Newell Gerzie

From: development.control@haringey.gov.uk
Sent: 06 June 2016 21:16
To: Planning Support
Subject: Comment Received from Public Access

Application Reference No. : HGY/2016/1676
Site Address: 17 Kings Road London N17 8NP
Comments by: JJ Best
From:

N176TU
Phone:
Email:
Submission: Objection
Comments: The plans submitted do not allow to determine whetehr this house is in fact already an HMO. The existing plans show a normal family house. Are we sure that it is an existing HMO? Due to the article four direction covering this area the owner will need to meet the required criteria for licensing.
As such the HSG6 applies: HOUSES IN MULTIPLE OCCUPATION (HMO) Planning permission will be granted for houses in multiple occupation where:
(a) the
property is of an appropriate size to be converted to an HMO (more than two storey¿s and a floor area of more than 120m2; or
(b) the proposal would not fall into a restricted area for HMO;
(c) the proposal would not result in more than 20% of houses in th e street being HMO and/or conversions; and
(d) would not harm the amenity or character of the surrounding area or cause adverse parking problems.
A change of use from an HMO to a single dwelling house will only be considered in the following circumstances
:
(e) where the property is small and only 2 storeys;
(f) where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards; or
(g) where the property is in a Housing Renewal Area and is not registered.
4.2
5 HMO (for the purposes of planning) are defined as ¿a single family dwelling house or self contained flat in a house organised in such a way that it becomes occupied by a number of separate households that share certain facilities in common¿.
4.26 HMO for
m an important source of low cost accommodation and the Council realises that they will continue to provide accommodation for certain households in the borough. However, an over intensification of HMO in an area/street can result in loss of family housing, problems of increased on street parking and deterioration in the residential environment. To avoid such problems areas have been identified where any new HMO would be restricted.
4.27 Many HMO in Haringey are sub standard and the Council aims to ensure t hat standards are improved to provide satisfactory living conditions or where this is not possible encourage the buildings to be converted back to single dwelling houses.
The Council will use its enforcement powers to ensure that HMO are of a satisfactory standard.