

Planning Statement

Retention of use as a House in Multiple Occupation (7 persons)

48 Leith Road

Wood Green, London

N22 5QA



1. Proposed Development

This Planning Statement is submitted in support of an application for full planning permission for the retention of the use of 48 Leith Road, Wood Green, London N22 5QA ("the site") as a House in Multiple Occupation (HMO) providing six bedrooms for a maximum of seven persons, together with associated cycle and refuse storage.

2. Site and Surroundings

The application site comprises a two-storey dwelling on Leith Road, Wood Green, currently in use as a seven-person HMO. The property was originally constructed with a gross internal floor area of approximately 86 sq.m across the ground and first floors (not including garage). Lawful extensions carried out prior to the property's conversion to an HMO increased the total internal floor area to approximately 176.90 sq.m.

The surrounding area is residential in character, comprising a mix of house types. The site benefits from good public transport accessibility, being within reasonable walking distance of Wood Green Underground station and served by several nearby bus routes on Perth Road and Boundary Road (see Section 6(c) below). The property also benefits from a private rear garden of approximately 60 sq.m, providing usable outdoor amenity space for occupants independent of weather-dependent internal shared space.

3. Relevant Planning / Licence History

HGY/2017/2771 -Erection of a first-floor side / rear extensions

HGY/2016/0101 - Certificate of Lawfulness for a single storey rear extension, hip-to-gable roof alternation, rear roof dormer extension, and conversion of existing garage to habitable space.

HMO Licence Reference: HAR-158145-1- March 2021 -2026; **(applied in October of 2019- The application process was subsequently delayed due to the COVID-19 pandemic, and the licence was formally granted in March 2021). Application form dated 2019 can be submitted for reference if required.**

HMO Licence Reference: HAR-163280823031 – March 2026 – 2031

4. Legislative and Policy Context

The principal development plan policy against which the application falls to be assessed is Policy DM17 (Houses in Multiple Occupation) of Haringey's Development Management DPD (2017), which permits the conversion of larger homes to HMOs subject to five criteria (a)–(e). Each criterion is addressed in turn in Section 6 below. The application is also assessed against London Plan (2021) Policies D6, D14 and T1, and Local Plan (2017) Policies SP2, SP7 and SP11, together with Haringey's Standards for Houses in Multiple Occupation (December 2017) and HMO Licensing Conditions 2024–2029.

5. Assessment Against Policy DM17

(a) Gross original internal floor space greater than 120 sq.m

Policy DM17(a) requires the gross original internal floor space of the existing dwelling to exceed 120 sq.m. The unextended footprint of 48 Leith Road (ground and first floor only) measured approximately 86 sq.m. However, lawful extensions were completed prior to the property's conversion to HMO use, bringing the total internal floor area of the dwelling as it stood immediately before that conversion to approximately 176.90 sq.m.

It is submitted that the correct test under DM17(a) is the floor space of the dwelling as it lawfully existed at the point the HMO use commenced – i.e. inclusive of the extensions – rather than the floor space of the original, pre-extension footprint alone. On this basis, the site comfortably exceeds the 120 sq.m

(b) No significant adverse amenity impact / over-concentration of HMOs

A search of Haringey's public register of licensed HMO properties shows that, of 49 houses on the street, only 3 are currently licensed as HMOs – a concentration of approximately 6.1%. This is a low proportion and well within the 20% threshold historically applied under the superseded UDP Policy HSG6 (2006). There is no adopted development plan policy or local guidance which defines an acceptable or unacceptable concentration of HMOs for the purposes of DM17(b); as such, whether an over-concentration exists remains a matter of planning judgement, and on the evidence available the proposal would not result in, or contribute to, a harmful over-concentration of HMOs in the locality.

There are 5 other properties (listed as self-contained flats)

No external alterations to the building are proposed.

(c) Accessible by public transport, cycling and walking

The site has a Public Transport Accessibility Level (PTAL) of 4, calculated using TfL's WebCAT tool (Accessibility Index 19.57). This is described by TfL as 'good' accessibility and meets the minimum PTAL 4 threshold set out in Local Plan Policy DM32 for developments with limited or no on-site parking. Multiple bus stops are within a short walk of the site on Perth Road (routes W3, 243 and 144) and Boundary Road (routes 123, 217, 444 and 231), with Wood Green Underground station approximately 940 m away.

Landlord will make available upon request, on an annual basis, dedicated cycle hangar spaces provided by Haringey Council on-street – including one located directly opposite the site. This is part of the tenancy agreement and ensures long-term, secure and weatherproof provision.

Refuse and recycling are stored in two bins within the front courtyard of the property, in accordance with Condition 5.1 of Haringey's HMO Licensing Conditions (which requires refuse to be kept only in an approved storage container in the front or rear garden). 2 no. Internal food waste caddies within the communal kitchen areas on ground floor as well as 1 no. internal caddy for the private kitchen space of Room no. 6 is provided.

(d) High-quality accommodation satisfying Local Plan policies

The property provides six bedrooms for seven occupants: five single lettings (Bedrooms 1–5) and one double letting in the loft (Bedroom 6, occupied by two persons). Two sets of kitchen facilities are provided: a 30 sq.m communal kitchen on the ground floor, and a dedicated kitchen within the loft serving Bedroom 6 only.

