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454 WEST GREEN ROAD, HORNSEY PLANNING STATEMENT

DOCUMENT: PLANNING STATEMENT
PROJECT: 454 WEST GREEN ROAD, HORNSEY
CLIENT: YESIM MEHMET

DATE:

JUNE 2026

| INTRODUCTION |

Curio Architects have prepared this Planning Statement in support of a planning application relating to 454 West Green Road, Hornsey, London N15. The application seeks planning permission for the change of use and internal reconfiguration of the existing upper floors to provide a five-bedroom House in Multiple Occupation (HMO), whilst retaining the existing commercial premises at ground floor level.

The property occupies a sustainable and highly accessible location on West Green Road within a mixed-use town centre environment characterised by active commercial frontages at ground floor level with residential accommodation above. The proposals have been carefully developed to make efficient use of the existing building whilst preserving its established appearance and maintaining the existing commercial use.

The scheme comprises the comprehensive refurbishment and reconfiguration of the upper floors to provide five well-proportioned en-suite bedrooms together with high-quality shared kitchen, dining and living facilities. The proposals are contained entirely within the existing building envelope, with no extensions or external alterations proposed.

This Planning Statement demonstrates how the proposed development responds positively to the site's planning history, surrounding context and the relevant national, regional and local planning policies. It also illustrates how the proposals have been designed to comply with Haringey's HMO Standards and Licensing Requirements, delivering a high standard of accommodation for future occupiers whilst making efficient use of an existing building in a highly sustainable urban location.



| SITE DESCRIPTION |

The application site comprises a three-storey mixed-use building located at 454 West Green Road, within the London Borough of Haringey. Occupying a prominent position along West Green Road, the property forms part of a well-established commercial corridor characterised by active ground floor uses with residential accommodation above.

The building forms part of a continuous Victorian terrace and contributes positively to the established streetscape. The ground floor is occupied by an existing commercial unit, whilst the upper floors provide residential accommodation accessed via an independent entrance from West Green Road. This arrangement allows the commercial and residential uses to operate independently whilst maintaining the mixed-use character of the building.

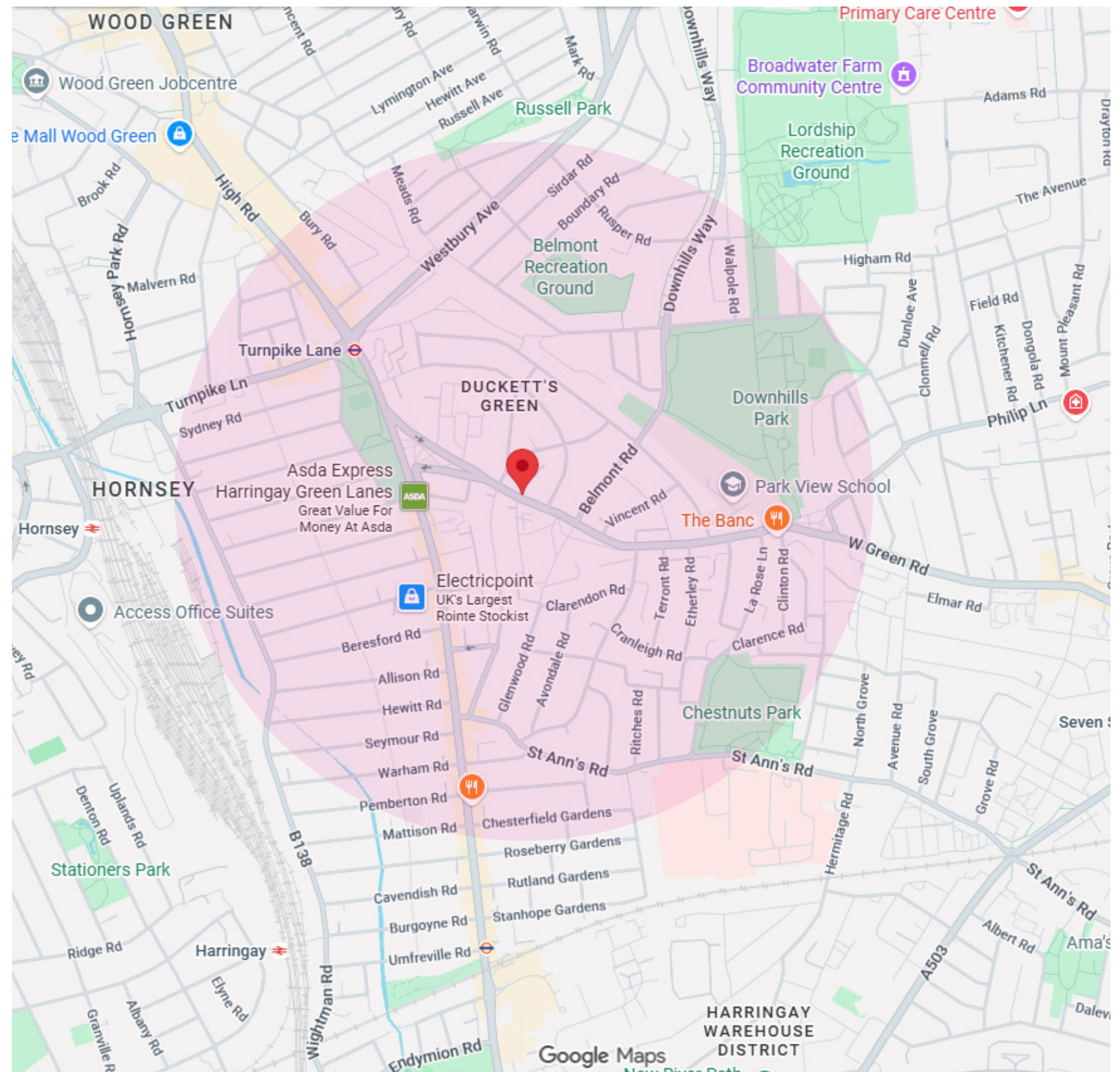
West Green Road is recognised as a highly sustainable location with excellent access to public transport and a wide range of local services. Seven Sisters Underground Station (Victoria Line), Seven Sisters National Rail Station and Harringay Green Lanes Station are all within convenient walking distance of the site, together with numerous bus services operating along West Green Road. These connections provide direct access to Central London and the wider transport network, making the location particularly well suited to shared residential accommodation.

The surrounding area offers a comprehensive range of day-to-day amenities including supermarkets, convenience stores, cafés, restaurants, healthcare facilities and other community services. Future occupiers will therefore have excellent access to the facilities required for everyday living without reliance on private vehicles, supporting sustainable patterns of travel and reducing the need to travel longer distances for essential services.

