Haringey LONDON

Mr Tom Wessely
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22 January 2026

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

Case Reference	**HGY/2025/3286**
Location	**6 Ewart Grove, Wood Green, London, N22 5NX**
Proposal	**Change of use of dwellinghouse (C3) into 5 bed 8 person HMO and associated alterations (sui generis).**
Received	**27 November 2025**

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
Proposed Layouts and Elevations	Proposed Plans and Elevations	27 November 2025
LocationPlan.pdf	The location plan	27 November 2025
Bin and Bike Store Details.pdf	Additional plans	27 November 2025

Head of Development Management and Planning Enforcement
Planning Service

Planning Service
5th Floor, Alexandra House,
10 Station Road, Wood Green,
London, N22 7TY
T 020 8489 5504
www.haringey.gov.uk

Refusal Reasons: (2)

1 The proposed conversion of the single-family dwelling into an HMO would result in an unacceptable loss of family housing for which there is an identified need, and will result in an overconcentration of HMO's in the street. As such the proposal would be contrary to London Plan policy, Local Plan Policy SP2, and DM16 and DM17 of the adopted Development Management, Development Plan Document (2017).

2 The proposed conversion of the single-family dwelling into an HMO occupied by eight independent adults, with their own working patterns, visitors and associated activity is likely to result in a materially significant increase in noise and general disturbance, to the likely detriment of adjoining occupiers' residential amenity. As such the proposal would be contrary to London Plan policy D6, Local Plan policy SP2, and policy DM17 of the adopted Development Management, Development Plan Document (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.

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