



Planning Statement

Address: 94, Marlborough road, N22 8NN

Proposal: Retrospective change of use from C3 (dwelling house) to C4 (House in Multiple Occupation)

1. Introduction

This statement has been prepared in support of a retrospective planning application for the change of use of the property at 94, Marlborough road, N22 8NN from a single dwelling house (Use Class C3) to a small House in Multiple Occupation (Use Class C4).

The property is currently operating as a licensed HMO accommodating up to six occupants.

2. Site and Surroundings

The property comprises a residential dwelling located within an established residential area in the London Borough of Haringey. The surrounding area is characterised by similar residential properties and is well served by local amenities and public transport.

3. Description of Development

The proposal seeks retrospective planning permission for the use of the property as a small HMO (Use Class C4) accommodating up to six individuals sharing kitchen and bathroom facilities.

The internal arrangement remains residential in character, and no significant external alterations have been made to the property.

Minor internal works have been undertaken to improve the standard of accommodation, including:

- Installation of appropriate fire safety measures (e.g. smoke detection systems)
- Internal layout adjustments
- Upgrading of facilities

These works enhance the safety and quality of the accommodation.





4. Licensing and Standards

The property benefits from a valid HMO licence issued by the London Borough of Haringey Council, permitting occupation by up to six individuals.

The property is therefore managed in accordance with the Council's standards, including:

- Fire safety requirements
- Minimum room sizes
- Provision of adequate facilities

5. Planning Considerations

Principle of Development

The use of the property as a small HMO (C4) continues to provide residential accommodation and is compatible with the surrounding residential character.

Impact on Character of Area

The property retains its appearance as a single dwelling house. There are no external changes that would harm the visual character of the street scene.

Impact on Residential Amenity

The scale of occupation (6 persons) is modest and comparable to that of a large family household. The use does not give rise to unacceptable levels of noise, disturbance, or overlooking.

Highways and Parking

The proposal is not considered to result in a significant increase in parking demand beyond that of a typical family dwelling.

Refuse and Servicing

Adequate refuse storage arrangements are in place in accordance with local authority requirements.





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6. Conclusion

The property has been operating as a small, well-managed HMO for a period of approximately two years and complies with licensing requirements set by the Council.

The proposal represents an efficient use of existing housing stock and contributes to the supply of affordable shared accommodation in the area.

It is respectfully considered that the development is acceptable in planning terms, and approval is therefore sought.

