



Chartered Town Planners & Architectural Technicians

PLANNING STATEMENT

Retrospective change of use from a single dwellinghouse (Use Class C3) to a house in multiple occupation for up to 5 persons (Use Class C4).

Property Address: 37 La Rose Lane, London, N15 3AP.

August 2026

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by 4D Planning on behalf of the applicant in support of a retrospective planning application submitted to the London Borough of Haringey under section 73A of the Town and Country Planning Act 1990. The application seeks planning permission for the change of use of 37 La Rose Lane, London, N15 3AP from a single family dwellinghouse (Use Class C3) to a small house in multiple occupation (Use Class C4) accommodating up to 5 persons.

1.2 The property has been let on a shared basis since 2022 and is currently occupied by 4 tenants, with the owner currently in the process of arranging a change of tenant. Permission is sought to regularise the existing use and to allow occupation by a maximum of 5 persons, which sits comfortably within the Use Class C4 range of between 3 and 6 unrelated residents sharing basic amenities.

1.3 The application site falls within the area covered by the Council's Article 4 Direction relating to houses in multiple occupation, which came into force on 30th November 2013 and removes the permitted development right under Class L of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 for changes of use from Class C3 to Class C4. As the use commenced after that date, planning permission is required and this application is made on that basis.

1.4 No operational development is proposed or has been carried out. The internal layout of the property is unchanged from its pre-existing arrangement and no external alterations are proposed. The application is supported by a location plan, a block plan and existing floor plans.

1.5 This Statement describes the site and its surroundings, sets out the relevant planning history, summarises the development plan policies against which the application falls to be determined, and demonstrates that the use accords with Policy DM17 of the Haringey Development Management DPD (2017) and all other relevant policies of the development plan.

2.0 SITE AND SURROUNDING AREA

2.1 The application property is a 2 storey terraced dwellinghouse on La Rose Lane in the St Ann's area of South Tottenham. The street was formerly known as Black Boy Lane and was renamed by the Council in 2023. Historic planning and property records for the site are accordingly held under the former address of 37 Black Boy Lane, N15 3AP.

2.2 The accommodation comprises, at ground floor level, a living room, a separate dining room, a kitchen, a bedroom, a WC and storage. At first floor level there are 3 further bedrooms, a study, a family bathroom and additional storage. The property benefits from a private rear garden. The gross internal floor area of the original dwelling exceeds 120 sqm and the property is therefore among the larger dwellings in the locality, well suited to shared occupation.

2.3 The surrounding area is predominantly residential in character, comprising Victorian terraced housing in a mix of single family occupation, converted flats and shared housing. The Council's licensing register records a number of licensed HMOs in the immediate vicinity, including on La Rose Lane itself, Abbotsford Avenue and Clinton Road. Shared housing is an established and unremarkable component of the local housing stock.

2.4 The site is not within a conservation area, does not contain or adjoin a listed building, and is not subject to any heritage, ecological or flood risk designation material to the assessment of this application. The site is served by frequent bus services along West Green Road and St Ann's Road, providing direct connections to Seven Sisters, Turnpike Lane and Tottenham Hale stations. Seven Sisters station (Victoria line and National Rail) and the Harringay Green Lanes and South Tottenham London Overground stations are all within walking distance, and the shops and services of the West Green Road local centre are a short walk from the property.

2.5 The site is very close to Lamgham Sport Centre just down the road, Downhills Park and outdoor gym, and Chestnuts park.

3.0 PLANNING HISTORY

3.1 The planning history for the property is limited. Application reference OLD/1988/0101 for a loft conversion and roof dormer at 37 to 39 Black Boy Lane was approved on 18th July 1988. No other applications relating to the property have been identified and there is no enforcement history of which the applicant is aware.

3.2 As noted above, records predating 2023 are held under the property's former address of 37 Black Boy Lane, N15 3AP, and the Council is respectfully asked to cross reference both addresses when reviewing the site's history.

4.0 THE PROPOSAL

4.1 Planning permission is sought retrospectively for the use of the property as a small house in multiple occupation within Use Class C4 for a maximum of 5 persons. The property has operated as a shared house since 2022 and is currently occupied by 4 tenants. A cap of 5 persons is proposed to provide a modest and clearly defined upper limit to the intensity of the use.

