



Officer Report

Application Number:	HGY/2026/1975
Application Type:	Full planning permission
Address:	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).
Case Officer:	Neil McClellan
Valid Date:	14/07/2026
	6
Applicant:	Mr Torun Mehmet
Agent:	Mr Rustem Konakli

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

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).

Site and Surroundings

The application property is a two storey mid-terraced dwelling house.

The site is not located within a conservation area.

The site is located within the area of the borough covered by an Article 4 direction removing permitted development rights for changes of use from Class C3 to Class C4. It also within Haringey's designated Family Housing Protection Zone.

Relevant Planning and Enforcement History

The following history is considered relevant to the current application.

ENF/2025/0875 – Enforcement investigation into the unauthorised conversion of dwelling house (Class C3) into a 4-bedroom/4-occupant HMO. Investigation is ongoing with further action pending the outcome of the current planning application.

Other

Licence granted 13/12/2025 (Ref HAR-516556923030) for the property's use as a 4-bedroom HMO with a permitted maximum of 5 occupants and 3 Households.

REPRESENTATIONS

No representations have been received in response to notification and publicity of the application.

CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development.
2. Standard and quality of residential accommodation.
3. Impact on neighbouring amenity.
4. Transport considerations.

Principle of Development

HMO accommodation plays an important role in meeting particular housing needs, especially for low-income residents, young people and those needing temporary accommodation, however as set out in Haringey's Development Management DPD 2017 (Para. 3.36) there are broader concerns in respect of losing family units to conversions, with HMOs heavily concentrated in the east of the Borough, with this leading to what it describes as "a significant loss in the availability of family housing for which there is strong need."

Article 4 Direction

In response to the many problems associated with poor quality HMOs in the Borough, an Article 4 Direction was introduced in November 2013, which removed permitted development rights for conversion to small HMOs (3-6 unrelated people) within the east of the Borough as shown on Figure 3.2. The Article 4 Direction requires those wishing to change a single use dwelling unit (C3 Use Class) to a small HMO (C4 Use Class) within this area of the Borough to apply for planning permission. Therefore, the acceptability of proposals for HMOs of six or more people anywhere in the Borough, as well as proposals for smaller HMOs within the east of the Borough, are required to be assessed against the above policy criteria.

Family Housing Protection Zone

Policy SP2 of the Haringey Local Plan Strategic Policies 2013-2026 (SLP) refers to providing homes to meet Haringey's housing needs and this is a general policy rather than being specific to the Family Housing Protection Zone. This policy is consistent with paragraph 62 of the National Planning Policy Framework (the Framework) which requires planning policies to assess and reflect the size, type and tenure of housing needed for different groups in the community, including, families with children.

The 2014 Strategic Housing Market Assessment (SHMA) (paragraph 10.35, 10.55) found that there was a serious shortage of small family residential dwellinghouses. Therefore, in addition to the overall need for a net increase in the supply of housing (all types and tenures), the SHMA established that if the proportional loss of small family units continues at the same rate, Haringey will fail to provide enough small to large family homes. The trend has raised concerns around population transience given the shortfall of housing suitable for expanding families. Given the Borough's existing and projected housing needs identified by the SHMA, policy has been developed to resist the loss of small family housing, in particular through the subdivision of the existing traditional housing stock. The Council's objective is to support the borough's vision for housing provision to build a stable, mixed and sustainable community by preventing the loss of

family housing and this is articulated in policy DM17 'Houses in Multiple Occupation' of the Haringey Development Management Development Plan Document 2017. The Council's strategy, to bring a step change in housing provision and to prioritise family housing over smaller units, has been found sound through the public examination of the local plan. The policies need to be applied consistently in order for the strategy to have the best chance of being delivered.

In 2021, the LPA commissioned a new SHMA, which reiterated similar housing needs.

What is a family dwelling and what is suitable for a family?

The supporting text under section 3.37 of Policy DM16 refers to a family home as having 3+ bedrooms. Policy DM17(A) (a) draws a distinction between dwellings above and below 120sqm, with those below being afforded a level of protection from conversion. Taking the above policy content together, it is considered that the family dwellings the local plan seeks to protect, are those that have an original gross internal area of under 120sqm; and has 3 bedrooms or can accommodate 3 bedrooms.

Haringey HMO Policy

Policy DM17 set out specific criteria that is required to be met to allow approval of the conversion of a home to an HMO within the area covered by the Article 4 Direction, specifically:

a. The gross original internal floor space of the existing dwelling is greater than 120sqm.

Comment: Policy DM17 sets out a number of criteria that need to be met for such a conversion to be considered acceptable. One of the fundamental requirements is that the original, un-extended gross internal floor area (GIA) of the property must be at least 120 sqm for a conversion to HMO to be considered acceptable. Based on the submitted plans the original un-extended house would have a gross internal floor area (GIA) of approximately 99.5 sqm and therefore falls significantly short of this requirement.

The property lies within Haringey's Family Housing Protection Zone as such there is a particular identified need for maintaining the boroughs supply of small to medium sized family homes in this area. Also, Policy DM17 specifies that the 120sqm minimum threshold applies to the original un-extended floor area. The reason for this, is that most of the borough's family housing stock is capable of being extended to meet the 120sqm threshold and if extensions are to be considered in meeting the threshold, very little of its stock of small to medium sized family housing would be protected from conversion, undermining the purpose of the Article 4 direction and Family Housing Protection Zone and creating unbalanced and unsustainable communities.

b. They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMOs within an area.

