



Officer Report

Application Number:	HGY/2026/2062
Application Type:	Full planning permission
Address:	165 Priory Road, Hornsey, London, N8 8NB
Proposal:	Change of use from upper floor residential unit into a 5-persons House in Multiple Occupation (HMO), with associated cycle and bin stores in rear courtyard.
Case Officer:	Roland Sheldon
Valid Date:	02/09/2026
Applicant:	mr habib namini
Agent:	Mrs nihila maruthayanar

RECOMMENDATION

Approve with Conditions

1. PROPOSED DEVELOPMENT

This application seeks planning permission for the change of use of the existing upper floor residential unit to a six-person House in Multiple Occupation (HMO), together with associated cycle and refuse storage within the rear courtyard.

2. SITE AND SURROUNDINGS

The application site comprises a first and second floor flat within a three-storey mid-terrace building located on the southern side of Priory Road, N8.

The surrounding area is characterised by a mix of retail and commercial uses at ground floor level, with residential accommodation above. To the rear of the site are a number of single-storey light industrial buildings located on Farrer Mews.

The site is located within the Park Road/Priory Road Local Shopping Centre. The site is not located within a Conservation Area and does not lie within the setting of a listed building.

3. RELEVANT PLANNING AND ENFORCEMENT HISTORY

165 Priory Road, N8

- HGY/2026/2048: Proposed ground floor rear extension to existing ground floor commercial unit and removal of staircase. Approved 26/08/2026.

OLD/1965/0755: Illuminated fascia sign on proposed launderette. Approved 29/03/1965.

No planning enforcement history.

4. REPRESENTATIONS

The application was advertised by letters sent to neighbouring properties. One representation was received during the consultation period:

- Objecting: 1
- Supporting: 0
- Neither: 0

The following material planning concerns were raised:

- The property has an original floorspace of less than 120sqm and therefore does not comply with Policy DM17.
- Absence of communal living space.
- Two of the rooms appear to function as self-contained bedsits.
- Intensification of the residential use.
- Loss of external amenity space.

Officer Response - The scheme has been amended to include a communal living room and the removal of one bedroom. Whilst one bedroom contains cooking and bathroom facilities, the inclusion of a separate laundry room and communal living room means that the accommodation would not operate as fully self-contained units. The proposal is therefore considered to remain a shared HMO arrangement.

The following consultees were consulted on the application:

LBH Transportation - Lack of clarity regarding whether any off-street parking would be provided. Details of waste and cycle storage should be provided.

Officer Response Details of refuse and cycle storage have been submitted and are considered acceptable. A condition is recommended requiring further details of the cycle storage facilities to be submitted and approved prior to occupation.

LBH Public Health - Objected to the original scheme on the basis that it was of insufficient size to comfortably accommodate up to six occupiers and that the kitchen space appeared too small to function as both a shared kitchen and communal living area.

Officer Response - The layout has been amended to include a dedicated living room. Whilst modest in size, sufficient space remains within the kitchen to accommodate appropriate shared cooking facilities.

LBH Street Cleansing - No comments received.

LBH Private Housing - No comments received.

Warner Estate Residents Association - No comments received.

5. PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. Principle of development.
2. Standard and quality of residential accommodation.
3. Impact on neighbouring amenity.
4. Transport considerations.

Principle of Development

HMO accommodation plays an important role in meeting particular housing needs, especially for lower-income residents, young people and those requiring temporary accommodation. However, as set out in paragraph 3.36 of Haringey's Development Management DPD, there are broader concerns regarding the loss of family housing through conversion, with HMOs heavily concentrated in parts of the borough, leading to a significant loss in the availability of family housing for which there is a strong identified need.

The site does not fall within the area covered by the Article 4 Direction restricting the change of use of a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4). As such, the conversion of the existing flat to a small HMO could be carried out under permitted development rights without the need for planning permission.

Notwithstanding this fallback position, as a full planning application has been submitted, the proposal has been assessed against the relevant provisions of Policy DM17.

a. The gross original internal floor space of the existing dwelling is greater than 120sqm.

Policy DM17 requires the original, unextended gross internal floor area of a dwelling to exceed 120sqm before conversion to an HMO will normally be considered acceptable.

Policy DM17 specifies that the 120sqm threshold applies to the original unextended floorspace. The rationale for this requirement is to safeguard the borough's stock of family-sized housing, as many family dwellings are capable of extension and would otherwise become vulnerable to conversion.

The application property has an internal floorspace of approximately 106sqm and therefore falls below the policy threshold. However, the property comprises an upper floor flat above commercial premises within a designated Local Shopping Centre rather than a traditional family dwellinghouse within a residential street. Consequently, limited weight is attached to this criterion in this instance. The proposal would not undermine the purpose of the policy, which is to protect the borough's stock of family housing. The shortfall in floorspace is therefore not considered to justify refusal of the application.

b. They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an overconcentration of HMOs within an area.

The application property is located above a commercial unit within a designated Local Shopping Centre rather than within an established residential street where concerns associated with a concentration of HMOs are generally more pronounced.

