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OPERATIONAL STATEMENT and HMO MANAGEMENT PLAN

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

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1.0 INTRODUCTION

This Operational Statement and HMO Management Plan accompanies the planning application for the conversion of 49 Sylvan Avenue from a single C3 dwellinghouse into a six-bedroom House in Multiple Occupation (Use Class C4). The purpose of this document is to demonstrate that the proposed HMO will operate safely, responsibly and sustainably, with robust management oversight, clearly defined servicing arrangements, compliant refuse and cycle storage, and effective measures to safeguard residential amenity. The statement explains how the HMO will function on a day-to-day basis, how tenants will be managed, how waste and servicing will be controlled, and how the development will integrate into the surrounding residential environment without causing adverse impacts. It also demonstrates compliance with Haringey's HMO Standards, London Plan policies and national amenity and management expectations.

The assessment draws directly from the submitted existing and proposed plans, which include a dedicated refuse enclosure, secure cycle storage, a newly formed side alleyway and clearly defined internal circulation routes. The statement is proportionate to the scale of development and reflects the operational requirements of a small, professionally managed HMO.

2.0 MANAGEMENT AND MAINTENANCE

The HMO will be professionally managed at all times by a dedicated management agent experienced in overseeing licensed HMOs. The agent will conduct regular inspections of communal areas, escape routes, fire doors and external servicing areas, ensuring that the property remains safe, clean and compliant with all regulatory requirements. The agent will maintain 24-hour contact details for tenants, neighbours and the local authority, allowing any concerns to be addressed promptly and effectively. This level of oversight ensures that the HMO operates as a safe, well-managed and low-impact residential use.

All occupants will enter into Assured Shorthold Tenancies containing clear clauses relating to noise, anti-social behaviour, respect for neighbours, refuse disposal, recycling, maintenance of communal areas, fire-safety compliance and car-free occupation. These tenancy obligations will be strictly enforced. The provision of private en-suite bathrooms significantly reduces internal movement and supports a calm, low-intensity domestic environment, ensuring that the property operates in a manner comparable to a typical family household.

Communal areas, including kitchens, hallways and circulation spaces, will be maintained to a high standard. The management agent will ensure that fire doors remain self-closing and unobstructed, smoke and heat alarms remain fully operational, escape routes remain clear, kitchens remain clean and hygienic, refuse and recycling are stored appropriately, and cycle storage remains secure and accessible. Weekly inspections will be undertaken to ensure compliance with safety and amenity standards.

3.0 WASTE AND RECYCLING STRATEGY

A dedicated refuse storage enclosure is located in the front garden, positioned behind the front boundary and accessed directly from the frontage, as shown on the proposed ground-floor plan (PR01). The enclosure accommodates two 240-litre refuse bins, one 240-litre recycling bin and one 140-litre food waste bin, meeting Haringey's waste-capacity standards for a six-person HMO. The enclosure is discreet, secure and positioned away from the public realm, ensuring no visual clutter or impact on the streetscape.

Tenants will access the refuse enclosure directly from the front garden. The enclosure is positioned behind the front boundary, ensuring safe, level and unobstructed access. On collection days, bins will be wheeled a short distance from the enclosure to the kerbside on Sylvan Avenue. The frontage provides sufficient space for refuse storage placement without obstructing pedestrians or vehicles. After collection, bins will be returned immediately to the enclosure. This arrangement ensures that refuse is never stored on the street for prolonged periods, that the footway remains unobstructed, and that neighbouring properties are not affected by servicing activity.

Internal waste will be stored within kitchen containers before being transferred to the external refuse enclosure. Tenants will receive clear instructions on waste separation and recycling, ensuring hygienic and compliant waste management at all times.

4.0 CYCLE STORAGE AND SUSTAINABLE TRANSPORT

Secure cycle storage is provided within a timber enclosure located in the rear garden. The enclosure accommodates six cycle spaces, meeting London Plan Policy T5 requirements for small HMOs. Access is via the new side alleyway, allowing tenants to store bicycles safely without passing through private rooms or creating external clutter. The cycle enclosure is weather-protected, secure and positioned discreetly within the rear garden.