The proposals relate solely to the existing upper floors of the building and comprise internal alterations only. The existing commercial unit at ground floor level will be retained without alteration, preserving the active frontage and established mixed-use character of West Green Road whilst making more efficient use of the existing residential accommodation above.

 Indication of 800m radius

 Site Location



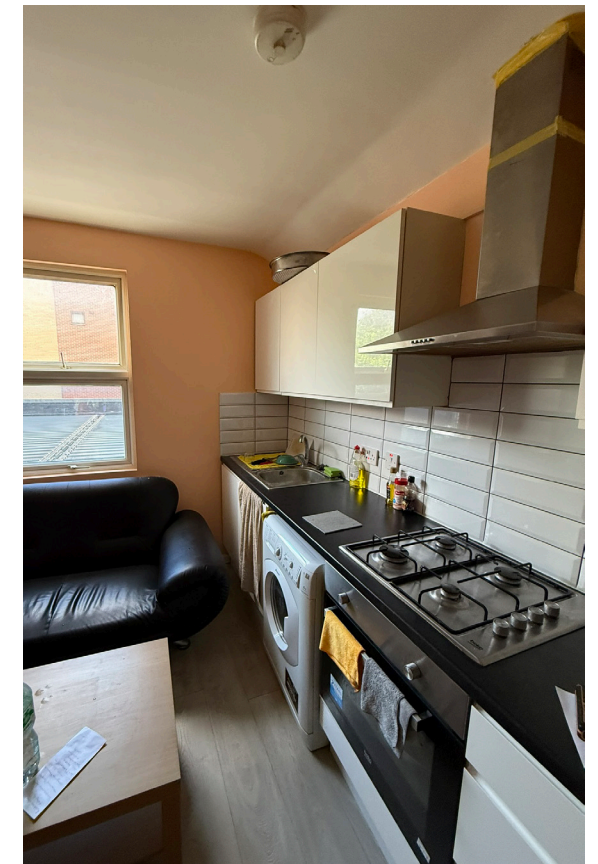
| SITE PHOTOGRAPHS |

The photographs opposite illustrate the existing character and condition of the property, both externally and internally.

Externally, the building forms part of a continuous Victorian terrace fronting West Green Road, with an active commercial unit occupying the ground floor and independent access to the residential accommodation above. The property makes a positive contribution to the established streetscape and no alterations to the external appearance are proposed as part of this application.

The internal photographs demonstrate that the upper floors comprise existing residential accommodation arranged over two levels. Whilst the property remains functional, the accommodation has evolved over time and would benefit from comprehensive refurbishment and reconfiguration to improve the quality of the internal environment and make more efficient use of the available floorspace.

The proposals focus on enhancing the existing residential accommodation through sensitive internal alterations only. The external appearance of the building, including its relationship with the surrounding terrace and commercial frontage, will remain unchanged.



| PLANNING HISTORY |

A review of the available planning history identifies application reference HGY/2017/0684, which granted planning permission for the conversion of the existing maisonette above the ground floor restaurant into two self-contained residential flats, comprising 1 no. studio/one-person flat and 1 no. one-bedroom/two-person flat.

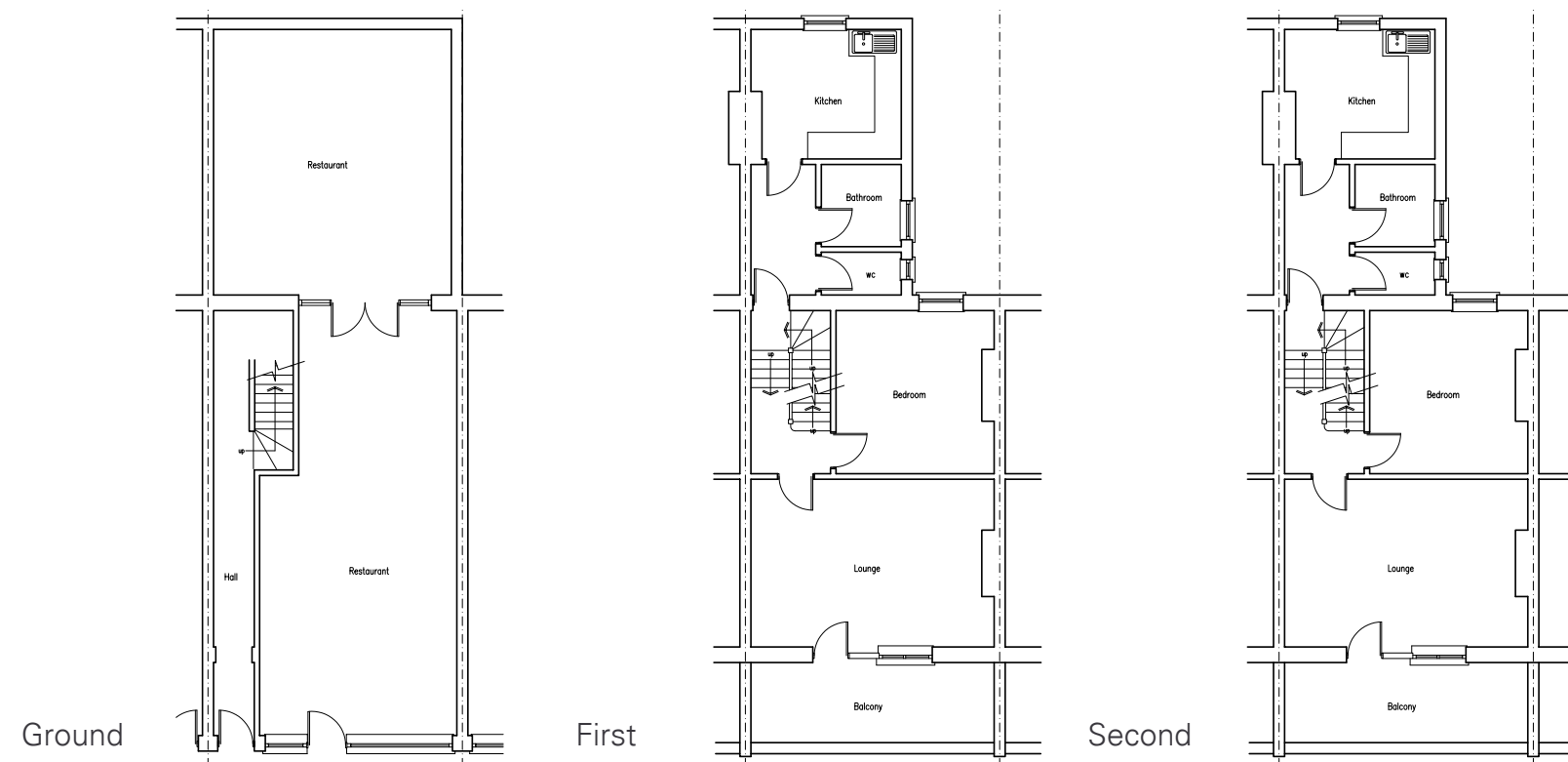
The approved scheme retained the commercial use at ground floor level and related to the reconfiguration of the residential accommodation above. The officer's report described the property as a three-storey terraced building with a restaurant at ground floor level and a three-bedroom flat arranged over the first and second floors.