A review of properties within the same postcode indicates that Nos. 159, 161, 163, 167, 173, 177 and 179 Priory Road have HMO licences relating to smaller HMOs. Whilst this represents a relatively high concentration of HMOs within the parade, this is not unexpected given that the upper floors comprise larger three and four-bedroom flats situated above commercial premises.

Such properties are generally more suited to shared occupation than traditional family housing. Given the location of the property above a retail parade on a busy local road, the proposal would not result in any significant adverse impact on the surrounding neighbourhood.

c. They are accessible by public transport, cycling and walking.

The site is located within an area with a Public Transport Accessibility Level (PTAL) of 2, representing poor to moderate accessibility to public transport.

Notwithstanding this, the site benefits from regular bus services and convenient access to local services, facilities and shops. As such, the site is considered suitably accessible for HMO accommodation.

d. They provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection.

The revised layout demonstrates that all three bedrooms meet the minimum room sizes set out in the Council's HMO standards. A communal living room has now been provided in place of the previously proposed fourth bedroom.

All habitable rooms would benefit from satisfactory outlook and natural light, whilst bathroom facilities would be readily accessible to all occupants. Subject to occupancy being restricted to that shown on the approved plans and supporting documentation, the accommodation is considered capable of providing a satisfactory standard of living accommodation.

e. Where non-self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household.

The Council's HMO licensing standards seek to ensure that adequate kitchen provision is available for occupiers. Where multiple room lettings are proposed, sufficient space must be available to accommodate shared cooking facilities and allow simultaneous use by occupiers.

Following the revisions made to the scheme, including the removal of one bedroom and provision of a communal living room, the kitchen is considered of sufficient size to serve the occupants. This is particularly relevant given that two of the bedrooms contain their own cooking facilities. The proposed arrangements are therefore considered acceptable.

Impact on Neighbouring Amenity

The premises currently comprise a self-contained flat above a commercial unit within a Local Shopping Centre located on a busy local distributor road. The upper floors of the surrounding parade are predominantly occupied by residential units.

The requirement for smaller HMOs to obtain a licence does not materially alter the planning characteristics of the use. Furthermore, the revised layout reduces the level of occupation compared to the originally submitted scheme through the removal of one bedroom and provision of a communal living room.

Given the location of the property above commercial premises within an established mixed-use area, the proposal would not result in any material harm to neighbouring residential amenity and is therefore considered acceptable.

Transport Considerations

The site is located within an area with a PTAL rating of 2 and benefits from access to local public transport services and facilities.

The use of the property as an HMO is not considered likely to generate any greater demand for parking than its current lawful use as a residential flat.

Adequate space exists to accommodate refuse storage to the rear of the property. The submitted block plan also shows secure cycle storage within the rear yard area with access from Farrer Mews.

A condition is recommended requiring further details of the cycle storage facilities to be submitted and approved prior to occupation. Subject to compliance with this condition, the proposal is considered acceptable in transport terms.

6. CONCLUSION

The proposed change of use from a self-contained flat to a small HMO is acceptable in principle and could, in any event, be implemented without the requirement for planning permission through permitted development rights, given that the property is located outside the area covered by the Article 4 Direction relating to small HMOs.

The proposal would provide a satisfactory standard of accommodation, would not result in an unacceptable impact on neighbouring amenity, and would not give rise to any unacceptable transport impacts.

All other relevant policies and material considerations, including equalities considerations, have been taken into account. Planning permission should therefore be granted for the reasons set out above.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

The proposal would not create more than 100sqm of additional floorspace and is therefore not liable for either Mayoral CIL or Haringey CIL.

8. RECOMMENDATION

Grant planning permission subject to conditions.

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

HMO Management Plan
260404 L 001: Location Plan
260404 L 002: Proposed site plan
260404 L 004 Rev A: Proposed plans
260404 L 006: Existing/proposed side/rear elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place until details of the type and location of secure and covered cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the cycle parking spaces for users of the development, have been installed in accordance with the approved details. Such spaces shall be retained thereafter for this use only.

Reason: To promote sustainable modes of transport in accordance with policy T5 of the London Plan 2021 and Policy SP7 of the Haringey Local Plan 2017.

- 4 The House of Multiple Occupation hereby approved shall be occupied by no more than 5 persons at any time.

Reason: In order to protect the amenities of nearby residential occupiers consistent with Policy D14 of the London Plan 2021 and Policies DM1 and DM23 of The Development Management DPD 2017.

Informatives:

INFORMATIVE: Party Wall Act

The applicant's attention is drawn to the Party Wall Act 1996 which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared wall, on a boundary or if excavations are to be carried out near a neighbouring building.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.

INFORMATIVE: Land Ownership

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

The applicant is advised that it would not be possible to implement the single storey rear extension approved under planning reference HGY/2026/2048 if this consent for a HMO hereby approved is implemented, as the extension would remove access to the waste and cycle storage for the occupants of the HMO.