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POLICY COMPLIANCE STATEMENT

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 National Planning Policy Framework (NPPF – August 2026 Update)

1.1 Housing Choice and Need

The August 2026 update to the National Planning Policy Framework places a strengthened emphasis on widening housing choice and ensuring that local authorities support a diverse range of accommodation types capable of meeting varied and evolving needs. The proposed conversion responds directly to this national objective by introducing a small, well-managed House in Multiple Occupation that provides flexible accommodation suited to single occupants and young professionals. HMOs form an important part of the housing mix in London, particularly where affordability and accessibility are key considerations. The proposal therefore aligns with the NPPF's requirement to support housing choice and deliver accommodation that meets identified local needs.

1.2 Efficient Use of Land and Gentle Intensification

The updated NPPF continues to encourage the effective use of land, particularly in urban areas where intensification can be achieved without physical expansion of the built form. This proposal exemplifies that principle. It makes efficient use of existing residential floorspace, increasing the total gross internal area from 122.76m² to 124.37m² through internal reconfiguration only, while avoiding any extensions or changes to the building envelope. The development therefore aligns with the NPPF's direction to prioritise gentle intensification and the reuse of existing buildings as a sustainable means of increasing housing supply. The proposal represents a modest and proportionate intensification of an existing dwellinghouse that does not alter the external appearance of the building or impact the surrounding residential character.

1.3 Design Quality and Internal Amenity

The 2026 update places renewed emphasis on achieving well-designed places, requiring that all residential accommodation—whether new-build or conversion—provides functional, attractive and high-quality environments for occupants. The proposed HMO meets this expectation through generous bedroom sizes exceeding 10 square metres, private en-suite facilities that enhance privacy and reduce internal movement, and compliant shared kitchens that meet all relevant amenity standards. The internal configuration has been carefully considered to ensure clarity of circulation, safe escape routes and a coherent layout that supports everyday living. The proposal therefore accords with the NPPF's requirement to deliver high-quality internal amenity.

1.4 Noise, Amenity and Responsible Operation

Noise and amenity remain central considerations within the updated NPPF, which requires development to avoid significant adverse impacts on health and quality of life. A detailed Noise and Disturbance Statement accompanies this application and demonstrates that the proposed HMO will operate quietly and without harm to neighbouring properties. The combination of en-suite facilities, acoustic upgrades and professional management ensures that the intensity of use remains modest and domestic in character, fully consistent with the expectations of the NPPF. The proposal therefore meets national policy requirements relating to amenity protection.

1.5 Summary of NPPF Compliance

Taken together, the proposal accords with the updated 2026 NPPF by widening housing choice, making efficient use of existing land and buildings, delivering high-quality internal accommodation and safeguarding residential amenity. It represents a sustainable and policy-compliant form of development that contributes positively to Haringey's housing objectives.

2.0 The London Plan (2021)

2.1 Policy H9 – Houses in Multiple Occupation

Policy H9 recognises HMOs as an important component of London's housing offer and supports their delivery where they provide good-quality accommodation and meet local needs. The proposed HMO meets this requirement by delivering generous bedroom sizes, private en-suite facilities, compliant kitchens and professional management arrangements that ensure safe and responsible operation. The proposal therefore accords with Policy H9.

2.2 Policy D6 – Housing Quality and Standards

Policy D6 sets out the London Plan's requirements for housing quality and internal space standards. The proposed HMO exceeds these expectations, with all bedrooms comfortably above 10 square metres, ceiling heights compliant with D6 and integrated storage provided within each room. The shared kitchens exceed Haringey's minimum HMO standards and provide safe, functional and well-designed communal space. The internal layout has been arranged to ensure clear circulation, safe escape routes and a coherent arrangement of rooms, fully consistent with the design principles embedded in D6.

2.3 Policy D12 – Fire Safety

Policy D12 requires all residential developments to demonstrate fire safety at the planning stage. A comprehensive Fire Safety Strategy has been submitted with this application, detailing escape routes, alarm systems, fire-resistant construction and management procedures. This ensures full compliance with D12 and provides assurance that the HMO will operate safely.

