Haringey LONDON

Mr Rustem Konakli
469 Lordship Lane
Lordship Lane
London
Mr
GB
N22 5DJ

8 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/2026/1975**
Location	**127 The Roundway, Tottenham, London, N17 7HD**
Proposal	**Change of use of the property from a dwellinghouse (Class C3 Use) to a four-bedroom HMO for up to six occupants (Class C4 Use).**
Received	**14 July 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
DRAWING-NO 2 – Proposed Floor Plans & Elevations		14 July 2026
Location Plan		14 July 2026
DRAWING-NO 1 – Existing Floor Plans & Elevations		14 July 2026

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Refusal Reasons: (3)

1 The proposed conversion of the single-family dwelling into an HMO would result in an unacceptable loss of family housing for which there is an identified need. The original un-extended floor area of the property also fails to meet the minimum floor space standard set out in the Council's adopted HMO policy. As such the proposal would be contrary to London Plan policy, Local Plan Policy SP2, and DM17 of the adopted Development Management, Development Plan Document (2017).

2 The proposed conversion of the single-family dwelling into an HMO occupied by up to six independent adults, with their own working patterns, visitors and associated activity is likely to result in a materially significant increase in noise and general disturbance, which will exacerbate the existing over concentration of HMOs in the area, the communal cumulative impact of which is likely to give rise to significant adverse amenity impacts on the surrounding neighbourhood. As such the proposal would be contrary to London Plan policy D6, Local Plan policy SP2, and policy DM17 of the adopted Development Management, Development Plan Document (2017).

3 The proposed conversion of the property to a 4-bedroom/6-person HMO, by reason of the inadequate size of one of the bedroom /bed sit rooms, and the lack of internal communal space and facilities, would not provide an acceptable quality of accommodation contrary to Policy DM17 of Haringey's 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.

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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

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