

Mr & Mrs S Hilton
170 Tolmers Road
Cuffley
Herts
EN6 4JP

The Planning Officer
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ

10th March 2024

Dear Sirs

RE: 89 MARYLAND ROAD N22 5AR - RETROSPECTIVE PLANNING PERMISSION FOR THE CONTINUED USE AS AN HMO UNDER AN ADDITIONAL HMO LICENCE. PROPOSED REAR DORMER LOFT CONVERSION.

Over the past two decades, we have been operating 89 Maryland Road N22 5AR as a House in Multiple Occupation (HMO) for four people with a strong commitment to maintaining a harmonious living environment for all tenants. We have implemented a thorough vetting process for prospective tenants, ensuring that they are responsible, respectful, and compatible with the existing community. This process includes reference checks, credit checks, and face-to-face interviews. This meticulous approach has resulted in a tenancy with minimal conflicts and a high level of tenant satisfaction. Throughout its operation over the last twenty years we are very pleased to say we have never had any complaints from the neighbours or Council.

Health and safety are of paramount importance in the operation of the HMO. The property fully complies with all relevant health and safety regulations, and this compliance will continue to be a priority with the proposed loft conversion. The property has been operating under an additional HMO license since 2020 and has been physically inspected and meets all criteria set out in Haringey's HMO Licensing scheme.

The proposal for the loft conversion has been reviewed by the Haringey HMO licensing team and found to be compliant (see below email from Mrs G Russell).

Fire safety measures are an integral part of these regulations. The property is fully equipped with necessary fire safety equipment, including smoke detectors in all rooms and hallways, fire blankets and heat detectors in the kitchen area and regular checks are conducted to ensure their functionality. Fire resisting doors with self-closing mechanisms and intumescent strips are fitted to all rooms. A clear evacuation plan is in place and all tenants are thoroughly briefed on this plan upon moving in. They are informed of the quickest and safest routes to exit the building in the event of a fire.

The proposal for the loft conversion will further increase the fire safety of the building by addition of a grade A automatic fire detection and alarm system.

These measures underscore our commitment to the wellbeing of our tenants and our dedication to maintaining a safe and secure living environment. We are confident that the proposed loft conversion will adhere to these high standards of safety and contribute positively to the overall quality of the HMO.

In terms of property management, we have taken proactive measures to mitigate noise and maintain cleanliness, a cleaner visits the property fortnightly and ensures all of the communal areas are cleaned and sanitised and any rubbish stored and disposed of as per the Boroughs recycling policy. For the last 20 years all the tenants have not owned a car preferring public transport because of the location of the property, this is not expected to change following the proposal thus making it a car free development.

House rules have been established and are strictly enforced, including quiet hours and shared responsibilities for maintaining common areas. The shared lounge, dining areas, garden and patio is a testament to the cooperative spirit among the tenants, providing a tranquil space for relaxation and social interaction. Furthermore, we have a zero-tolerance policy towards antisocial behaviour, ensuring that all tenants can enjoy a peaceful and safe living environment. We believe these practices demonstrate our dedication as a responsible landlord and our commitment to providing a high-quality living experience for our tenants.

We look forward to continuing these practices with the proposed loft conversion, and further enhancing the living conditions within the HMO.

Yours faithfully

A handwritten signature in dark ink, appearing to be 'S W Hilton', written in a cursive style.

Mr & Mrs S W Hilton

Email exchange with Haringey HMO Licensing team

RE: Proposed loft conversion - 89 Maryland Road N22 5AR  



→ HMO Licensing
to me

Hi Stuart,

The plans seem ok. Your builders/architect will advise of any change in the fire proofing needed. A Grade A system is usually needed for 3 storey.

The proposal will take your numbers from 4 to 6 which is a Mandatory HMO licence so you will need to ask us to revoke the Additional HMO Licence so you can apply for a Mandatory one.

Glayne Russell (Mrs)

Team Leader (Private Sector Housing Team)

Please note I do not work on a Wednesday

Haringey Council, Private Sector Housing Team
4th Floor, Alexandra House,

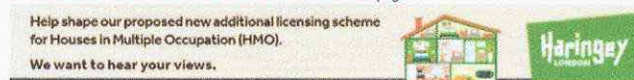
glayne.russell@haringey.gov.uk

www.haringey.gov.uk

[twitter@haringeycouncil](https://twitter.com/haringeycouncil)

facebook.com/haringeycouncil

Please click on the banner below to visit the consultation webpage



From: stuart hilton <stuartwhilton@googlemail.com>

Sent: 16 February 2024 10:19

To: HMO Licensing <HMO.licensing@haringey.gov.uk>

Subject: Proposed loft conversion - 89 Maryland Road N22 5AR

Hi,

I am in the process of submitting a full planning application for my licensed HMO property in Wood Green.

I would like to check that you are comfortable with the proposal before I submit noted that:

- The existing license is additional license for 4 people
- The proposal adds an extra story to the property and planned to meet the space requirements for a 20m2 studio for 2 people including self contained kitchen / separate toilet facilities
- Draft of plan (yet to be submitted for planning) is attached - please note the ground floor and first floor are as it is today so ignore the 'proposed' on these, the new bit is the loft

Can you please let me know:

1. If the proposed design is acceptable and meets Haringey HMO standards?
2. What fire alarm system will be required now the house is three stories?
3. How to vary the existing license (I am hoping works will complete later this year)

Many thanks

Stuart Hilton