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31 May 2024

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

Case Reference HGY/2022/1740
Location 28, Eastern Road, London, N22 7DD
Proposal Change of use from a four-bedroom self-contained flat to care accommodation
Received 11 May 2022

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
2333.L1		5 July 2022
Statement of purpose & service user guide		13 February 2024
2333/2 Floor Plans As Built		13 February 2024
2333.4A		30 May 2024

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

Refusal Reasons: (2)

- 1 The proposed change of use by reason of the lack of clarity relating to the nature of care provided in conjunction with the conversion, standard of accommodation and layout of this property including access arrangements to amenity space as implemented, in the opinion of the Local Planning Authority provides a deficient quality of accommodation for the occupants of this building, as such contrary to the relevant policies in relation to C3(b) (Supported Housing) or C2 use (Residential Institution) as applicable, specifically contrary to policies DM15, DM16 policies DM1 and DM12 of the Haringey Development Management DPD (2017), policy SP2 of the Haringey Strategic Local Plan (Updated 2017) and policies D6 and H1 of the London Plan (2021).
- 2 In the absence of establishing an acceptable C3(b) (Supported Housing) or need for a C2 (Residential Institution) use, mean that the conversion and adaptations carried out to this property do not outweigh or compensate for the loss of a single-family dwelling within a Family Housing Protection Zone, as such contrary to policy DM16 of Haringey'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.