



Public Examination of the Development Management Local Plan

London Borough of Lewisham response to the Inspector's initial query regarding DM6: Houses in Multiple Occupation (HMOs)

1. *Part 1e Environmental health standards for HMOs constitute a different regulatory regime from planning policies. Should not this clause be deleted, even if a general descriptive reference to environmental standards is retained in the accompanying text?*

(Note a complete list of all the Inspector's initial questions are on the Examination website and can be accessed via the following link:

<http://www.lewisham.gov.uk/myservices/planning/policy/LDF/development-policies/Documents/DMLPInitialQueries.pdf>)

Planning Policy – 13 January 2014

Council response

1 The Council acknowledge that Environmental Health standards are a different regulatory regime. Therefore, in response to the Inspectors initial concerns the Council proposes the following modifications. Text additions are **underlined in bold** and deletions are ~~struckthrough~~.

DM Policy 6

Houses in Multiple Occupation (HMOs)

1. The Council will only consider the provision of new Houses in Multiple Occupation where they:
 - a) are located in an area with a public transport accessibility level (PTAL) of 3 or higher
 - b) do not give rise to any significant amenity impact(s) on the surrounding neighbourhood
 - c) do not result in the loss of existing larger housing suitable for family occupation, **and**
 - d) satisfy the housing space standards outlined in DM policy 32, ~~and~~
 - e) ~~satisfy the appropriate Environmental Health standards~~
2. The Council will resist the loss of good quality Houses in Multiple Occupation.
3. The self containment of Houses in Multiple Occupation, considered to provide a satisfactory standard of accommodation for those who need shorter term relatively low cost accommodation will not be permitted, unless the existing floor space is satisfactorily re-provided to an equivalent or better standard.

- 1.1 The following descriptive reference is proposed within the accompanying text to ensure applicants are aware of the separate Environmental Health Standards. The following modification is proposed:

Para 2.69 It is important that the standard of HMO accommodation is of a good quality. This will mean sufficient internal space in accordance with the standards outlined in DM Policy 32 (Housing design, layout and space standards), provision of amenity space for the occupants, and no significant adverse amenity impacts to the adjacent and/or surrounding residential neighbourhood. **Applicants should also ensure that HMOs satisfy the appropriate Environmental Health standards.**