Comment: Haringey's current adopted HMO policy (DM17) does not define what constitutes 'overconcentration'. Haringey's recently published its draft replacement Development Plan proposes introducing a quite stringent definition of overconcentration when it comes to HMOs. The draft policy proposes 5% or more of dwellings in a ward or 10% or more of dwellings in a street with a property licence as an HMO would be considered an overconcentration. While the draft replacement Development Plan is on its first consultation and carries little or no weight in the consideration of planning applications, it does indicate a direction of travel for the Council's approach towards HMO policy and is helpful in filling in a gap in the existing policy.

The current policy takes a local or neighbourhood approach to what might be considered an overconcentration, so it would not be appropriate at this stage in the plan cycle to apply the more strategic ward level definition. However, the 10% limit for an individual street provides a useful measure for what might be considered an overconcentration at a more local level. Particularly as the draft policy is based on upon up-to-date data.

No analysis of the number of existing HMOs in the area has been provided by the applicant. Based on council records there are, within this stretch of The Roundway, between the junction with Gospatrick Road and Courtman Road, out of 30 houses only 1, the application property, is licenced as an HMO.

Based on the above assessment, the proposal is not considered to result in an over concentration of HMOs in the area.

c. They are accessible by public transport, cycling and walking.

Comment: The site is located within an area with a Public Transport Accessibility Level (PTAL) 3 which is deemed to represent moderate access to public transport in qualitative terms. There are a few bus routes within 160 and 600 metres walking distance of the site. The nearest tube (Turnpike Lane) or rail (Bruce Grove) stations are 1.6 and 1.8 km respectively from the site.

Sufficient space exists to provide adequate refuse storage to the front of the property. No cycle storage is proposed but adequate space exists within the rear garden for adequate provision to be made. The rear garden can be accessed from a shared passageway running between 127 and 129 the Roundway.

While lacking convenient access to the tube or rail network, the site is accessible by bus and adequate space for cycle parking could be made.

d. They provide high-quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection.

Comment: The proposed HMO would have one small communal kitchen/dining room of approximately 10.0 sqm and a shared living room of 15 sqm. In addition all residents would have access to the property's 70sqm rear garden.

However, the property has only one bath/shower room and one w.c., which is considered inadequate for 4-6 unrelated adults. For this reason, the house is not considered a satisfactory standard of accommodation for an HMO of this size,

e. Where non-self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

Comment: Haringey licensing standards for HMO's require that one kitchen is shared per three room lettings. Where this has not been provided it is acceptable to install two sets of kitchen facilities (sink/cooker) in the one kitchen as long as there is adequate allowance for multiple occupants to use the space at the same time, and that no bedroom space is more than one floor above or below the kitchen. The single kitchen, given its relatively small size, is not considered able to accommodate the two sinks, two cookers and two refrigerators and sufficient workspace to meet this requirement.

Impact on neighbouring amenity

In terms of the use, the increase in occupancy from a small dwelling house to a 4-bedroom/ 6-person HMO would result in a materially significant increase in activity. The change from occupancy by a single family or household to an HMO occupied by up to six independent adults, with their own working patterns, visitors and associated activity is likely to result in materially significant increase in noise and general disturbance, to the likely detriment of adjoining occupiers' residential amenity.

Transport considerations

As stated above, the site has a Public Transport Accessibility Level (PTAL) 3 which is deemed to be a moderate standard of access to public transport.

The use of this property as a HMO is not considered to have any greater impact on parking conditions over previous use as a single-family dwelling. An HMO use of this size does not meet the threshold to be designed as 'Car Free', specifically as rented and HMO occupation generates much lower levels of car ownership than the general population. Equally there is also no evidence to show that an HMO would lead to more vehicle ownership and demand for on-street parking greater than that associated with any other large residential flat.

As stated above, sufficient space exists to provide adequate refuse and secure cycle storage.

Recent Appeal Decisions

There have been a number of appeals dismissed by the Secretary of State relating to the refusal of similar applications refused within Haringey. One of the most recent being a decision dated 14 October 2025 (Ref: APP/Y5420/W/25/3370728) dismissing an appeal against the Council's decision to refuse planning permission for the conversion of a similar sized terraced house to a 6-bedroom HMO at 41 Woodside Gardens, N17. In dismissing the appeal, the Planning Inspector concluded that the development involves the loss of a small to medium-sized family dwelling in a designated protection zone, contrary to the aims of the development plan for the area. It also has the potential to cause harm to the living conditions of neighbouring occupiers through increased noise and disturbance. These harms carry significant weight and are not outweighed by the benefits of the scheme.

Conclusion

The proposed retention of this property as an HMO results in the loss of a small to medium sized family dwelling for which there is an identified need; would result in an overconcentration of HMOs within the locality; and would result in increased noise and general disturbance to the detriment of neighbouring residential amenity.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sqm. and therefore, the proposal is not liable for Mayoral or Haringey's CIL charge.

RECOMMENDATION

The application is recommended for refusal for the following reasons:

Refusal Reasons:

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).

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).

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.