

# **Other London Borough HMO Planning Approaches, August 2012**

Borough	HMO Article 4 Direction Approach	Borough Planning Policy Approach
<b>Barking &amp; Dagenham Council</b>	<ul style="list-style-type: none"> <li>• Barking and Dagenham have implemented borough wide Article 4 Direction</li> <li>• A 12-month notice period was applied and this came into effect in May 2012.</li> <li>• The justification for the Direction was based on a loss of family housing and potential impacts of welfare reform.</li> </ul>	<p><b><i>ADOPTED DEVELOPMENT MANAGEMENT DOCUMENT, 2011 - BC4</i></b></p> <p>The Council is seeking to preserve and increase the stock of family housing in the Borough. Consequently, when planning permission is required, the Council will resist proposals which involve the loss of housing with three bedrooms or more.</p> <p>Other proposals for flat conversions or homes in multiple occupation (HMOs) will only be considered acceptable provided that:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The number of houses that have been converted to flats and / or HMOs in any road (including unimplemented but still valid planning permissions) does not exceed 10% of the total number of houses in the road. No two adjacent properties apart from dwellings that are separated by a road should be converted.</li> <li><input type="checkbox"/> No significant loss of character or amenity occurs to the area as a result of increased traffic, noise and/or general disturbance.</li> <li><input type="checkbox"/> Regard is had to the appropriate design, transportation, and internal and external amenity space standards policies.</li> <li><input type="checkbox"/> The internal space standards required by Policy BP6 can be met for all of the proposed new dwelling units.</li> <li><input type="checkbox"/> Adequate space is provided to store refuse and recycling ready for collection.</li> </ul>
<b>Enfield Council</b>	<ul style="list-style-type: none"> <li>• Enfield Council is also considering an Article 4 Direction to bring small HMOs under planning control. This is in response to their latest Strategic Housing Assessment which revealed a shortage of family housing.</li> <li>• Preliminary consultation in the form of questions in a local newsletter 'Your Enfield'</li> </ul>	<p><b><i>DRAFT DEVELOPMENT MANAGEMENT DOCUMENT, 2012 - DMD 9</i></b></p> <p>1) For conversion of existing family units into self contained flats and HMOs:</p> <p>a. Overall the development provides a high quality form of accommodation</p>

	<p>was undertaken over summer (2012).</p> <ul style="list-style-type: none"> <li>• Consideration is being given to a borough wide direction; however, the final scope of Article 4 Direction area is (at the time of writing) to be decided.</li> <li>• A report will be made to Enfield's full Council on this issue in mid-September.</li> </ul>	<p>b. The conversion will not be detrimental to residential character, and would not result in an excessive number or clustering of conversions within a locality. To assess concentration/clustering, the following limits would be applied:</p> <ul style="list-style-type: none"> <li>• must not exceed 20% of all properties along a street; and</li> <li>• only 1 out of a consecutive row of 5 units may be converted.</li> </ul> <p>c. The conversion of the property will not lead to an unacceptable level of noise and disturbance for occupiers and adjoining properties;</p> <p>d. The parking and refuse storage arrangements for the scheme are adequate and do not, by design or form, adversely affect the quality of the street scene;</p> <p>2) 2) For the development of Houses of multiple occupation (HMO) only:</p> <p>a. Must have communal/shared facilities</p>
<b>BOROUGH</b>	<b>HMO Article 4 Direction Approach</b>	<b>Planning Policy Approach</b>
<b>Newham Council</b>	<ul style="list-style-type: none"> <li>• Newham Council decided to formally consult on a borough wide Article 4 Direction for HMOs in July 2012.</li> <li>• The justification is a loss of family housing and quality anti-social behaviour issues.</li> <li>• Parallel to this, Newham is also introducing a selective licensing scheme (under the Housing Act 2004) across the borough.</li> <li>• A 12 month notice period to be applied before implementation to avoid risk of compensation claims.</li> </ul>	<p><b><i>DEVELOPMENT MANAGEMENT DOCUMENT</i></b></p> <p>This document is still under preparation and will contain detailed policies specifically related to small as well as large HMOs.</p> <p>The adopted Newham Core Strategy relates to large HMOs only and states: <i>The Council will specifically seek to protect family housing and will resist the loss of all family dwelling houses through subdivision or conversions to flats or HMOs unless exceptional circumstances prevail.</i></p>

