



Officer Report

Application Number:	HGY/2026/2068
Application Type:	Full planning permission
Address:	25 Ripon Road, Tottenham, London, N17 6PP
Proposal:	Change of use of the property from a dwellinghouse (Class C3 Use) to a 5-bedroom, HMO for up to six occupants (Class C4 Use). Retrospective application.
Case Officer:	Neil McClellan
Valid Date:	21/07/2026
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Applicant:	MR FERHAT ERIC
Agent:	Mrs NURHAN ERK

RECOMMENDATION

Refuse

PROPOSED DEVELOPMENT AND LOCATION DETAILS

Proposed Development

Change of use of the property from a dwellinghouse (Class C3 Use) to a 5-bedroom, HMO for up to six occupants (Class C4 Use). Retrospective application.

Site and Surroundings

The application property is a two-storey end-of-terraced dwelling house. It has large 2-storey rear outrigger.

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

No history of any planning applications relating to this property.

There have been the following enforcement cases:

ENF/2026/0568 – Enforcement investigation into the unauthorised change of use of the property to an HMO. This investigation is ongoing, with further action pending the outcome of the current planning application.

HMO/2019/00107 – Enforcement investigation into the unauthorised change of use of the property to an HMO. No breach was established and the case was closed.

HMO/2018/00171 – Enforcement investigation into the unauthorised change of use of the property to an HMO. The unauthorised use ceased and the case closed.

The property was licenced as a single HMO for up to five occupants in May of this year. Ref: HAR-799509454409.

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 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.

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 116 sqm and therefore falls 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., defined in current policy as houses with a GIA of up to 120 sqm. It is worth noting that in Haringey's Draft Local Plan, due to undertake its Regulation 19 consultation in the second half of this year, emerging policy H12 (Residential Conversions, Houses in Multiple Occupation, and Hostels), is proposing to raise the original GIA threshold for flat and HMO conversions to 125sqm. This policy cannot yet be given any significant weight, but it does indicate the direction of travel, which is to provide even more protection for existing small to medium sized family homes in response to the need identified in the latest SHMA, as discussed above.

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.

Given the application property's original, un-extended GIA is less than 120sqm, the proposal is considered to result in the loss of a small to medium family house, contrary to the Policy DM17.

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.

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 up-to-date data.

No analysis of the number of existing HMOs in the area has been provided by the applicant. Ripon Road is a short street of 25 houses. Based on Council records, three (including the application property) have HMO licences. That represents 12 percent of the total.

It should be noted that none of the current HMOs mentioned above have ever been granted planning permission to operate as HMOs. Some may have been converted to HMO use prior to the Article 4 Direction restricting PD rights for such changes of use came into place. Others may have been operating for longer than ten years and therefore maybe immune from enforcement action.

Based on the above assessment, the proposal is considered to 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.

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

The site is located within an area with a Public Transport Accessibility Level (PTAL) 2 which is deemed to be poor to moderate access to public transport, indicating standard suburban connectivity with longer walk times and/or lower service frequencies. There are five bus services within 8 minutes' walk of the site. The nearest stations to the site are Turnpike Lane London Underground Station, and Bruce Grove Rail London Overground Station, which are both approximately a 1.4km or a 14–21-minute walk from the application property. While public transport accessibility is low compared to most other parts of the borough there are services that could be accessed by occupiers of the HMO.

Sufficient space exists to provide adequate refuse storage to the front of the property. The proposed block plan and Design and Access Statement refer to cycle parking being in the rear garden, but no details are provided. Notwithstanding this, sufficient space existing in the rear garden to provide an adequate number of secure cycle storage spaces. While not ideal, the

provision of bicycle parking to the rear is considered an acceptable compromise given the site constraints.

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 extended HMO would have one communal kitchen/dining room of approximately 12m² as its sole communal living space. All five of the bedrooms meet the Haringey's HMO licensing floor space standards. All 5 bedrooms have their own ensuite shower and w.c. All residents will have access to the rear garden. All rooms have adequate headroom, good daylight and outlook and can be naturally ventilated.

The case officer visited the site and can confirm that the layout shown on the submitted floor plans is accurate and that the property has been equipped and decorated to a good standard and appears clean and well maintained.

Subject to the number of occupiers being restricted to five, as indicated in the submitted plans and documents, the HMO is considered to provide a good standard of living accommodation.

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 kitchen is shown as being able to accommodate two sinks and two cookers and therefore the proposal meets this licensing requirement.

Impact on neighbouring amenity

In terms of the use, the increase in occupancy from a small dwelling house to a 5-bedroom/ 5-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 five 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, particularly in the context of Ripon Road being a quiet residential street of closely packed medium sized terraced houses.

Transport considerations

As stated above, the site has a Public Transport Accessibility Level (PTAL) 2 which is deemed to be poor to moderate access. There are a number of bus services accessible within 8 minutes' walk of the site. The nearest stations are both 14–21-minute walk away.

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.

Sufficient space exists to provide adequate refuse storage to the front of the property. The proposed block plan shows adequate secure bicycle storage to the rear. While not ideal, the provision of bicycle parking to the rear is considered an acceptable compromise given the site's constraints.

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 Gross Internal Floor Area requirement as 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 five 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, to the likely detriment of adjoining occupiers' residential amenity, and exacerbated by the oversaturation of HMOs in the area. 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).