

# PLANNING STATEMENT

## **Change of Use and Roof Extension to Form an 8-Bedroom House in Multiple Occupation**

**495 Seven Sisters Road, Tottenham, London N15 6EP**

**Prepared by:** AJ Plans

**Local Planning Authority:** London Borough of Haringey

**Date:** 7.9.2026

## 1. Introduction

This Planning Statement has been prepared by AJ Plans in support of a full planning application submitted to the London Borough of Haringey for the change of use of 495 Seven Sisters Road, Tottenham, London N15 6EP to an 8-bedroom House in Multiple Occupation (HMO) (Sui Generis use), together with a roof extension to accommodate two of the additional bedrooms.

This Statement sets out the site and surrounding context, the relevant planning history, the proposal in detail, and an assessment against the development plan and other material planning considerations, including the recently determined applications on the same parade of Seven Sisters Road which provide directly comparable precedent for HMO development of this type in this location.

## 2. Site and Surroundings

The application site comprises a three-storey mid-terrace property on Seven Sisters Road. The ground floor of the site is in commercial use, with residential accommodation on the upper floors, forming part of the established Seven Sisters Road shopping frontage. The site is not located within a conservation area and does not fall within the curtilage of a listed building.

The site lies within a 'Family Housing Protection Zone', as identified in the 2017 Local Plan, which seeks to restrict further residential conversions in areas already identified as having a high concentration of converted properties. The site is also subject to an Article 4 Direction which came into force in November 2013, removing permitted development rights for a change of use from a single-family dwellinghouse (Use Class C3) to a small HMO (Use Class C4), meaning that planning permission is required for the proposed change of use.

The surrounding area comprises a mix of shopping frontage at ground floor level and residential accommodation above, characteristic of the Seven Sisters Road corridor. The site benefits from good accessibility, being within convenient walking distance of Seven Sisters Overground and Underground stations, and served by numerous bus routes. The site is close to the amenities of the West Green/Seven Sisters Road District Centre.

## 3. Relevant Planning History

The following planning history is relevant to the site and the immediate surrounding terrace, and is material to the consideration of this application:

- 497 Seven Sisters Road (immediately adjoining the site) — HGY/2025/1726: Full planning permission was granted, subject to conditions, for the change of use of the upper floors to an 8-bedroom HMO (Sui Generis use). The Council's Officer Report confirmed compliance with Policy DM17 and concluded that the proposal would not result in an over-concentration of HMOs, noting that the HMO Register shows the upper floors of all adjoining properties within the terrace are already HMO-licensed.
- 519 Seven Sisters Road (same parade) — HGY/2026/1733: Full planning permission was granted, subject to conditions, for the change of use of two self-contained flats to an 8-person, 8-bed HMO, together with a first floor rear extension. The Officer Report again confirmed compliance with Policy DM17, and accepted a rear extension as being in keeping with the neighbouring first floor rear extensions along the terrace.
- 527 Seven Sisters Road — HGY/2021/1993: Permission was granted for a rear roof extension (full-width dormer) to provide an additional bedroom to the top floor flat, on the basis that the dormer would not be visible from public vantage points and would not harm the character of the building or the amenity of neighbouring occupiers.
- 521 Seven Sisters Road — HGY/2019/0495: Permission was granted for a dormer roof extension to enlarge a flat, again on the basis that a modest, set-in dormer within the plane of the rear roof slope would preserve the character of the roof and would not harm neighbouring amenity.

This history demonstrates a clear and consistent pattern of the Council granting permission for HMO conversions and associated roof/rear extensions along this parade of Seven Sisters Road, providing strong and directly comparable precedent for the current proposal.

## 4. Description of Proposal

Planning permission is sought for the change of use of the residential upper floors of 495 Seven Sisters Road to an 8-bedroom House in Multiple Occupation (Sui Generis use), together with a roof extension (rear dormer, with a smaller front rooflight/feature) to provide two of the additional bedrooms. The ground floor commercial unit is unaffected and will remain in its current use. The remaining bedrooms are accommodated within the existing upper-floor floorplate through reconfiguration of the existing layout.

The proposed roof extension follows the design approach established and approved at 527 and 521 Seven Sisters Road: a rear dormer set within the roof slope, set in from the party walls, and not visible from public vantage points, thereby preserving the character and appearance of the host building and the wider terrace.

[Insert full schedule of bedrooms, floor areas, kitchen/amenity provision and en-suite arrangements once finalised — see Section 6.3 below for the standard this should meet, based on the approved schemes at 497 and 519 Seven Sisters Road.]

## 5. Planning Policy Context

The application falls to be determined in accordance with the development plan, unless material considerations indicate otherwise. The following policies are of particular relevance:

- Haringey Local Plan Strategic Policies 2017 — Policy SP11 (Built Environment) and Policy SP7 (Transport)
- Haringey Development Management DPD 2017 — Policy DM1 (Delivering High Quality Design), Policy DM4 (Waste), Policy DM12 (Housing Design and Quality), Policy DM17 (HMOs), and Policy DM31 (Sustainable Transport)
- London Plan 2021 — Policy D6 (Housing Quality and Standards), Policy D14 (Noise), Policy T1 (Strategic Approach to Transport) and Policies T4–T6 (Highway/Parking)
- National Planning Policy Framework

## 6. Planning Assessment

### 6.1 Principle of Development

HMO accommodation plays an important role in meeting particular housing needs, especially for low-income residents, young people and those requiring temporary accommodation. Haringey's Development Management DPD 2017 (paragraph 3.36) nonetheless raises concerns regarding the cumulative loss of family housing to HMO conversion, particularly given the concentration of HMOs in the east of the Borough.