2.4 Policy D14 – Noise

Policy D14 requires development to avoid harmful noise impacts. The proposal incorporates acoustic measures, en-suite layouts and management controls to ensure that noise remains contained within the building envelope and does not adversely affect neighbouring properties. The accompanying Noise and Disturbance Statement confirms that the HMO will operate quietly and with a domestic noise profile consistent with small-scale residential use. The proposal therefore accords with Policy D14.

2.5 Policy T5 – Cycle Parking

Policy T5 requires secure long-term cycle parking. The proposal provides six secure cycle spaces within a dedicated timber enclosure accessed directly from the new side alleyway. This arrangement supports sustainable travel choices and aligns with the London Plan's transport hierarchy.

2.6 Policy T6 – Car Parking

Policy T6 supports car-free development in accessible locations. The proposal secures car-free occupation through tenancy agreements and provides secure cycle storage, ensuring that transport impacts remain minimal. The development will not increase parking pressure on Sylvan Avenue and therefore accords with Policy T6.

2.7 Summary of London Plan Compliance

Overall, the proposal accords with the London Plan by delivering high-quality accommodation, ensuring safe operation, supporting sustainable travel and protecting residential amenity.

3.0 Haringey Local Plan

3.1 Policy SP2 – Housing

Policy SP2 seeks to ensure that Haringey delivers a range of housing types to meet local needs. HMOs form part of this mix and provide affordable accommodation for single occupants. The proposal contributes positively to this objective by delivering high-quality, well-managed HMO accommodation within an existing residential property.

3.2 Policy DM1 – Delivering High Quality Design

Policy DM1 requires development to achieve high-quality design that respects local character. The proposal involves only minor external alterations and retains the existing appearance of the dwellinghouse. The internal layout has been designed to ensure clarity of circulation, safe escape routes and high-quality amenity. The proposal therefore accords with DM1.

3.3 Policy DM2 – Residential Amenity

Policy DM2 requires development to protect residential amenity. The proposal provides generous bedroom sizes, private en-suite facilities, compliant kitchens and acoustic mitigation measures. The HMO will be professionally managed, ensuring quiet operation and responsible tenant behaviour. The proposal therefore meets DM2.

3.4 Policy DM4 – Houses in Multiple Occupation

Policy DM4 sets out the criteria for assessing Houses in Multiple Occupation. HMOs are supported where they meet Haringey's HMO Standards, do not harm neighbouring amenity, do not result in over-concentration and provide adequate refuse and cycle storage. The proposal satisfies all of these criteria. The rooms exceed minimum sizes, refuse storage is provided within a dedicated enclosure accessed via the side alleyway and secure cycle storage is provided within a timber enclosure. The development does not alter the external appearance of the building and does not introduce any new impacts. There is no over-concentration of HMOs in this location, and the proposal represents a modest intensification of existing residential floorspace, increasing the GIA from 122.76m² to 124.37m² without any external enlargement.

3.5 Policy DM31 – Sustainable Transport

Policy DM31 requires development to support sustainable transport choices. The proposal provides secure cycle storage and secures car-free occupation through tenancy agreements. The development will not increase parking pressure or vehicle movements and therefore accords with DM31.

3.6 Policy DM32 – Managing Waste

Policy DM32 requires development to provide adequate refuse and recycling storage. The proposal includes a dedicated refuse enclosure within the front garden. The arrangement is safe, convenient and fully compliant with Haringey's waste-capacity standards. The proposal therefore meets DM32.

3.7 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 Policy Compliance Statement demonstrates that the HMO meets all relevant policy requirements and will operate safely, responsibly and sustainably.

3.8 Summary of Haringey Local Plan Compliance

Taken together, the proposal accords with the Haringey Local Plan by delivering high-quality accommodation, protecting amenity, supporting sustainable travel and ensuring safe and responsible operation.

4.0 Overall Policy Compliance Conclusion

The proposed change of use at 49 Sylvan Avenue fully accords with the National Planning Policy Framework, the London Plan and the Haringey Local Plan. The development widens housing choice, makes efficient use of existing land and buildings by increasing the gross internal area from 122.76 m² to 124.37 m² through internal reconfiguration only, delivers high-quality internal accommodation, protects residential amenity, supports sustainable transport and ensures safe and responsible operation. The proposal represents a modest, sustainable and policy-compliant form of development that contributes positively to Haringey's housing objectives and should therefore be supported.