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18 November 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/2024/0645
Location	Ground Floor Flat, 28 Alexandra Road, Wood Green, London, N8 0PP
Proposal	Change of use of existing 3-bedroom flat (Class C3 Use) to a 3-bed HMO for up to 5 occupants (Class C4 Use).
Received	8 March 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
AR-012-Rev 03 – Existing Site Layout Plan		8 March 2024
AR-011-Rev 02 – Existing Ground Floor Plan & Elevations		8 March 2024
AR-012-Rev 05 – Existing & Proposed Plans & Elevations		9 April 2024

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

Refusal Reasons: (2)

- 1** The change of use of the existing dwelling in to an HMO (Class C4 Use) would represent a loss of a small family dwellinghouses within an area of the Family Housing Protection Zone and in the locality/street, where there is already an established overconcentration, resulting in an adverse impact on the amenities of the current and future occupiers within the area, contrary to Policies DM1 and DM17 of the Haringey Development Management Development Plan Document 2017, and Policy SP2 of the Haringey's Local Plan 2017.

- 2** The change of use of the flat into an HMO is considered an over intensive use of the property, resulting in an increase in levels of activity, noise and disturbance that would be detrimental to neighbouring residential amenity, particularly on the amenity of the occupiers of the flats above the application property. As such, the development is contrary to the objectives of Policy DM1 'Delivering High-Quality Design', DM14 'Noise', DM17 'HMOs' of Haringey Council's Development Management DPD, Policy D6 of the London Plan 2021 and the Mayor's Housing SPG 2016.

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