The officer's report confirmed that the principle of providing additional residential accommodation at the site was acceptable, noting that the proposal would make a contribution to housing supply and that the site was suitable for residential use above the existing commercial premises.

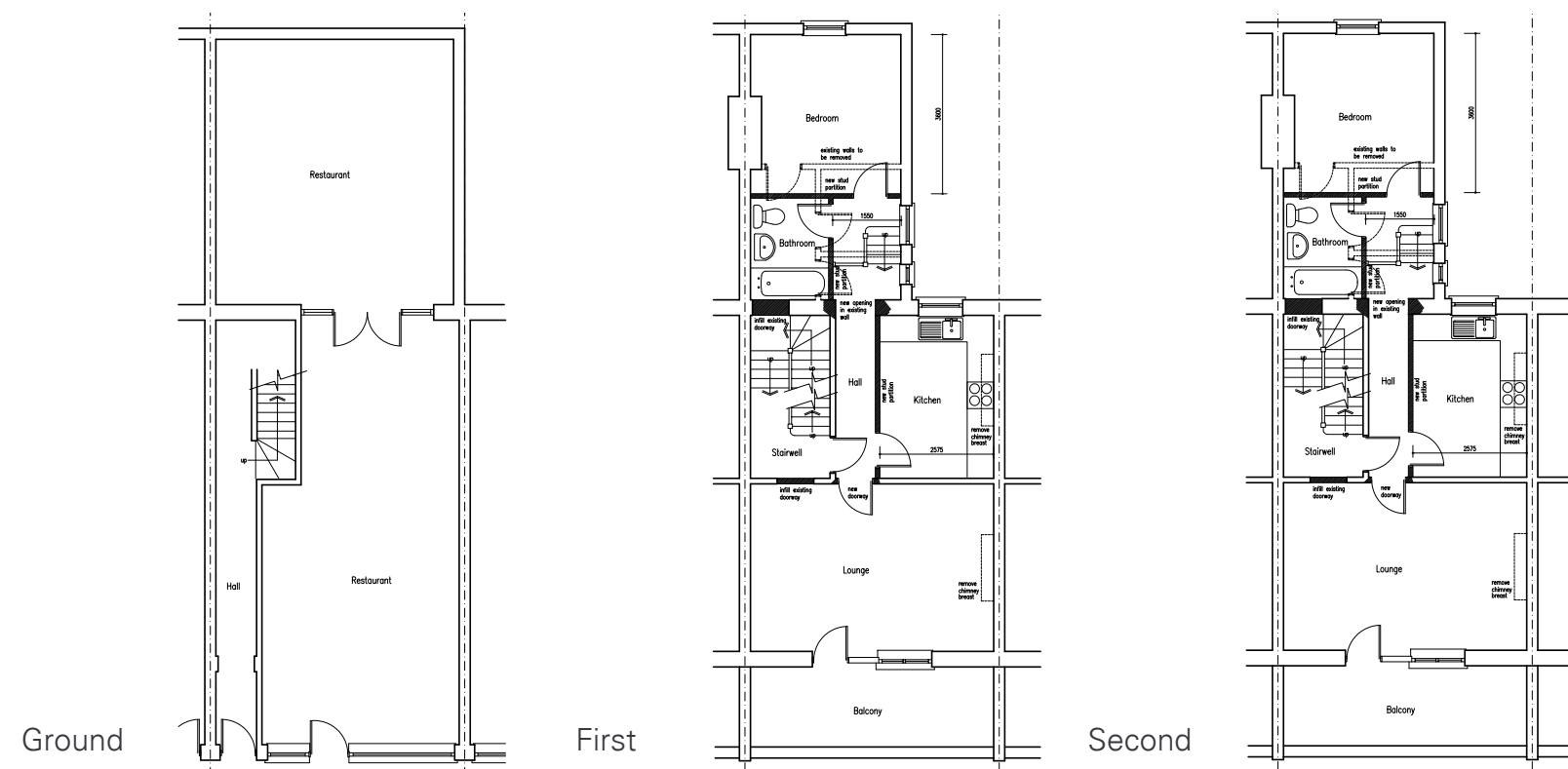
The report also concluded that, as no external alterations were proposed, the development would preserve the character and appearance of the area and would not result in unacceptable impacts on neighbouring amenity.

Although the previous permission related to self-contained flats rather than a HMO, it is relevant to the current application because it demonstrates that the Council has previously accepted the principle of intensified residential use above the retained ground floor commercial unit.

Reference:	HGY/2017/0684
Description:	Conversion of existing maisonette above restaurant into two self contained apartments (1x studio/1 person flat, 1 x 1 bed/2 person flat)
Received:	06/02/2017
Decision:	Approve with Conditions
Decision Date:	03/04/2017



Extracts from 'Existing Floor Plans' from application HGY/2017/0684



Extracts from 'Proposed Floor Plans' from application HGY/2017/0684

| EXISTING PLANS |

The existing plans opposite illustrate the current internal arrangement of the residential accommodation as established by survey. The layout currently differs from the floor plans approved under planning permission HGY/2017/0684 and reflects the building as it exists today.

The current application has been prepared using the existing layout as the baseline and seeks to regularise and comprehensively reconfigure the upper floors into a coherent five-bedroom House in Multiple Occupation (Use Class C4). The proposals replace the existing fragmented arrangement with a purpose-designed layout that has been developed specifically to comply with the Council’s adopted HMO Standards and Licensing Requirements.

The proposed development represents a significant improvement in the quality, functionality and management of the residential accommodation. It makes more efficient use of the existing building, provides compliant room sizes and modern facilities for all occupiers, whilst retaining the established commercial use at ground floor level and requiring no external alterations.