4.2 The property provides up to 5 letting rooms alongside a generous provision of shared living space comprising the ground floor living room, the separate dining room and the kitchen, together with the private rear garden which is shared between the occupants. This level of communal amenity space exceeds what is typically available in shared housing of this scale and supports a high standard of accommodation for occupants.

4.3 No external alterations are proposed, and the internal layout is unchanged from the pre-existing arrangement, as shown on the submitted floor plans. The change is one of use only. The building remains in residential use and is capable of reverting to single family occupation at any time in the future without any physical works.

4.4 The applicant is content for occupancy to be limited to a maximum of 5 persons by planning condition. HMO licensing under the Housing Act 2004 is a separate statutory regime and is being addressed with the Council's Housing team in parallel with this application.

5.0 PLANNING POLICY

5.1 The development plan comprises the London Plan (2021), the Haringey Local Plan Strategic Policies (2013, as altered 2017) and the Haringey Development Management DPD (2017). The National Planning Policy Framework (August 2026) is a material consideration. The Framework was comprehensively rewritten and published on 17 August 2026, replacing the December 2024 version, and its national decision-making policies apply to the determination of this application.

5.2 Policy DM17 of the Development Management DPD is the principal policy against which the application falls to be considered. It supports the conversion of larger homes to houses in multiple occupation where the gross original internal floor space of the dwelling is greater than 120 sqm, and requires that proposals do not have a negative impact on the surrounding neighbourhood, including cumulative impacts caused by concentrations of HMOs; are in an accessible location for public transport, cycling and walking; provide high quality accommodation satisfying the relevant policies of the Local Plan; and provide adequate space for refuse storage and collection in accordance with Appendix A3 of the Sustainable Design and Construction SPD.

5.3 Policy SP2 of the Strategic Policies seeks to meet the full range of the borough's housing needs. Policy HO1 of the NPPF requires the housing needs of different groups in the community, including people who rent their homes, to be assessed and addressed, and Policy S4 establishes a presumption that development proposals within settlements should be approved unless the benefits would be substantially outweighed by any adverse effects when assessed against the national decision-making policies. The use of a larger existing dwelling to accommodate 5 single person households also makes effective use of the existing housing stock, consistent with the objectives of Policies L1 to L3 of the Framework. Well managed shared housing makes efficient use of the existing housing stock and provides a comparatively affordable form of accommodation for single people and younger households who cannot access, or do not require, self contained family housing.

6.0 PLANNING ASSESSMENT

Principle of the use

6.1 The property satisfies the threshold requirement of Policy DM17 in that the gross internal floor area of the original dwelling exceeds 120 sqm. The conversion of the property to an HMO is therefore supported in principle by the development plan, subject to the qualitative criteria addressed below.

6.2 Section 73A of the 1990 Act expressly provides for planning permission to be granted for development already carried out, and the application falls to be determined on its planning merits. It

is acknowledged that Policy DM8(2) of the NPPF directs that substantial weight be given to a finding that unauthorised development was intentional. No such finding would be justified in this case. The change of use from Class C3 to Class C4 is permitted development across most of England, and the requirement for planning permission at this property arises only from the local Article 4 Direction. The owner let the property in the genuine belief that no permission was required and, on becoming aware of the position, instructed 4D Planning and has taken prompt steps to regularise the use through this application. The circumstances do not amount to an intentional circumvention of planning control. The 4 years of operation since 2022 in any event provide the Council with real world evidence of the effects of the use, which is addressed below.

Accessibility

6.3 The property occupies a highly sustainable urban location. Frequent bus services operate along West Green Road and St Ann's Road within a short walk of the site, providing direct connections to Seven Sisters, Turnpike Lane and Tottenham Hale. Seven Sisters station on the Victoria line and the Harringay Green Lanes and South Tottenham Overground stations are within comfortable walking distance, and the surrounding street network is flat and well suited to cycling. Day to day shops and services are available on West Green Road. Occupants of shared housing exhibit materially lower car ownership than family households, no off street parking exists at the property and none is proposed. Should the Council consider it necessary, the applicant would be willing to accept a restriction on occupants' eligibility for residents' parking permits.

