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30 January 2024

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

Case Reference HGY/2023/3237
Location 349C High Road, Wood Green, London, N22 8JA
Proposal Change of use first floor office to HMO use (6 no. Ensuite rooms)
with 6 no. roof windows (Internal and external alterations).
Received 5 December 2023

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
349C Location Plan.pdf	The location plan	5 December 2023
349C High Road Wood Green London N22 8JA-02.pdf	Floor plan	5 December 2023
349C High Road Wood Green London N22 8JA-03.pdf	Roof Plan - Existing	5 December 2023
349C Management Plan.pdf	Additional plans	5 December 2023
349C High Road Wood Green London N22 8JA-Site Plan.pdf	Block plan of the site	5 December 2023
349C High Road Wood Green London N22 8JA-01.pdf	Floor Plan - Existing	5 December 2023

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (3)

- 1 The proposed change of use of the first floor office space into a house in multiple occupation (HMO) for 8 persons (Sui-generis) by virtue of the poor outlook, inadequate daylight/sunlight and poor natural ventilation to some of the rooms, together with the limited internal communal living space, lack of external amenity space and lack of adequate cycle parking and refuse storage, would provide a sub-standard form of housing and poor living conditions for future occupiers contrary to Policy SP2 of Haringey's Local Plan 2017, Policy DM1, DM12 & DM17 of Haringey Council's Development Management DPD, and Policy D6 of the London Plan 2021
- 2 The proposed change of use to a house in multiple occupation (HMO) for 10 persons (Sui-generis), would by reason of the lack of adequate cycle parking provision and lack of sufficient shared facilities internally, provide substandard quality of accommodation for future occupiers, contrary to Policies D12, DM17 and DM35 of the Council's Development Management DPD (2017).
- 3 The proposed development would result in an over-intensive use of the property and an increase in levels of activity and noise that would be detrimental to neighbouring residential amenity, contrary to Policies DM1 and DM17 of Haringey Council's Development Management DPD (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.