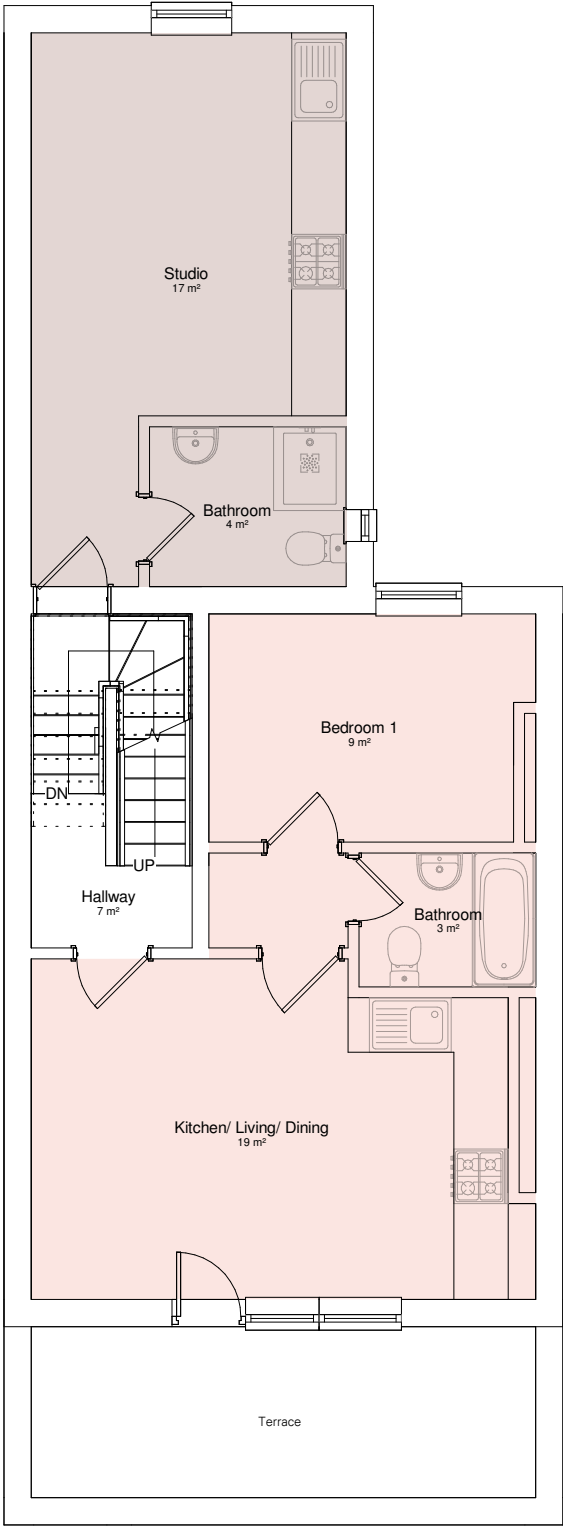
Accordingly, the application should be assessed on the planning merits of the proposed development, which replaces the existing internal arrangement in its entirety and delivers a more appropriate, policy-compliant form of residential accommodation.

Existing Residential Accommodation

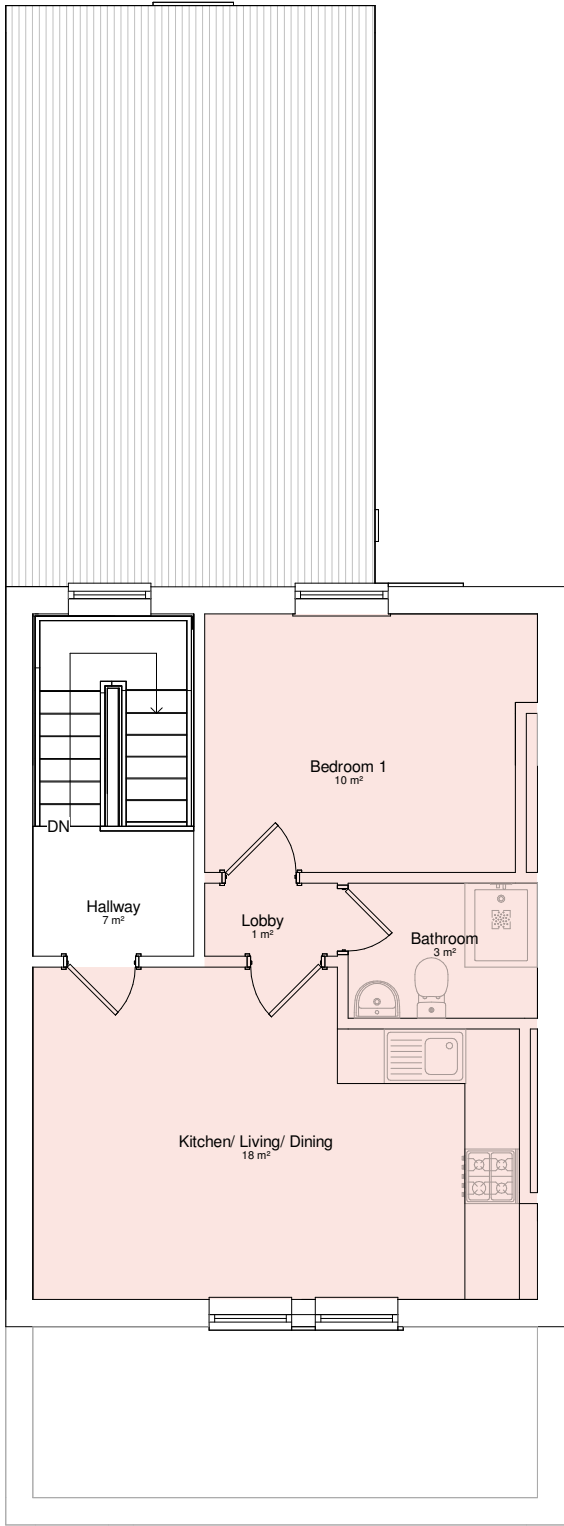
LEVEL	ACCOMMODATION
00	Existing Commercial Unit
01	1No. Studio Apartment 1No. One-Bed Apartment
02	1No. One-Bed Apartment
Total	3No. Self Contained Apartments

