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COVER LETTER

London Borough of Haringey – Planning Department

Site: 401 Green Lanes, London N4 1EU

Proposal: Full Planning Application for the Change of Use of Existing 3-Bedroom Residential Flat (Use Class C3) to a 5-Room House in Multiple Occupation (HMO) (Use Class C4) with Associated Internal Alterations, and Shared Storage Provision.

Subject: Cover Letter – Full Planning Application (Article 4 Direction)

Date: August 2026

1.0 INTRODUCTION

1.1 This letter supports the submission of a full planning application for the change of use of the existing 3-bedroom residential flat (Use Class C3) at 401 Green Lanes to a 5-room House in Multiple Occupation (Use Class C4). The property lies within an Article 4 Direction area, and therefore planning permission is required for the proposed change of use.

2.0 PROPOSAL

2.1 The applicant is seeking to convert the existing 3-bedroom flat into a high-quality 5-room HMO, providing compliant bedroom sizes, shared storage, and appropriate communal facilities as demonstrated on the submitted plans. The proposal includes:

- Five bedrooms exceeding minimum national HMO standards
- Shared kitchen and dining facilities
- Dedicated internal storage for all occupants
- Upgraded fire safety measures
- Professional HMO management arrangements
- No external alterations to the building
- Cycle and Refuse Storage

The submitted plans illustrate the internal layout, room sizes, and shared amenity provision.

3.0 PLANNING APPLICATION

3.1 The application is accompanied by a comprehensive Planning Statement addressing compliance with Haringey's Article 4 Direction, housing mix policies, amenity standards, fire safety, refuse storage, management arrangements, and HMO concentration. The proposal demonstrates that the property is suitable for HMO occupation and that the change of use will not result in harmful intensification or undermine the supply of family housing.

4.0 CONCLUSION

4.1 The following documents are submitted in support of the application: Existing and Proposed Plans; Planning, Design and Access Statement; HMO Operational Management Plan; Fire Safety Strategy; Flood Risk Assessment; Refuse, Parking and Transport Statement; Noise and Disturbance Statement; Minimum Space Standards Assessment; and the completed application form and certificates.

4.2 The information provided in the Planning Statement is comprehensive and deemed sufficient to enable the Council to validate and determine the application.

4.3 The proposal delivers a policy-compliant, well-managed, and high-quality HMO, with no external changes and no adverse impact on neighbouring amenity. The internal layout meets all relevant standards, and the property is demonstrably suitable for HMO occupation.

4.4 If you require further information or wish to discuss matters further, please do not hesitate to contact Prestige Planning Ltd via the details provided.