

CONFIRMATION OF MORLEY GROVE ARTICLE 4 DIRECTIONS

What is an Article 4 Direction?

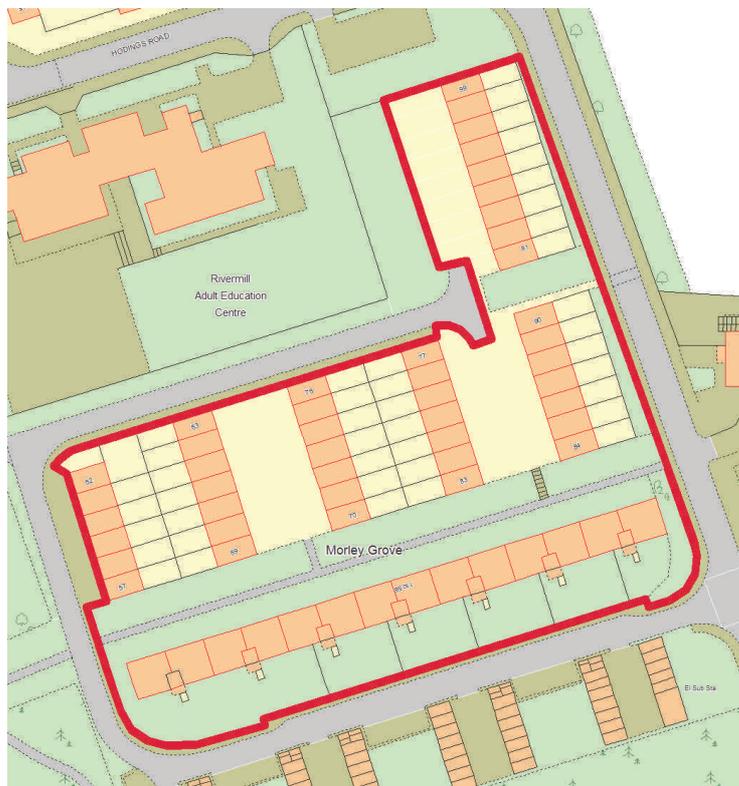
An Article 4 Direction enables the Council to positively manage change in an area, by removing certain development rights which allow changes to a property to be made without planning permission.

Which development right is specified in the Directions?

Changing a property to a small House in Multiple Occupation (HMO).

Which properties do the Directions apply to?

Numbers 1 to 99 Morley Grove, as outlined by the bold line on the map (right).



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When do the Directions come into force?

The Directions come into force on **1 July 2013**. Public consultations took place on the Directions in May and June 2012. A Cabinet meeting on 14 March 2013 considered the issues and comments made during the consultations, and agreed to confirm the Directions.

What are houses in multiple occupation (HMOs)?

A house in multiple occupation is a property where three or more unrelated people share at least one amenity (such as a kitchen) and live in the property as their only or main home. A small HMO is where between three and six unrelated people share a home. A large HMO is where more than six unrelated people share a home.

Effect of the Directions

For numbers 1 to 99 Morley Grove, from 1 July 2013, planning permission is required to change a property to a small HMO. A planning application for this change of use is free of charge. Converting a property to a large HMO already requires planning permission.

Does this affect me if I don't live in or own an HMO?

The Directions do **not** affect you. It only affects owners of properties who want to change their property to a small HMO from 1 July 2013.

Does this affect me if I am a HMO tenant?

If you are living in a property which is already a small HMO (where

between three and six unrelated people share a home) before 1 July 2013, you are not affected by the Directions. If you don't know if you live in a HMO, please check with your landlord. It is your landlord's responsibility to ensure that HMOs they own are lawful. The Council has contacted landlords to let them know about the Directions.

Are existing HMOs affected by the Directions?

Existing lawful small HMOs which were established before 1 July 2013 are **NOT** affected by the Directions. However, the Council will require proof that the property was a small HMO before this date. If a property is changed to a HMO on or after 1 July 2013, planning permission is required to make the change lawful. This is because the Directions remove the development right which allows such a change to take place without planning permission.

Changing a property to a large HMO already requires planning permission, so a property is unlawful if it is in use as a large HMO without planning permission.

Does a HMO need a licence?

A licence must be obtained by owners of HMOs, if the property is three or more storeys high and is occupied by five or more tenants in two or more households. For more information on HMO licensing, please visit the Council's Environmental Health HMO webpage at www.harlow.gov.uk/private-hmo

More information

For more information, including Consultation Summary Reports (which detail the results of the public consultations which took place last year), and the statutory notices, please visit www.harlow.gov.uk/morleygrovearticle4 This information is also available to view at the Civic Centre and the Central Library in Harlow during normal opening hours.

Additional Notes: The Article 4 Directions were made and confirmed under The Town and Country Planning (General Permitted Development) Order 1995 (as amended). Classes are according to the Town and Country Planning (Use Classes) Order 1987 (as amended). Properties used as dwellinghouses are classed as C3; Small HMOs are classed as C4; large HMOs are classed as Sui Generis.