have chosen Embassy Court as a residential development for family living.

2. Increased Pressure on Communal Facilities

Embassy Court was designed as a block of self-contained residential flats. An HMO places significantly greater demands on communal entrances, hallways, stairwells, lifts, refuse areas and other shared facilities, leading to increased wear and tear, higher maintenance costs and a poorer living environment for all residents.

3. Security Concerns

HMOs generally experience a higher turnover of occupants and visitors than owner-occupied or family homes. This results in a greater number of unknown people entering and leaving the building, increasing security concerns and reducing residents' sense of safety.

4. Waste Management

HMOs often generate substantially more household waste and recycling than a single dwelling. Without robust management arrangements, this can lead to overflowing bins, litter, unpleasant odours and an adverse impact on the appearance and cleanliness of Embassy Court.

5. Severe Parking and Highway Impact

Parking at Embassy Court has already become a serious problem. Since the developer created new flats and private parking areas to the rear of the building, many residents have lost access to parking, leaving approximately 24 flats competing for only six parking spaces at the front.

The situation is already unsustainable. Introducing an HMO, with the potential for several unrelated adults each owning a vehicle, will place even greater pressure on the limited parking available.

In addition, Bounds Green Road has been altered with cycle lanes, significantly reducing available on-street parking, while Gordon Road has restricted access, making it impossible to use as an alternative parking location. Residents therefore have very few practical parking options.

The parking situation has become so severe that, when my elderly mother required medical assistance, an ambulance experienced difficulty accessing the property because of parked vehicles and the lack of available space. This demonstrates that the existing parking and access arrangements are already under considerable strain. Any further increase in occupancy could have serious implications for emergency vehicle access and public safety.

I respectfully ask the Council to give significant weight to these existing parking and access problems when determining this application.

6. Character of the Building

Embassy Court is a residential development intended for self-contained homes. The introduction of HMOs changes the established character of the building and risks setting a precedent for further similar conversions, fundamentally altering the nature of the development and reducing its suitability for long-term residents and families.

7. Retrospective Nature of the Application

I am concerned that the change of use has already taken place before planning permission has been granted. Retrospective planning applications should not be viewed more favourably simply because the development has already commenced. The proposal should be assessed strictly against Haringey's planning policies and its impact on neighbouring residents.

For all of the reasons set out above, I respectfully request that Haringey Council refuses this retrospective planning application.

I would also ask the Council to carefully consider the cumulative impact that this proposal would have on existing residents, particularly in relation to parking, emergency access, residential amenity and the long-term character of Embassy Court. Existing residents are already experiencing significant difficulties, and permitting an HMO would only worsen these problems.

Thank you for considering my objection.

Yours faithfully,

Rakesh & Nutan Mehta – 16 Embassy Court N11 2HA

Notice of application for planning permission

Town and Country Planning (General Development Procedure) Order 1995, Article 7

I GIVE NOTICE that:

An application for planning permission is being made to the **London Borough of Haringey** and you are the owner / part owner of the application site.

Address of application site:

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

Description of proposed development:

Change of use of self-contained flat (Use Class C3) to an HMO (Use Class C4) (Retrospective).

Name of applicant:

GCP Ventures (Embassy Court) Ltd

Address:

1 Kings Avenue, London N21 3NA

If you wish to make representations on this proposal, please do so within 21 days of receiving this notice by writing to **London Borough of Haringey, Planning Regeneration & Economy, Level 6, River Park House, 225 High Road, London N22 8HQ.**

Signed:

Date: **8th July 2026**

—
1

GCP Ventures (Embassy Court) Ltd