

Mr Peter Ottery
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United Kingdom
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28 February 2025

**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/2024/2821
Location	46 Ellenborough Road, Wood Green, London, N22 5EY
Proposal	Change of use from C3 [dwellinghouse] to C4 [HMO] for up to 6 persons.
Received	14 October 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
Location Plan		14 October 2024
46, Ellenborough Road floor plans		10 January 2025

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

Refusal Reasons: (1)

- 1 The proposed conversion of the property into a small house in multiple occupation (Use Class C4), by virtue of its insufficient original un-extended floorspace, and poor layout, would result in a sub-standard form of accommodation and the loss of a single family dwellinghouse for which there is an identified need in the borough and wider locality, contrary to policy DM17 of the Haringey 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