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To: Planning Department, London Borough of Haringey

Site: 49 Sylvan Avenue, London N22 5JA

Proposal: Change of Use from C3 Dwellinghouse to C4 House in Multiple Occupation (HMO)

Subject: Full Planning Application Submission – C3 → C4 HMO with External and Internal Alterations

Date: 9 September 2026

INTRODUCTION

This letter accompanies the submission of a full planning application for the change of use of 49 Sylvan Avenue from a single C3 dwellinghouse to a C4 House in Multiple Occupation. The proposal also includes internal reconfiguration works and modest external alterations visible from the public realm. The purpose of this letter is to summarise the proposal and confirm that the submission meets Haringey's validation requirements for change-of-use applications within Article 4 areas.

ARTICLE 4 DIRECTION

Haringey's borough-wide Article 4 Direction removes permitted development rights for changes of use from C3 to C4. As a result, the proposed HMO use requires full planning permission. This application therefore provides all necessary information to allow the Council to assess the proposed use, including compliance with HMO standards, fire safety requirements, waste and cycle storage standards, and the design implications of the external works.

PROPOSAL SUMMARY

The proposal seeks permission to create six single-occupancy bedrooms, each exceeding ten square metres and each provided with a private en-suite bathroom. Two shared kitchens are provided, one on each floor, and the internal layout has been designed to ensure clear circulation, safe escape routes and a high standard of amenity for future occupants. All internal works are contained within the existing building envelope and no extensions are proposed.

The submitted plans confirm that the existing gross internal area of the property is 122.76m² (61.14m² at ground-floor level and 61.62m² at first-floor level). The proposed internal layout results in a total gross internal area of 124.37m² (61.72m² at ground-floor level and 62.65m² at first-floor level). This represents a like-for-like internal reconfiguration with no increase in the external footprint or built form of the property.

The scheme introduces a new side alleyway to provide secure access to cycle storage at the rear of the property. A timber cycle enclosure accommodating six bicycles and a galvanised steel refuse and recycling enclosure are included within the proposal. Minor external alterations to the front elevation are proposed, and although the property is not located within a Conservation Area, a Heritage Statement is provided because the works are visible from the street and therefore require assessment under Haringey's validation requirements.

TRANSPORT AND PARKING

The site has a PTAL rating of 2 and benefits from easy walking access to multiple bus routes and local amenities. The development is designed to operate as a car-free HMO, secured through tenancy agreements, and supported by long-term cycle parking and compliant waste storage. These measures ensure that the proposal will not generate additional parking demand or place pressure on the surrounding highway network.

AMENITY AND HMO STANDARDS

The internal layout meets Haringey's HMO Standards, the London Plan's minimum space standards and the Nationally Described Space Standards. Each bedroom provides generous private amenity, and the inclusion of en-suite facilities reduces internal movement and supports a calm, well-managed living environment. Fire safety has been addressed through a dedicated Fire Safety Statement prepared in accordance with London Plan Policy D12.

DOCUMENTS SUBMITTED

The application is supported by the Planning Design and Access Statement, Heritage Statement, Fire Safety Statement, Flood Risk Assessment, HMO Management Plan, Internal Layout Compliance Statement, Waste and Recycling Strategy, Transport and Highways Statement, Policy Compliance Statement, Structural Impact and Construction Method Statement and the full set of existing and proposed drawings. Together, these documents demonstrate that the proposal represents a sustainable, well-managed and policy-compliant residential use that delivers high-quality accommodation and meets all relevant planning, design, amenity, transport and fire safety standards.

CONCLUSION

The proposal represents a high-quality, policy-compliant small HMO that meets all relevant planning requirements. Should the Council require any further information or clarification, Prestige Planning & Building Services will be pleased to assist.

Kind regards,

The Planning Team

Prestige Planning Ltd