

Mr Chris Georgiou
36 Cannon Hill
London
N14 6LG

13 October 2026

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

Case Reference	HGY/2026/1852
Location	13 Birkbeck Road, Tottenham, London, N17 8NH
Proposal	Change of use of the existing 2no. self-contained flats inc. 1no. family-sized dwelling (Use Class C3) into a 8-bed 11-person House in Multiple Occupation (HMO) (Use Class Sui Generis) with shared facilities. Demolition of existing ground floor rear extension and part of rear infill extension. Erection of ground floor single storey rear extension, part first floor infill rear extension, part second/loft floor rear extension with 1no. rooflight, mansard roof extension with 5no. small dormer windows. (AMENDED DESCRIPTION)
Received	1 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 in accordance with the application dated above.

Title	Description	Date
1722-01 Block plan as existing and proposed.pdf	Block plan of the site	1 July 2026
1722-00 Site location plan.pdf	The location plan	1 July 2026
1722-07 Elevations and section as proposed.pdf	Elevation (Front) - Proposed	1 July 2026
1722-05A Floor plans as proposed - Revised	15 people reduced to 11 people	1 October 2026
1722-06A Floor plans as proposed - Revised	15 people reduced to 11 people	1 October 2026

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

Refusal Reasons: (4)

- 1 The proposal, by reason of change of use, would thereby result in an unacceptable loss of family housing for which there is an identified need, and will result in an overconcentration of HMOs in the street that would be detrimental to the adjoining occupier and overall locality. As such the proposal would be contrary to Local Plan Policy SP2, DM16 and DM17 of the adopted Development Management, Development Plan Document (2017).
- 2 The proposed second floor rear tower roof extension, by reason of size and location, would introduce a discordant feature to the rear elevation of the building detracting from the visual appearance of the property and is therefore detrimental to the visual amenity of the area. As such it is contrary to Policy DM1 of The Development Management DPD 2017, Policy SP11 of the Haringey Local Plan 2017, Policy D4 of the London Plan 2021.
- 3 The proposed mansard roof, by reason of poor design from the existing parapet blocking the access to natural daylight and sunlight and a loss of outlook for rooms 7 and 8, would lead to an inadequate standard of accommodation for future occupants contrary to Policy DM1 and DM17 of The Development Management DPD 2017.
- 4 The proposed development, by reason of increased occupancy and intensification of the site, would lead to an increase in activity and movement of people on the site that would put additional pressure on local services and be detrimental to the amenities of neighbouring properties in the locality. As such, this development is contrary to Policy DM1 of The Development Management DPD 2017 and Policies SP0 and SP11 of the Haringey Local Plan 2017.

- 1 You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
- 2 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.
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.

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