Quality of accommodation

6.4 Each letting room meets the minimum room sizes set out in the Council's adopted Standards for Houses in Multiple Occupation and the statutory minimum sizes under the Housing Act 2004. In addition to their private rooms, occupants share a living room, a separate dining room, a kitchen, a bathroom and a separate WC, together with a private rear garden. The provision of both a bathroom and a separate WC accords with the Council's amenity standards for occupation by up to 5 persons, and the retention of 2 dedicated communal reception rooms is a standard of shared amenity space that comfortably exceeds that of many consented HMOs of comparable size.

Residential amenity and cumulative impact

6.5 A shared household of 5 persons generates a pattern of comings and goings, and a level of day to day activity, broadly comparable to that of a larger family household, which could occupy the property without any consent. There are no external alterations to the property, no loss of garden and

no physical intensification of the building. The use has operated since 2022 without giving rise to any complaint or enforcement action of which the applicant is aware. That period of operation is itself material evidence that the use operates without harm to the living conditions of neighbouring occupiers.

6.6 In terms of cumulative impact, shared housing forms an established part of the housing mix in this part of N15. It is relevant that a number of the licensed HMOs recorded in the vicinity are licensed under section 257 of the Housing Act 2004 as buildings converted into self contained flats rather than as shared houses, so the number of licence records in the area overstates the concentration of Use Class C4 shared houses. The regularisation of a single, modestly sized 5 person HMO within a street that already accommodates a balanced mix of dwelling types would not create a harmful concentration of HMOs, nor would it materially alter the character or amenity of the neighbourhood. The proposal accordingly satisfies criterion (b) of Policy DM17.

Refuse and cycle storage

6.7 Refuse and recycling are stored within the curtilage of the property and presented for collection in accordance with the Council's requirements and Appendix A3 of the Sustainable Design and Construction SPD. Secure cycle storage is available within the rear garden. This can be conditioned as part of the planning approval. The bins are currently stored at the front yard of the property as they have been for many years, and similar to most neighbours along the road. These arrangements are unchanged from those serving the dwelling in single family use and are commensurate with occupation by 5 persons.

Recent comparable decisions

6.8 The Council has consistently granted planning permission for directly comparable proposals in the recent past, including retrospective applications within the N15 postcode area. Reference is made to the following decisions:

- HGY/2026/0413 at Flat A, 35 West Green Road, N15, a retrospective change of use to a 4 bedroom HMO for up to 4 occupiers, approved 13th April 2026;
- HGY/2026/0273 at Flat A, 701 Seven Sisters Road, N15, a retrospective change of use to a 4 bedroom HMO for up to 6 occupants, approved 2nd April 2026;
- HGY/2026/0385 at 32 Hillside Road, N15, a retrospective change of use to a 6 bedroom HMO, approved 9th April 2026;
- HGY/2026/0625 at 37 Westbury Avenue, N22, the conversion of a 3 person shared house to a maximum 5 person HMO, approved 29th May 2026;

- and HGY/2026/0063 at 571 Green Lanes, N8, a change of use to a 5 person HMO, approved 18th March 2026.

6.9 These decisions confirm that the Council accepts well configured shared housing of this scale, including where the use has already commenced, where the criteria of Policy DM17 are met. The present proposal is materially indistinguishable from, and in several respects more modest than, the schemes listed above.

7.0 CONCLUSION

7.1 This application seeks to regularise the use of 37 La Rose Lane as a small house in multiple occupation for up to 5 persons. The property is a larger dwelling whose original gross internal floor area exceeds the 120 sqm threshold in Policy DM17, and it therefore falls within the category of dwellings that the development plan expressly identifies as suitable for conversion to shared housing.

7.2 The use provides high quality accommodation with an unusually generous level of shared amenity space, occupies an accessible location close to frequent bus services, 3 rail stations and a local centre, and has operated since 2022 without harm to the amenity of neighbouring occupiers or to the character of the area. The scale of the use, capped at 5 persons, is comparable to a large family household and the building requires no physical alteration.

7.3 The proposal accords with Policy DM17 of the Development Management DPD, Policy SP2 of the Strategic Policies, the London Plan and the NPPF (August 2026). The applicant is content for a condition limiting occupation to a maximum of 5 persons within Use Class C4 and for a cycle store at the rear garden. For the reasons set out in this Statement, the Council is respectfully requested to grant planning permission.