

ARTICLE 4 DIRECTION NOTICE

Notice 2 – Whole of Borough, except Brooklands, Romford Town, Gooshays and Heaton Wards

London Borough of Havering

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Permitted Development) (England) Order 2015 (“the Order”)

Direction relating to houses in multiple occupation (HMOs) (‘the Direction’)

London Borough of Havering Direction (Art 4/2/2015) made under Article 4 (1) of the Town and Country Planning (General Permitted Development) (England) Order 2015, referring to development described by Schedule 2, Part 3, Class L (b) of the Order

1. The **London Borough of Havering** (“the Council”) being the appropriate local planning authority within the meaning of article 4(4) of the Town and Country Planning (General Permitted Development) Order 2015 is satisfied that it is expedient that development described in the **FIRST SCHEDULE** of this Direction and falling within the area of land described in the **SECOND SCHEDULE** should not be carried out unless permission is granted for it on an application being made. For the avoidance of doubt the Council is satisfied that the Direction is necessary to protect local amenity and the wellbeing of the area.

2. The Council hereby **DIRECTS** that permission granted by Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 shall not apply to development of the type specified in the **FIRST SCHEDULE** of this Direction where it falls within the area specified in the **SECOND SCHEDULE** of this Direction (and delineated and shown edged red on the **PLAN** sealed with the Common Seal of the Council and attached to this Direction) unless planning permission is granted by the Council on an application being made to the Council under Part III of the Town and Country Planning Act 1990.

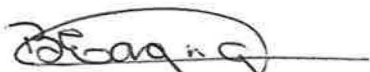
2. This Direction shall come into force on 13 July 2016

Dated the **13 JUL 2015**


The COMMON SEAL of London Borough of Havering Council was affixed to this Direction and this Direction thereby executed as a deed

In the presence of

The Mayor



Authorised Officer



31/686



London Borough of Havering (Art 4/2/2015) made under Article 4 (1), referring to development described by Schedule 2, Part 3, Class L(b) of the Order

FIRST SCHEDULE

Town and Country Planning (General Permitted Development) (England) Order 2015 Part 3, Schedule 2, paragraph L(b).

Changes of Use

Class L (b)

Development consisting of a change of the use of a building from a use falling within Class C3 (dwellinghouses) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 which is either a flat, a terrace house or a semi-detached house as defined below, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.

“flat” means a separate and self-contained set of premises constructed or adapted for use for the purpose of a dwelling and forming part of a building from some other part of which it is divided horizontally;

“terrace house” means a dwellinghouse situated in a row of three or more buildings which are either dwellinghouses used or designed for use as single dwellings or buildings containing one or more flats, where:

(a) it shares a party wall with, or has a main wall adjoining the main wall of the building on either side; or

(b) if it is at the end of a row, it shares a party wall with or has a main wall adjoining the main wall of a building which fulfils the requirements of paragraph (a);

-and-

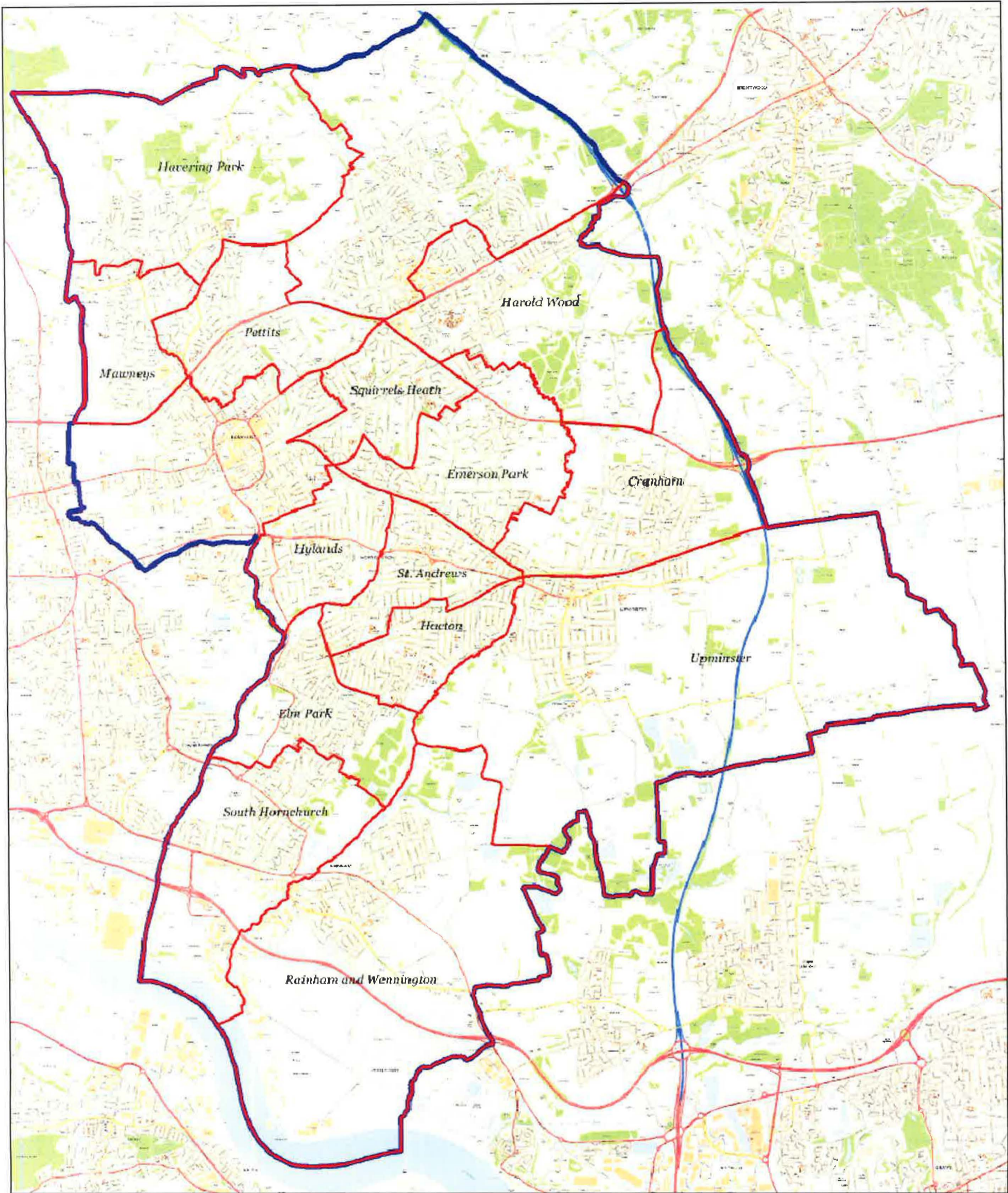
“semi-detached house” means a dwellinghouse sharing a party wall with or has a main wall adjoining the main wall of either a dwellinghouse or a building containing one or more flats,

SECOND SCHEDULE

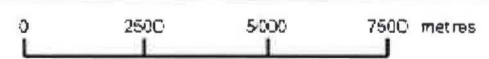
Properties within the area of the London Borough of Havering to which this Direction relates:

All those properties situated within the following Ward Administration Boundaries:

Cranham, Elm Park, Emerson Park, Hacton, Harold Wood, Havering Park, Hylands, Mawneys, Pettits, Rainham & Wennington, Saint Andrews, South Hornchurch, Squirrels Heath, Upminster delineated in red on the attached plan



Scale: 1:50000
Date: 07 May 2015



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Ordnance Survey 100024327

31/686

