



Officer Report

Application Number:	HGY/2026/2024
Application Type:	Approval of details reserved by a condition
Address:	37 Westbury Avenue, Wood Green, London, N22 6BS
Proposal:	Approval of details pursuant to Condition 1 (kitchen improvement works) attached to planning permission HGY/2026/0625.
Case Officer:	Mercy Oruwari
Valid Date:	17/07/2026
Applicant:	Mr John Cronin
Agent:	Mr George Athanasi

RECOMMENDATION

Approve

1. APPROVED DEVELOPMENT

- HGY/2026/0625 – 37 Westbury Avenue, Wood Green, London, N22 6BS. Conversion of the existing property from a 3-person HMO to a maximum 5-person, 4-bedroom House in Multiple Occupation (HMO). Approved subject to conditions.
- HGY/2025/3050 – Certificate of Lawfulness for the existing use of the property as a House in Multiple Occupation (HMO) (Use Class C4) for 3 occupants. Approved.
- ENF/2024/0191 – Unauthorised change of use to an HMO. Pending.

2. ANALYSIS/ASSESSMENT

Condition 1 reads:

Within 3 months of the date of this permission, the internal works to the ground floor kitchen, as shown on the approved plans, shall be fully carried out and completed to provide the level of facilities required to accommodate five occupants, unless an alternative timeframe has first been agreed in writing by the Local Planning Authority. The kitchen shall thereafter be retained and maintained in accordance with the approved details for the lifetime of the HMO use.

Reason: To ensure the property provides an adequate standard of accommodation for all occupants in accordance with Policy DM17 of the Development Management DPD (2017) and to secure the timely delivery of essential facilities necessary for the authorised level of occupation.

Comment: Pursuant to Condition 1, details in the form of photographs have been submitted, together with the approved plans, to demonstrate that the required kitchen works, namely the installation of a new cooktop and sink, have been fully carried out and completed. The submitted photographs and plans confirm that the works have been undertaken in accordance with the approved details and are considered acceptable and in line with the intentions of the condition.

RECOMMENDATION - GRANT DISCHARGE

It is considered that sufficient information has been submitted in support of this application to discharge Condition 1. The recommendation is therefore one of approval to discharge the condition as sought by this planning application.