Policy DM17 sets out the criteria against which the change of use of a dwelling to an HMO within the Article 4 area must be assessed. Each criterion is addressed below, drawing on the Council's own recent findings on this parade at 497 and 519 Seven Sisters Road.

**(a) Gross original internal floor space greater than 120sq.m:** This criterion is directed at protecting larger family dwellinghouses from conversion. As with 497 and 519 Seven Sisters Road — where the Council accepted that the 120sq.m threshold 'would not be applicable' because the properties were 'not a single-family dwelling house, but a commercial premises on the ground floor with residential accommodation above within a shopping parade' — the same position applies at 495 Seven Sisters Road, where the ground floor is in commercial use and only the upper floors are residential. The site is not, and never has been, a single-family dwellinghouse in the sense intended by this criterion, and the 120sq.m threshold is not considered applicable in this instance, consistent with the Council's own recent findings on the immediately adjoining and nearby sites.

**(b) No significant adverse cumulative amenity impact / over-concentration of HMOs:** The Council's Officer Reports for both 497 and 519 Seven Sisters Road confirm, on inspection of the HMO Register, that the upper floors of the adjoining properties within this terrace are already HMO-licensed. The proposal at 495 Seven Sisters Road would therefore not represent a departure from the established pattern of use along this parade, and — consistent with the Council's own conclusions on the immediately adjoining sites — would not give rise to an unacceptable over-concentration of HMOs or a significant loss of family housing in this location.

**(c) Accessibility by public transport, cycling and walking:** As with 497 and 519 Seven Sisters Road, the site benefits from a PTAL rating within the moderate-to-good range, multiple bus services within a short walk, and proximity to Seven Sisters Overground and Underground

stations. The site is considered to have an acceptable level of accessibility, consistent with the Council's findings for the adjoining approvals.

**(d) High quality accommodation meeting internal space and amenity standards:** The scheme will be designed to meet the internal space standards of London Plan Policy D6 Table 3.1, with each of the 8 bedrooms treated as a single-occupancy room and a condition restricting occupancy to 8 persons accepted, mirroring the conditions imposed at 497 and 519 Seven Sisters Road. There will be 2 communal kitchens and no room will be more than 1 floor away of a kitchen.

**(e) Exclusive use of a kitchen or shared kitchen space for each household:** Consistent with the approved schemes at 497 and 519 Seven Sisters Road, adequate shared kitchen facilities will be provided and apportioned across the letting rooms in accordance with Haringey's HMO Standards Guidance 2017, so far as reasonably practicable within the existing built form.

## 6.2 Design and Appearance

The proposed roof extension has been designed to reflect the approach approved at 527 and 521 Seven Sisters Road, both of which involved rear dormers set within the roof slope. On this basis, the proposal accords with Policy DM1 (Delivering High Quality Design) and Policy DM12 (Housing Design and Quality) of the Development Management DPD 2017, and Policy SP11 of the Local Plan Strategic Policies 2017, in that it is proportionate, subordinate to the host building, and consistent with the established pattern of roof extensions along this terrace.

## 6.3 Standard and Quality of Residential Accommodation

The Council's recent decisions at 497 and 519 Seven Sisters Road provide a clear benchmark for an acceptable 8-bed HMO standard on this parade: bedrooms in the region of 10–13sq.m, each with en-suite facilities, natural light, and shared kitchen provision equating to no more than one floor between any letting room and a kitchen. The proposed scheme at 495 Seven Sisters Road will be designed to meet this same standard, and is considered capable of complying with London Plan Policy D6 and Haringey's HMO licensing requirements accordingly.

## 6.4 Impact on Neighbouring Amenity

Consistent with the Council's assessment at 497 and 519 Seven Sisters Road, an 8-person HMO is not considered significant in planning terms, with comings and goings expected to remain broadly similar to those associated with the property's existing use. There is no substantive evidence to demonstrate that the proposed use would cause material harm to the amenities of neighbouring occupiers, having regard to London Plan Policies D6 and D14 and DPD Policy DM1.

## 6.5 Waste and Recycling

In accordance with DPD Policy DM4, appropriate provision will be made for the storage and collection of waste, to be secured by condition in the same manner as at 497 and 519 Seven Sisters Road. It is considered that adequate space exists to accommodate refuse facilities without harm to the character of the streetscene.

## 6.6 Transport Considerations

Consistent with the Council's conclusions on the adjoining sites, the change of use to an 8-bed HMO is not considered to generate materially greater demand for on-street parking than the existing residential use, given the lower levels of car ownership typically associated with HMO occupation. The site's accessible, town-centre location accords with London Plan Policy T1 and Local Plan Policy SP7, and no objection on highway or parking grounds is anticipated.

## 7. Community Infrastructure Levy (CIL)

Subject to confirmation of the final internal floor area increase arising from the roof extension, it is anticipated — consistent with the position at 497 and 519 Seven Sisters Road — that the increase in internal floor area will not exceed 100sq.m, such that the proposal would not be liable for Mayoral or Haringey CIL.

## 8. Conclusion

This Planning Statement demonstrates that the proposed change of use of 495 Seven Sisters Road to an 8-bedroom HMO, together with an associated roof extension, accords with the development plan, in particular Policy DM17 of the Development Management DPD 2017, and is strongly supported by directly comparable and very recent precedent on the same parade of Seven Sisters Road. The Council has, within the last two years, granted permission for materially identical HMO conversions at both 497 and 519 Seven Sisters Road, and for comparable roof extensions at 527 and 521 Seven Sisters Road, in each case concluding that such development is acceptable in this location having regard to the principle of use, design, residential standards, neighbouring amenity, and transport considerations.

On this basis, it is respectfully submitted that the application should be approved, subject to conditions of the type imposed on the comparable approvals at 497 and 519 Seven Sisters Road.