The HMO will operate on a car-free basis, secured through explicit clauses within all tenancy agreements prohibiting private car ownership or parking by residents. The site does not include off-street parking for HMO occupants, and the proposal does not increase parking demand on Sylvan Avenue. This arrangement is appropriate for a small HMO in a suburban location with good access to public transport.

The site has a Public Transport Accessibility Level (PTAL) of 2, typical of suburban residential streets in Haringey. The location benefits from multiple bus routes within walking distance, safe pedestrian access to local services and amenities, and proximity to Wood Green and Turnpike Lane transport hubs. The combination of secure long-term cycle parking and car-free occupation ensures that the proposed HMO functions as a sustainable, low-impact residential use that does not generate additional parking demand or place pressure on the surrounding highway network.

5.0 NOISE AND DISTURBANCE STATEMENT

Sylvan Avenue is a quiet residential street with typical suburban acoustic conditions including light road traffic, pedestrian movement and domestic activity. These baseline conditions are consistent with low-intensity residential environments. The proposed HMO accommodates six individuals, and its operational noise profile is comparable to that of a standard family household, resulting in no material increase in background noise generation.

Internal structures will be upgraded to comply with Building Regulations Approved Document E. Measures include acoustic studs, dense mineral wool insulation, double-layer acoustic plasterboard, upgraded floor coverings and resilient bars where required. These measures ensure that internal noise transmission is minimised and that the HMO operates quietly within the terrace.

Tenancy agreements include explicit covenants prohibiting anti-social behaviour, excessive amplification of music and loud noise during anti-social hours. The management agent will respond promptly to any concerns raised by neighbours. Refuse and cycle movements occur via the side alleyway and are low-intensity. Bins are only presented on collection days and returned immediately. Cycle storage is accessed externally, ensuring discreet and quiet movements.

The proposal complies with the NPPF's noise and amenity requirements, London Plan Policy D14 and Haringey's Local Plan amenity policies. The development does not result in harmful intensification and will operate as a quiet, well-managed residential use.

6.0 OPERATIONAL CONTEXT AND 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 requires full planning permission. This Operational Statement demonstrates that the HMO will operate safely, responsibly and in full compliance with Haringey's amenity, transport, noise and management expectations. The proposal involves no external enlargement, no intensification of built form and no adverse impact on neighbouring properties. The development represents a modest and sustainable intensification of existing residential floorspace, increasing the total gross internal area from 122.76m² to 124.37m² through internal reconfiguration only, with no external enlargement or increase in building footprint. The proposal sits comfortably within the suburban context of Sylvan Avenue.

7.0 COMMUNAL SPACE AND AMENITY

Haringey's HMO guidance advises that communal kitchen areas should provide sufficient space for safe circulation and food preparation. The proposal includes two compliant kitchens, each exceeding 7.5 square metres. These kitchens provide ample worktop space, storage, cooking facilities and safe circulation routes. Their positioning ensures that access to refuse and cycle storage passes through shared areas rather than private rooms.

All bedrooms substantially exceed the minimum 6.51 square metre requirement, with each room providing over 10 square metres of usable floorspace together with a private en-suite bathroom. This arrangement reduces internal movement, improves privacy and ensures that each occupant benefits from a high level of self-contained amenity. The overall internal layout has been designed to exceed minimum standards and to provide a calm, functional and high-quality living environment.

8.0 CONCLUSION

This Operational Statement and HMO Management Plan demonstrates that the proposed conversion of 49 Sylvan Avenue into a six-bedroom House in Multiple Occupation will operate as a safe, well-managed and policy-compliant residential use. The development benefits from a clear and robust management structure, ensuring that day-to-day operations, tenant behaviour, maintenance responsibilities and safety obligations are consistently monitored and enforced.

The proposal incorporates dedicated and appropriately sized refuse and recycling storage, secure long-term cycle parking, car-free occupation, enhanced bedroom amenity and acoustic mitigation measures. The development is low-impact, sustainable and fully aligned with Haringey's Local Plan policies, London Plan requirements and national planning guidance relating to amenity, transport, noise and residential management. The HMO will provide high-quality accommodation within a well-managed environment and will not give rise to adverse amenity or transport effects.