Existing Studio Apartment

Existing One-Bed Apartment



Existing First Floor



Existing Second Floor

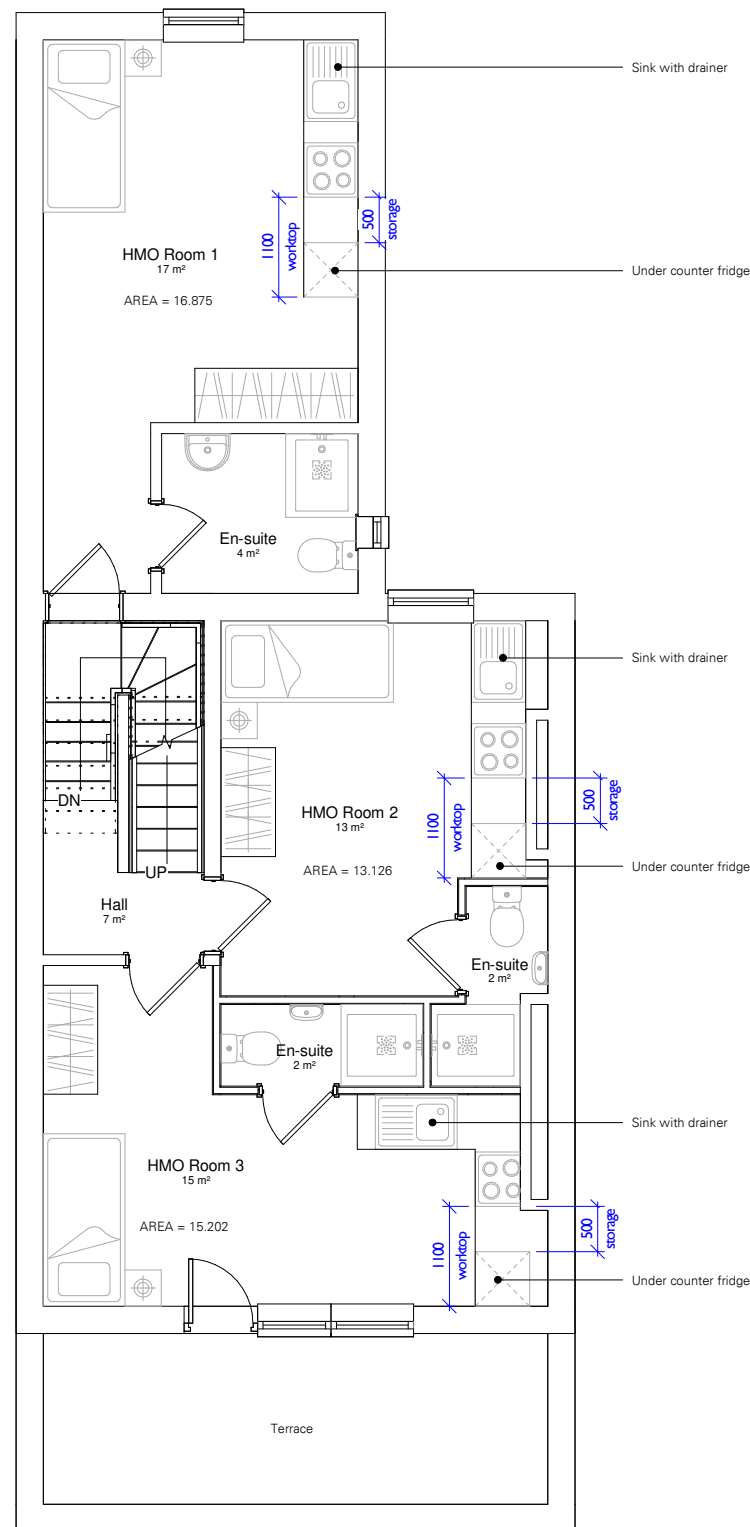
| PROPOSAL |

The application seeks planning permission for the change of use and internal reconfiguration of the existing upper floors to provide a five-bedroom House in Multiple Occupation (Use Class C4), whilst retaining the existing commercial unit at ground floor level. All works are contained entirely within the existing building envelope, with no extensions or alterations proposed to the external appearance of the property.

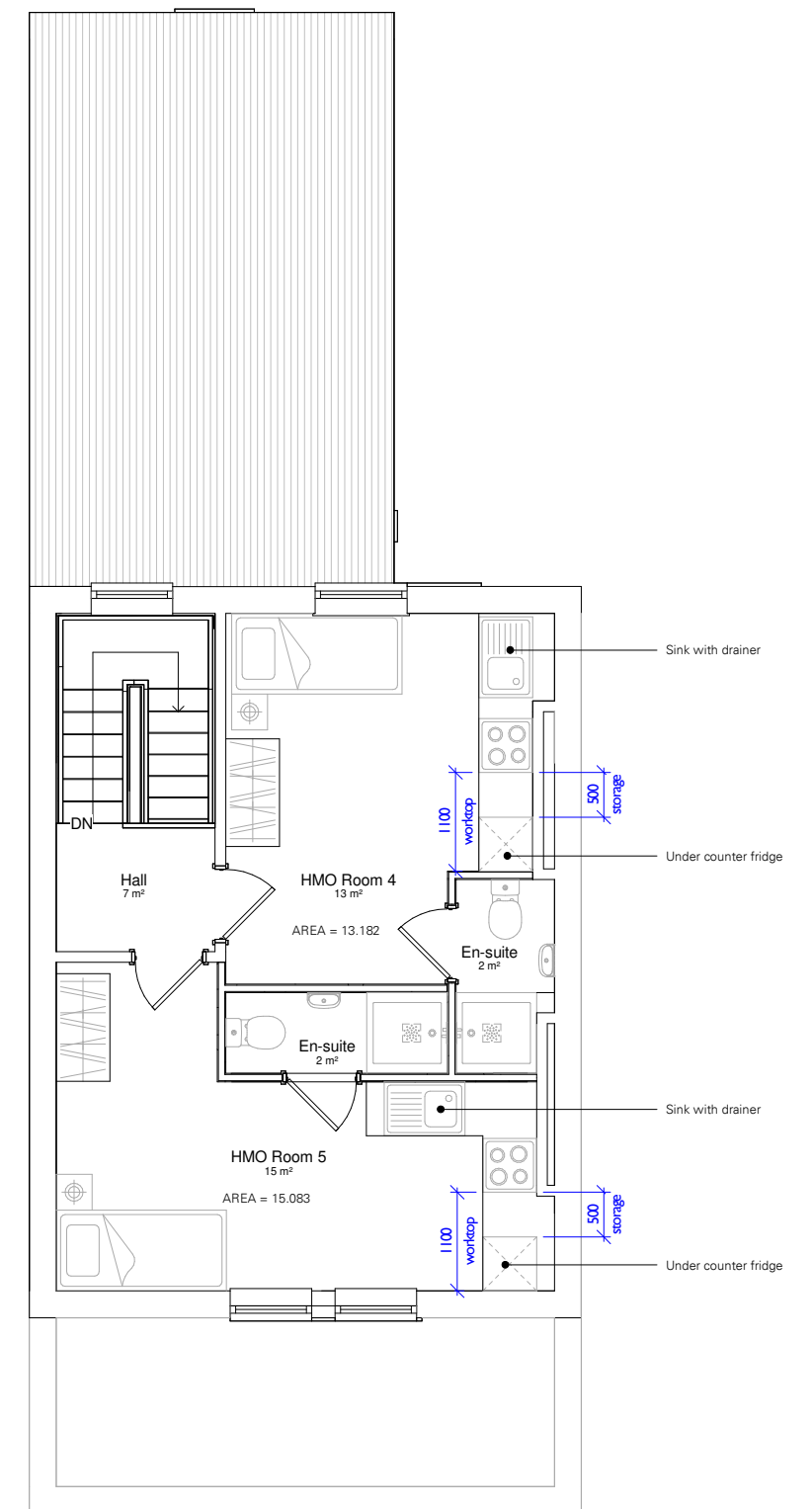
The proposals reorganise the existing residential accommodation to create five well-proportioned single-occupancy rooms, each benefiting from its own en-suite shower room and kitchenette. The layout has been carefully planned to make efficient use of the available floorspace, providing a clear hierarchy of circulation whilst balancing privacy, functionality and ease of management.

