

Mr Ashley Gopee
Unit 205
The Print Rooms
164-180 Union Street
London
United Kingdom
SE1 0LH

17 September 2026

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE OF REFUSAL OF PLANNING PERMISSION**

Case Reference	HGY/2026/2106
Location	454 West Green Road, Tottenham, London, N15 3PT
Proposal	Conversion from 2x one bed flats to 5 bed self-contained rooms HMO (5 persons).
Received	23 July 2026

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
26055_454 West Green Road_Existing and Proposed.pdf	Additional plans	23 July 2026

**Head of Development Management and Planning Enforcement
Planning Service**

Refusal Reasons: (1)

- 1 The proposed change of use from two one bed flats and one studio apartment to 5 self-contained room HMO's is considered to be contribute to an overconcentration of HMO's in the area, to not meet the necessary internal space standards for the property as a whole and to not make sufficient accommodation for storage and removal of its refuse and is therefore recommended for refusal in this regard in accordance with Policy DM17 of the Haringey DMD (2017), the London Plan (2021) and NPPF (2026).

Informatives:

HUMAN RIGHTS and THE EQUALITY DUTY

Under the Human Rights Act 1998, it is unlawful for a public authority to act in a manner that is incompatible with the European Convention on Human Rights. A decision to take enforcement action would engage the landowners' (and occupiers') rights under Article 1 of the First Protocol (Protection of Property), Article 8 (right to respect for private and family life) and Article 14 (Prohibition of discrimination). However, this recommendation is in accordance with the laws governing the Planning System, in that it would pursue the legitimate aim of protecting the environment via the application of the Council's Planning Policies. It is proportionate to pursue the aim of protecting the environment in this case because they are not outweighed by any of the engaged rights.

Section 149(1) of the Equalities Act 2010 provides that, a public authority must, in the exercise of its functions, have due regard to the need to—

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under [the Equality Act 2010];
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 which is only one factor that needs to be considered and may be balanced against other relevant factors. In making this recommendation, due regard has been given to the Public Sector Equality Duty and the relevant protected characteristics.

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.

For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone at 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol