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2 May 2024

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

|                       |                                                                                                                                               |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Case Reference</b> | <b>HGY/2024/0630</b>                                                                                                                          |
| <b>Location</b>       | <b>349C High Road, Wood Green, London, N22 8JA</b>                                                                                            |
| <b>Proposal</b>       | <b>Change of use first floor office to HMO use (6 no. Ensuite Rooms) with 6 no. roof windows including internal and external alterations.</b> |
| <b>Received</b>       | <b>7 March 2024</b>                                                                                                                           |

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         |
|-------------------------------------------|-------------|--------------|
| 012.24/03 - Existing & Proposed Roof Plan |             | 7 March 2024 |
| 012.24/02 - Proposed Floor Plans          |             | 7 March 2024 |
| 012.24/01 - Existing Floor Plans          |             | 7 March 2024 |
| Proposed Site Plan                        |             | 7 March 2024 |

*Robbie McNaugher*

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

**Refusal Reasons: (1)**

- 1** The proposed change of use of the first floor office space into a house in multiple occupation (HMO) for 11 persons (Sui-generis) by virtue of the poor outlook, inadequate daylight/sunlight and poor natural ventilation to some of the rooms, harmful levels of noise and air pollution from the existing use, 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 and unhealthy 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.

**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](mailto: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](mailto:building.control@haringey.gov.uk), telephone at 020 8489 5504, or see our website at [www.haringey.gov.uk/buildingcontrol](http://www.haringey.gov.uk/buildingcontrol)