The first floor accommodates three bedrooms, whilst the second floor provides a further two bedrooms. The existing independent residential entrance from West Green Road is retained, maintaining the separation between the commercial and residential uses and ensuring the continued mixed-use character of the building.

The proposal represents an efficient re-use of an existing building within a highly sustainable town centre location. By rationalising the existing internal arrangement and improving the quality of the residential accommodation, the development delivers a high-quality shared living environment without requiring any increase in the building's footprint or altering its established contribution to the surrounding streetscape.



Proposed First Floor



Proposed Second Floor

The proposed development has been assessed against the National Planning Policy Framework (NPPF), the London Plan (2021) and the adopted Haringey Development Plan. Together, these documents promote the efficient use of land, delivery of high-quality homes and sustainable development in accessible urban locations.

The proposal seeks planning permission for the change of use and internal reconfiguration of the existing upper floors to provide a five-bedroom House in Multiple Occupation (Use Class C4). The development has been carefully designed to respond positively to the relevant planning policies, whilst preserving the character of the existing building and providing a high standard of accommodation for future occupiers.

National Planning Policy Framework (December 2024, as amended February 2025)

The proposal has been assessed against the National Planning Policy Framework (NPPF), which promotes sustainable development, the efficient use of land and the delivery of high-quality homes. The application responds positively to these objectives by making more effective use of an existing building in a highly accessible location whilst improving the quality of the residential accommodation provided.

Key relevant sections include:

- **Chapter 5 – Delivering a Sufficient Supply of Homes**, which supports a diverse housing mix, including affordable and shared living models;
- **Chapter 11 – Making Effective Use of Land**, encouraging intensification where consistent with local character; and
- **Chapter 12 – Achieving Well-Designed Places**, which requires development to function well, add to the overall quality of the area, and create safe, inclusive living environments.
- **Chapter 14 – Meeting the Challenge of Climate Change**: emphasises improved energy performance, insulation and low-carbon construction when refurbishing or extending existing dwellings.

The proposal accords with these principles by retaining and improving an existing residential building, making more efficient use of the available accommodation and delivering high-quality HMO accommodation without altering the external appearance or character of the property.

The London Plan (2021)

The London Plan forms part of the statutory Development Plan and provides the strategic planning framework for housing delivery, design quality and sustainable growth across Greater London. The proposal has been developed in accordance with the relevant policies relating to housing quality, HMO accommodation and sustainable development.

Relevant policies include:

- **Policy H9 – Houses in Multiple Occupation (HMOs)**: Supports well-managed HMOs that contribute to meeting London’s diverse housing needs.
- **Policy D3 – Optimising Site Capacity through the Design-Led Approach**: Encourages the efficient use of existing buildings where development responds positively to its context and delivers high-quality accommodation
- **Policy D6 – Housing Quality and Standards**: Requires development to provide high-quality internal accommodation with appropriate levels of privacy, outlook and amenity.
- **Policy T5 – Cycling**: Supports sustainable travel through the provision of appropriate cycle parking and reduced reliance on private vehicles.

The application site occupies a highly accessible location with excellent public transport connections and convenient access to local services. The proposal makes efficient use of the existing building, provides high-quality accommodation for future occupiers and occupies an exceptionally sustainable location with a PTAL rating of 5, reducing reliance on private vehicles

Local Policy

Haringey Local Plan (2013)

The proposal has been assessed against the adopted Haringey Development Plan, which seeks to deliver high-quality homes, support sustainable development and ensure that new development responds positively to its surroundings. The application has been designed to make efficient use of an existing building whilst maintaining the established character and function of West Green Road.

Key relevant policies include:

- **SP2 – Homes**: Supports the delivery of a range of housing types to meet local housing needs.
- **SP4 – Design and Character**: Requires development to respect local character and deliver a high standard of design.
- **DM1 – Delivering High Quality Design**: Promotes development that responds positively to its context and provides a high standard of accommodation.
- **DM13 – Refuse and Recycling**: Requires appropriate refuse and recycling storage to serve new development.
- **DM31 – Sustainable Transport**: Encourages development in accessible locations that supports walking, cycling and public transport.

The proposal retains the existing mixed-use character of the property, provides improved residential accommodation within the existing building envelope and has been designed to comply with Haringey’s adopted HMO Standards and Licensing Requirements.

Overall Policy Compliance

The proposal has been developed in accordance with the National Planning Policy Framework, the London Plan and the Haringey Development Plan. It makes efficient use of an existing building in a highly sustainable location, retains the existing commercial use at ground floor level and provides high-quality HMO accommodation without altering the external appearance of the property.

Design Approach

The proposed development has been carefully designed to make efficient use of the existing building whilst preserving its established character and appearance. The proposals comprise the internal reconfiguration of the upper floors only, with the existing commercial unit retained at ground floor level and no extensions or external alterations proposed.

The layout has been developed to create five well-proportioned single occupancy bedrooms, each with its own en-suite shower room and kitchenette. The proposals provide a high standard of private accommodation whilst retaining the existing independent access from West Green Road.

The layout has been developed to incorporate a number of design measures that improve both safety and functionality, including locating kitchen facilities away from the principal means of escape where practicable, providing direct access to natural light and ventilation for all habitable rooms, and arranging circulation to minimise conflict between private rooms and shared access.

Particular attention has been given to the arrangement of internal accommodation to maximise safety and functionality. Kitchen facilities have been positioned away from the principal means of escape where practicable, all habitable rooms benefit from natural light and ventilation, circulation has been simplified, and each room has been designed to provide an appropriate balance between private accommodation and shared access. These measures contribute to a safer, more practical and higher quality living environment.

