

Mr Gulraiz Ghafoor
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United Kingdom
UB2 5RQ

1 September 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION**

Case Reference HGY/2026/1732
Location 297 Wightman Road, Hornsey, London, N8 0NA
Proposal Change of Use from C3 Dwellinghouse to a 5 Bedroom / 5 Person
HMO (Use Class C4)
Received 18 June 2026

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
Design & Access Statement		17 June 2026
Planning Statement		17 June 2026
02; 02/A; 03; 04 & 05 – Existing & Proposed Floor Plans, & Cycle Parking Details		17 June 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (2)

- 1** The proposal would result in an unsatisfactory standard of accommodation for future occupants, due to the absence of sufficient dedicated communal living space and the limited size and inadequate configuration of the kitchen facilities, therefore failing to provide an acceptable level of shared amenity needed to support a high standard of day-to-day living for multiple occupants especially during peak hours. The proposal is therefore contrary to Policy DM17 of the Haringey Development Management DPD 2017 and Policy D5 & D6 of the London Plan 2021.

- 2** The proposal would exacerbate existing issues relating to the over-concentration of HMO accommodation already understood to be affecting the locality. The scheme would also result in the loss of a single-family dwellinghouse, a typology for which there is an identified shortage and ongoing need within the borough. This is contrary to Policy DM17 of the Haringey Development Management DPD (2017).

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol