

Mr Richard Domenech
69 Wades Hill
London
United Kingdom
N21 1AU

17 April 2024

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

Case Reference HGY/2024/0448
Location 4 Mafeking Road, Tottenham, London, N17 9BG
Proposal Change of use from Class C3 to a Class C4 HMO for a 5 bedroom,
6 tenant dwelling
Received 21 February 2024

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby REFUSE the above development for the reason(s) listed in the attached schedule.

Title	Description	Date
4 Mafeking Road - DD - 20.02.24.pdf	Existing and Proposed	21 February 2024
Design and Access Statement HMO.pdf	Design and access statement	21 February 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1** The gross original internal floor space of the existing dwelling house is below 120 sqm and therefore considered too small for conversion and contrary to Policy DM17 of Haringey's Development Management DPD (2017).

- 2** The conversion of the single-family dwelling into a HMO would result in an unacceptable loss of family housing for which there is an identified need. As such the proposal would be Local Plan Policy SP2 (2017) of the Haringey Local Plan 2017 and Policy DM17 of Haringey's Development Management DPD (2017).

Notes:

You can find advice in regard to your rights of appeal at: <https://www.gov.uk/appeal-planning-decision>.

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.

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.

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