Private and Communal Amenity Space

The development has been designed to provide a high standard of accommodation for future occupiers. Each bedroom benefits from:

- Individual en-suite shower room.
- Dedicated kitchenette.
- Natural daylight and outlook.
- Natural ventilation.
- Independent heating.
- Adequate storage and circulation space.

The proposal provides a comfortable, safe and functional living environment that exceeds the minimum accommodation standards required by Haringey’s HMO Standards and Licensing Requirements.

HMO Standards Compliance

The proposed development has been designed in accordance with the London Borough of Haringey’s adopted HMO Standards and Licensing Requirements. The proposal provides:

- Five single occupancy bedrooms.
- Individual en-suite bathroom facilities to every room.
- Individual kitchen facilities within every room.
- Room sizes meeting or exceeding the Council’s minimum standards.
- Appropriate refuse and recycling provision.
- Secure cycle parking.
- Fire safety measures to be delivered in accordance with the Building Regulations.
- Professionally managed accommodation with appropriate tenancy management arrangements.

Overall, the proposal has been designed to make efficient use of an existing building whilst providing a high standard of accommodation for future occupiers. The scheme complies with Haringey’s adopted HMO Standards and Licensing Requirements and preserves the established mixed-use character of the property.

Room Size Table

ROOM	OCCUPANCY	BEDSIT	POLICY REQUIREMENT	NET INTERNAL BEDROOM AREA EXCL. ENSUITE	COMPLIANT?
1	1 Person	Yes	13 m²	16.9m²	Yes
2	1 Person	Yes	13 m²	13.1m²	Yes
3	1 Person	Yes	13 m²	15.2m²	Yes
4	1 Person	Yes	13 m²	13.2m²	Yes
5	1 Person	Yes	13 m²	15.1m²	Yes
Total	5 Persons				

The proposed development has been designed having regard to Policy DM4 (Provision and Design of Waste Management Facilities) of the Haringey Development Management DPD, the Council’s Waste and Recycling Storage Guidance and the Haringey HMO Licensing Conditions (2024–2029). The Council’s guidance advises that new residential conversions above shops should make provision for waste containment and should not rely on existing timed collection arrangements where habitation levels increase.

The proposal relates to the reconfiguration of the existing residential accommodation above a retained commercial unit. Whilst the accommodation changes from three self-contained flats to a five-bedroom HMO, the overall residential occupancy remains unchanged at a maximum of five persons. Consequently, the proposal is not expected to generate a material increase in household waste. Owing to the constraints of the existing Victorian building, including the absence of independent side or rear access and limited external space, it is not practicable to provide a dedicated external refuse store without requiring substantial alterations to the building.

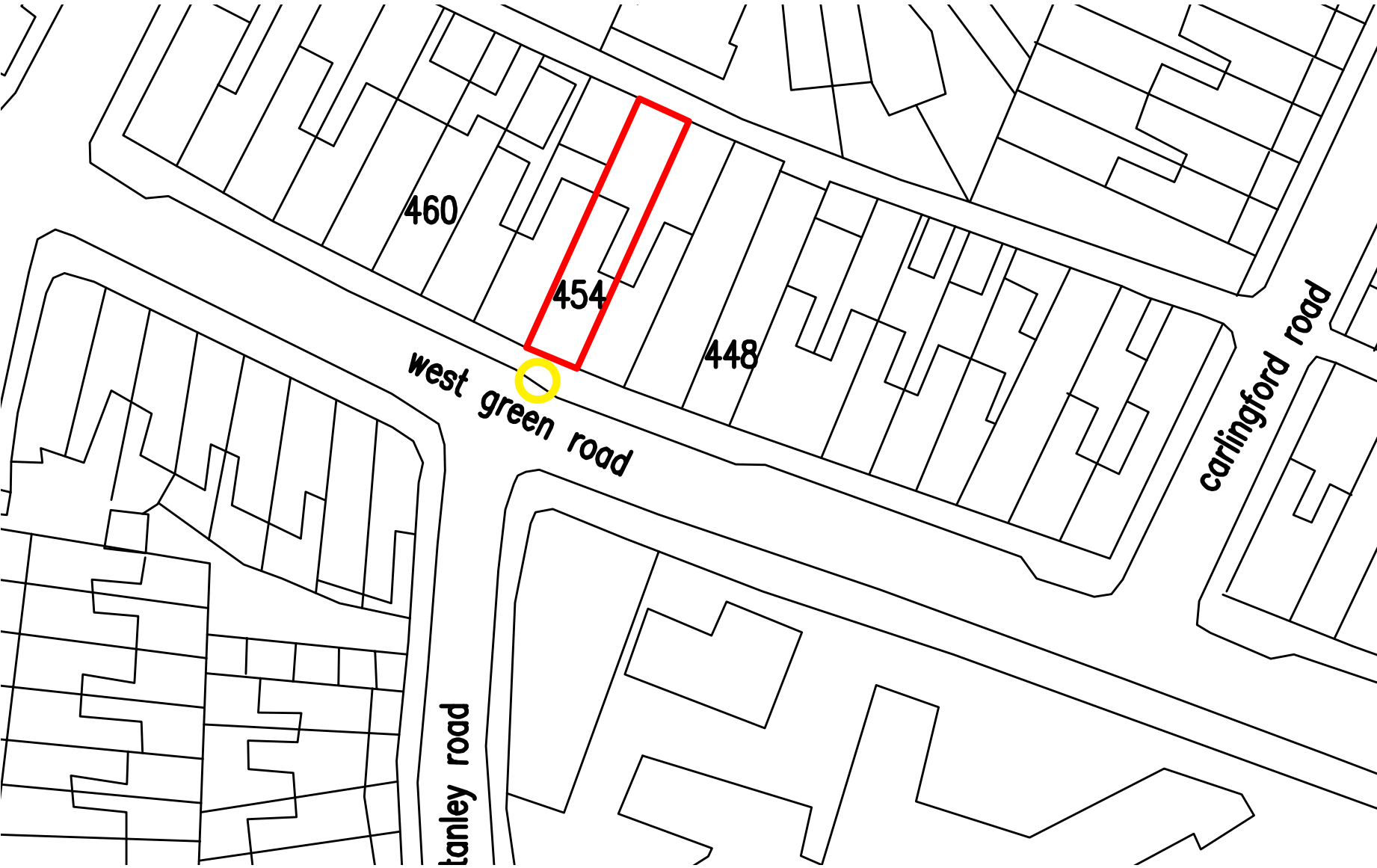
Refuse and recyclable materials will be stored internally and presented for collection only on the Council’s designated collection days before being returned promptly following collection. Residential waste will remain separate from the existing commercial unit, ensuring no refuse or waste containers are permanently stored within the public realm.

