



6 Grosvenor Way,  
London,  
E5 9ND.  
T:020 3935 3434  
E:planning@thepgroups.co.uk

## **HMO Operational Management Plan**

**To:** 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.

**Prepared By:** Prestige Planning Ltd

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## **1.0 OCCUPANCY & CONTINUITY OF USE**

### **1.1 Proposed Occupancy**

The proposed development seeks to convert the existing three-bedroom residential flat at 401 Green Lanes into a five-room House in Multiple Occupation (HMO) falling within Use Class C4. The property will accommodate a maximum of five individuals, each occupying one of the five bedrooms shown on the submitted plans.

### **1.2 Tenancy Arrangements**

Occupation will be stable and long-term, with residents entering into standard Assured Shorthold Tenancies of at least six months. There is no intention for the property to operate as short-term accommodation, serviced rooms, or any form of transient lodging. The use will remain wholly residential in character.

### **1.3 Continuity of Residential Use**

The continuity of use remains entirely residential, and the scale of occupation is comparable to that of a typical four- or five-person family dwelling. The proposal does not introduce any commercial activity, external alterations, or changes to the building footprint, and therefore the residential character of the property is preserved.

## **2.0 FUNCTIONAL HOUSEHOLD TEST (DAILY ROUTINE)**

### **2.1 Daily Domestic Activities**

The Functional Household Test demonstrates that the proposed HMO will operate in a manner indistinguishable from a conventional household. The daily routine of the occupants will consist of normal domestic activities such as cooking, cleaning, resting, working, and sleeping.

### **2.2 Use of Shared Facilities**

The shared kitchen, which meets Haringey's minimum size requirement for a five-person HMO, provides adequate space for meal preparation and storage, enabling residents to use the space in a manner consistent with ordinary domestic living. Each bedroom, ranging between approximately ten and eleven square metres, provides sufficient private space for study, rest, and personal storage.

## **2.3 En-Suite Facilities and Internal Movement**

The inclusion of en-suite bathrooms significantly reduces internal movement and pressure on shared facilities, ensuring that daily routines remain quiet and contained within individual rooms. This arrangement supports a domestic pattern of occupation and minimises the potential for internal disturbance.

## **2.4 Shared Storage Provision**

The second-floor storage room provides dedicated storage allocation for all occupants, allowing personal belongings to be stored neatly and reducing clutter within the living environment. This reinforces the domestic nature of the property and ensures that internal circulation remains orderly and unobtrusive.

## **3.0 DOMESTIC CHARACTER & MANAGEMENT**

### **3.1 Domestic Layout and Appearance**

The proposed HMO retains a clear domestic character throughout. The internal configuration is typical of a multi-bedroom residential flat, with no external signage, no commercial frontage, and no alterations to the external appearance of the building. The proposal does not increase parking demand, does not introduce additional vehicle movements beyond those associated with a standard household, and does not alter the relationship between the property and the surrounding streetscape.

### **3.2 Refuse, Servicing and Cycle Storage**

Refuse storage is contained internally and managed in accordance with Haringey's collection schedule. Refuse is only placed on the street on collection days, ensuring that waste is handled discreetly and without impact on the public realm. Cycle storage is located at the rear of the property and accessed via the existing gate leading to the alleyway. This arrangement avoids any external clutter and ensures that servicing activity remains low-intensity and domestic in character.

### **3.3 Professional Management Arrangements**

The property will be professionally managed to ensure quiet, safe, and responsible occupation. A dedicated management agent will oversee the property, conduct regular inspections, and provide 24-hour contact details to neighbouring residents should any concerns arise. Tenancy agreements will include clear clauses prohibiting anti-social behaviour, excessive noise, and disturbance during night-time hours.

### **3.4 Safety and Maintenance**

Refuse will be managed in accordance with local authority requirements, and communal areas will be maintained to a high standard. Fire safety measures, including interlinked alarms and compliance with Building Regulations Part B, will be fully implemented. These management arrangements ensure that the property operates in a controlled and orderly manner, preventing any potential amenity impacts.

## **4.0 ANALYSIS OF MATERIALITY**

### **4.1 Internal Activity Levels**

The proposed change of use does not result in material intensification. The level of internal activity associated with five residents is comparable to that of a typical family dwelling, and the presence of en-suite bathrooms reduces shared facility usage and internal movement. The proposal does not generate additional external noise, does not alter the building's relationship with neighbouring properties, and does not introduce any new sources of disturbance.

### **4.2 Acoustic and Amenity Considerations**

The acoustic upgrades proposed as part of the development, including compliance with Building Regulations Part E, ensure that internal noise remains contained and does not affect adjoining premises. The domestic pattern of occupation ensures that noise levels remain consistent with those expected from a typical residential flat.

### **4.3 Housing Mix and Suitability**

The proposal also does not materially impact Haringey's housing mix. The existing flat is located above commercial premises, lacks private outdoor space, and is sub-optimal for long-term family occupation. Its configuration is more suited to small-scale shared living, and the conversion to a five-room HMO represents an appropriate and efficient use of the existing floorspace. The proposal does not result in the loss of viable family housing and therefore does not conflict with Policy DMP 17.

### **4.4 Overall Materiality Assessment**

Overall, the proposed HMO at 401 Green Lanes will operate as a low-intensity, domestic residential use. The occupancy pattern, daily routine, internal configuration, and professional management arrangements ensure that the property functions in a manner consistent with a typical household. The development does not result in harmful intensification, does not adversely affect neighbouring amenity, and does not alter the external character of the building. The proposal is therefore acceptable in operational terms and should be supported.