

Section 192 of the Town and Country
Planning Act 1990

Planning Statement

For the

“Conversion of house into a small 5 bed, 5 person HMO (Class C4)”

At;

13 St Paul's Road,
London N17 0NB

By

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Introduction and Planning History

1. The owner is seeking a similar/ almost identical approval for a 5 bed/ 5 person HMO as was granted in the appeal decision for no 17 St Pauls Road on 26th January 2024. Appeal decision enclosed granted planning permission (ref: 3323481)

The land

3. The land is at 13 St Paul's Rd, London N17 0NB.
4. The property is Semi-detached house.
5. The site is not located a Conservation Area.

The Proposal

6. The proposal is for the change of use from C3 to C4.

Plans

7. Existing and proposed plans are provided. These are numbered, **3481 / 11** Existing plans and **3481 / 11**, Proposed plans.

Conclusion

9. Permission should be granted as this set up and application is almost identical to no.17 St Pauls Road N17. There is no reason to reject this application. Thank you.