The property will be professionally managed in accordance with the Council’s HMO Licensing Conditions. Occupiers will be provided with appropriate refuse and recycling facilities together with guidance on collection arrangements, whilst the licence holder will undertake regular inspections to ensure waste is appropriately stored and presented. Having regard to the unchanged occupancy, the physical constraints of the existing building and the proposed management regime, the development provides a practical and robust waste management strategy that accords with the objectives of Policy DM4 and the Council’s waste management guidance.

 Location of on street collections

Number of Occupants

Floor	Existing Accommodation	Existing Occupancy	Proposed Accommodation	Proposed Occupancy
01	1No. Studio Apartment	1 Person	3No. Rooms	3 Persons
	1No. One-Bed Apartment	2 Persons		
02	1No. One-Bed Apartment	2 Persons	2No. Rooms	2 Persons
	Total	5 Persons		5 Persons



Site Location Plan

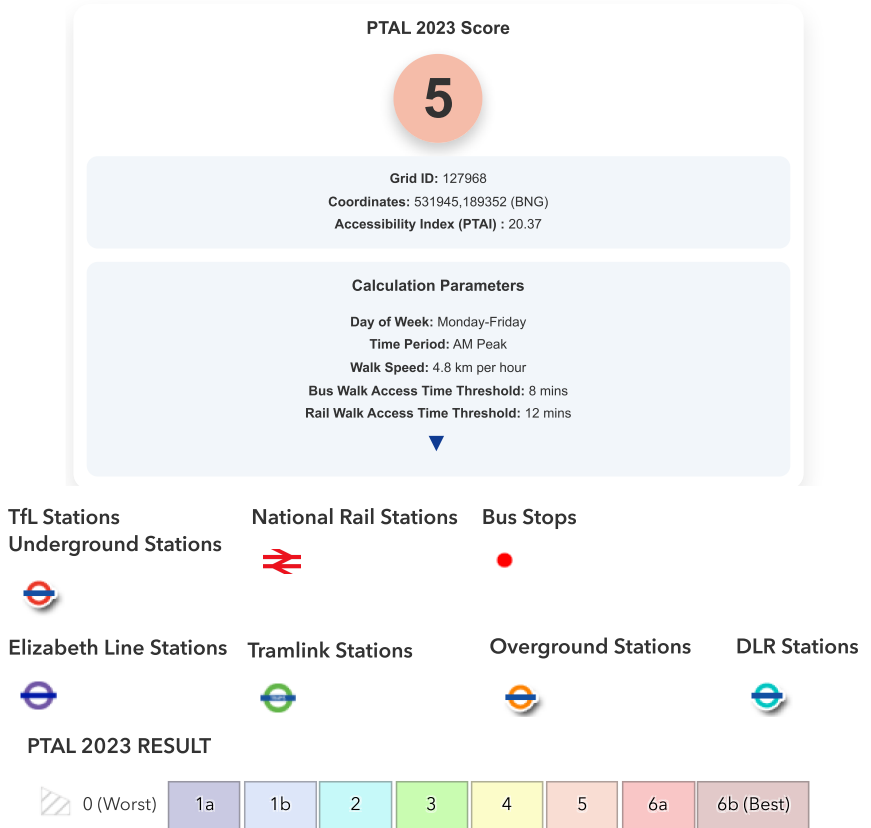
| SUSTAINABLE LOCATION & CYCLE PARKING |

The application site occupies a highly sustainable location on West Green Road and benefits from an excellent Public Transport Accessibility Level (PTAL) rating of 5. The site is within easy walking distance of Seven Sisters Underground Station (Victoria Line), Seven Sisters National Rail Station, Harringay Green Lanes Station and numerous bus services, providing excellent connectivity to Central London and the wider transport network. This exceptional level of accessibility supports sustainable travel choices and significantly reduces reliance on private vehicles.

The proposal relates solely to the internal reconfiguration of the existing upper floors of an established mixed-use Victorian building. No extensions or external alterations are proposed, with the existing commercial unit retained at ground floor level. As an existing building, there is no independent side or rear access, nor any suitable external space capable of accommodating secure cycle storage without substantial alterations to the building or compromising its operation. These are established physical constraints of the site rather than limitations arising from the proposed development.

The proposal has been assessed against London Plan Policy T5 (Cycling) and the Council’s cycle parking requirements. Whilst dedicated on-site cycle parking cannot reasonably be accommodated, the proposal does not alter the building footprint or increase the site’s physical capacity to provide such facilities. Furthermore, the maximum residential occupancy remains unchanged at five persons, meaning the proposal is not expected to generate additional demand for cycle parking beyond the existing lawful residential occupation.

Having regard to the existing constraints of the building and the site’s exceptional PTAL 5 accessibility, the proposal represents a sustainable form of development that makes efficient use of an existing building in a highly accessible town centre location. Future occupiers will benefit from excellent access to Underground, National Rail, London Overground and frequent bus services, together with a wide range of local facilities within easy walking distance, in accordance with the objectives of the National Planning Policy Framework, London Plan Policy T5 and the Harringay Development Plan.



| CONCLUSION |

This Planning Statement demonstrates that the proposed development represents a sustainable and policy-compliant form of development, making efficient use of an existing mixed-use building within a highly accessible town centre location.

The proposal seeks planning permission for the internal reconfiguration of the existing upper floors to provide a five-bedroom House in Multiple Occupation (Use Class C4), whilst retaining the existing commercial unit at ground floor level. The development is contained entirely within the existing building envelope, with no extensions or alterations proposed to the external appearance of the property.

The scheme has been carefully developed to deliver high-quality, professionally managed accommodation that fully accords with Haringey's adopted HMO Standards and Licensing Requirements. Importantly, whilst the form of accommodation changes, the maximum residential occupancy remains unchanged at five persons, ensuring that the proposal does not intensify the established residential use or materially increase demand on local infrastructure or waste collection arrangements.

The proposals make efficient use of the existing building by replacing an inefficient and fragmented internal arrangement with a coherent, purpose-designed layout that significantly improves the quality, functionality and management of the residential accommodation. The development preserves the established mixed-use character of West Green Road, respects the surrounding townscape and safeguards the amenity of neighbouring occupiers.

Having regard to the National Planning Policy Framework, the London Plan and the Haringey Development Plan, the proposal represents sustainable development that delivers a clear planning betterment over the existing situation. It provides a high-quality form of shared accommodation without increasing the site's overall residential occupancy or altering the external appearance of the building. Planning permission is therefore respectfully requested.