Room	Floor area	Occupancy	Applicable minimum
Bedroom 1 (GF)	14.30 sq.m	1 person	10 sq.m (single, separate kitchen)
Bedroom 2 (GF)	11.40 sq.m	1 person	10 sq.m (single, separate kitchen)
Bedroom 3 (FF)	14.47 sq.m	1 person	10 sq.m (single, separate kitchen)
Bedroom 4 (FF)	14.86 sq.m	1 person	10 sq.m (single, separate kitchen)
Bedroom 5 (FF)	13.67 sq.m	1 person	10 sq.m (single, separate kitchen)
Bedroom 6 (Loft)	20.50 sq.m	2 persons	20 sq.m (double, with kitchen)
GF communal kitchen	30.00 sq.m	Shared – 5 lettings	Up to 7 sq.m for 5 users
Rear garden	60.00 sq.m	Shared amenity	—

As set out in the table above, every bedroom substantially exceeds both Haringey's mandatory licensing space standards (HMO Licensing Condition 1.2: 6.51 sq.m for a single occupant aged over 10, 10.22 sq.m for two occupants) and the Council's 2017 Standards for HMOs (Section 5.5), which – applying the 10 sq.m single / 15 sq.m double thresholds applicable where a separate kitchen is provided – are met with considerable headroom throughout. No bedroom approaches the 4.64 sq.m point at which a room could

The loft kitchen only serves Bedroom 6, and the ground floor kitchen at 30 sq.m will be shared by 5 lettings / rooms/ persons and is supplemented by a private 60 sq.m rear garden providing further usable amenity space independent of the internal shared areas.

The ground floor kitchen has 2 sets of cooking facilities (4 – ring hob) and 2 no. 1-bowl/ drainer sink.

7. Design and Appearance

No external alterations to the host building are proposed. As such, the proposal raises no issues in respect of Policy DM12 (Housing Design and Quality), DM1 (Delivering High-Quality Design) or Local Plan Policy SP11, and is consistent with London Plan Policy D6.

8. Impact on Neighbouring Amenity

As no external changes to the building are proposed, the scheme would have no greater impact on the daylight, sunlight, outlook or sense of enclosure of neighbouring properties than the existing situation, in accordance with London Plan Policy D6. The level of activity associated with seven occupiers is not considered materially different from that of a large family household of equivalent size.

9. Transport Considerations

The site benefits from good public transport accessibility (PTAL 4) and is within walking distance of frequent bus services and Wood Green Underground station. Secure cycle parking is proposed on-site, supplemented by nearby on-street cycle hangar provision. Given the site's accessibility credentials and the absence of on-site parking impact, the proposal accords with London Plan Policies T1, T4–T6 and Local Plan Policy SP7/DPD Policy DM31.

10. Property Manager

A dedicated Property Manager is already responsible for the day-to-day management of the HMO. Emergency contact details for the manager are displayed within the communal areas of the property and are supplied to occupiers in writing at the commencement of their tenancy, in accordance with Haringey's HMO Licensing Conditions (Condition 1).

11. Anti-Social Behaviour

A strict anti-social behaviour clause is included in every tenancy agreement. Complaints of anti-social behaviour are not ignored, and the property is managed in line with the procedure set out in Haringey's HMO Licensing Conditions (Condition 3.4):

- Any complaint received, or instance of anti-social behaviour discovered, is not ignored.
- Written notes of meetings, calls and investigations regarding anti-social behaviour are retained for 3 years.
- Where a complaint is received, the tenant concerned is contacted in writing within 14 days, informed of the allegation and the consequences of its continuation.
- The situation is monitored from the date the complaint is received.
- Where behaviour continues after 28 days, the property is visited with a further warning letter within 7 days.
- Where criminal activity is suspected, the appropriate authorities are informed.
- Where behaviour continues 14 days after a warning letter, formal steps are taken under the tenancy agreement, including legal proceedings where necessary.
- The manager attends case conferences or multi-agency meetings where specifically invited by the Council or Police.

All correspondence and records referred to above are retained and provided to the Council within 28 days on demand.

12. Neighbour Amenity and Noise Management

The property is managed to ensure that its occupation as an HMO does not result in undue disturbance to neighbouring occupiers or adversely affect the residential character of the area. Occupiers are already provided with written house rules at the commencement of their tenancy, including quiet hours (10:00pm to 7:00am), during which occupiers are required to minimise noise from conversations, televisions, music and general activity.

The rear garden is used as amenity space for passive recreational use. Visitors are permitted only on a temporary basis, and occupiers are responsible for their visitors' behaviour and compliance with house rules at all times. Tenancy agreements already contain clauses prohibiting excessive noise, harassment, criminal activity, damage to property and conduct causing nuisance to neighbours, with any substantiated breach addressed through the anti-social behaviour procedure set out in Section 5 above.

Any complaint received from a neighbouring occupier is already acknowledged within 48 hours, investigated by the Property Manager, and, where necessary, addressed through appropriate action against the responsible occupier. Records of complaints and actions taken are maintained and made available to the Council on reasonable request.

13. Conclusion

The proposed development meets London Plan requirements in terms of individual bedroom sizes and the overall layout of the property and would provide adequate communal space, outdoor amenity space, light, outlook and privacy for the occupants.

For the reasons set out above, the retention of 48 Leith Road as a seven-person HMO is considered to satisfy the criteria of Policy DM17 of Haringey's Development Management DPD (2017), and to accord with the relevant policies of the London Plan (2021) and Haringey's Local Plan (2017).