

# Ravensbourne Valley Residents

Meeting 4th May 2023

# Planning Issues

# 14 Highland Road

2No 4 bed houses in the rear garden!







Madeira Ave

Highland Rd

Farnaby Rd

# What is a Certificate of Lawful development?

# Definitions

- Permitted development rights (PD rights) are rights to develop property without getting planning permission eg a fence (but even then...)
- House in Multiple Occupation (HMO) – unrelated people living together sharing facilities (eg toilet)

# HMO's


- PD rights allow the creation of a 6 person HMO without obtaining planning permission

UNLESS....

- The PD right has been removed by a so-called Article 4 Direction (A4D)
- In LBB an A4D came into force on 01.09.2022.
- Why?



# The actual Article 4 direction re HMO's

 8<sup>TH</sup> FEBRUARY 2022  
THIS ORDER WAS CONFIRMED BY THE MAYOR  
AND BURGESSES OF THE LONDON BOROUGH OF BROMLEY  
TO COME INTO EFFECT ON 1<sup>ST</sup> SEPTEMBER 2022  
S. J. O.  
NON IMMEDIATE ORDER 9.10.2021

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)  
(ENGLAND) ORDER 2015 AS AMENDED

DIRECTION MADE UNDER ARTICLE 4 (1)

WHEREAS The London Borough of Bromley, being the appropriate local planning authority within the meaning of article 4 (5) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, are satisfied that it is expedient that development of the description set out in the Schedule below should not be carried out on properties on the land edged red on the attached plan, and known as all Wards in the London Borough of Bromley, with the exception of the Wards of Biggin Hill and Darwin (based on Ward boundaries as of August 2021) unless planning permission is granted on an application made under part III of the Town and Country Planning Act 1990 as amended,

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the said Order hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the description set out in the Schedule below:

It is intended that the Direction will, subject to consultation, come into effect not before: 1<sup>ST</sup> SEPTEMBER 2022

SCHEDULE

Class L. Development consisting of a change of use of a building—


(a) from a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;

(b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.

Made under the Common Seal of The Mayor and Burgesses of the London Borough of Bromley this 1<sup>ST</sup> day of SEPTEMBER 2021

The Common Seal of the Council was affixed to this Direction  
In the presence of

David T. Mackintosh  
Principal Lawyer  
DAVID T. MACKINTOSH





# 79 Coniston Road

Grinding on and on....



# 79 Coniston Road

1. *Retrospective* attempt to get Certificate of Lawful development for 6 person HMO FAILS
2. Attempt to get Certificate of Lawful development *for a future* 6 person HMO CERTAIN to FAIL

(NB neither of these are attempts to get planning permission)

# 79 Coniston Road

However.....

- The developer could still apply for planning permission for a 6 person HMO which would be assessed on its own merits.
- Could this succeed? Quite possibly – 6 people in one house is not really excessive.

# What is really going on in No 79?

- Good question!
- Who knows but LBB are sufficiently concerned that they have started enforcement activity regarding the living arrangements within the property.

# Not to mention 5 enforcement issues

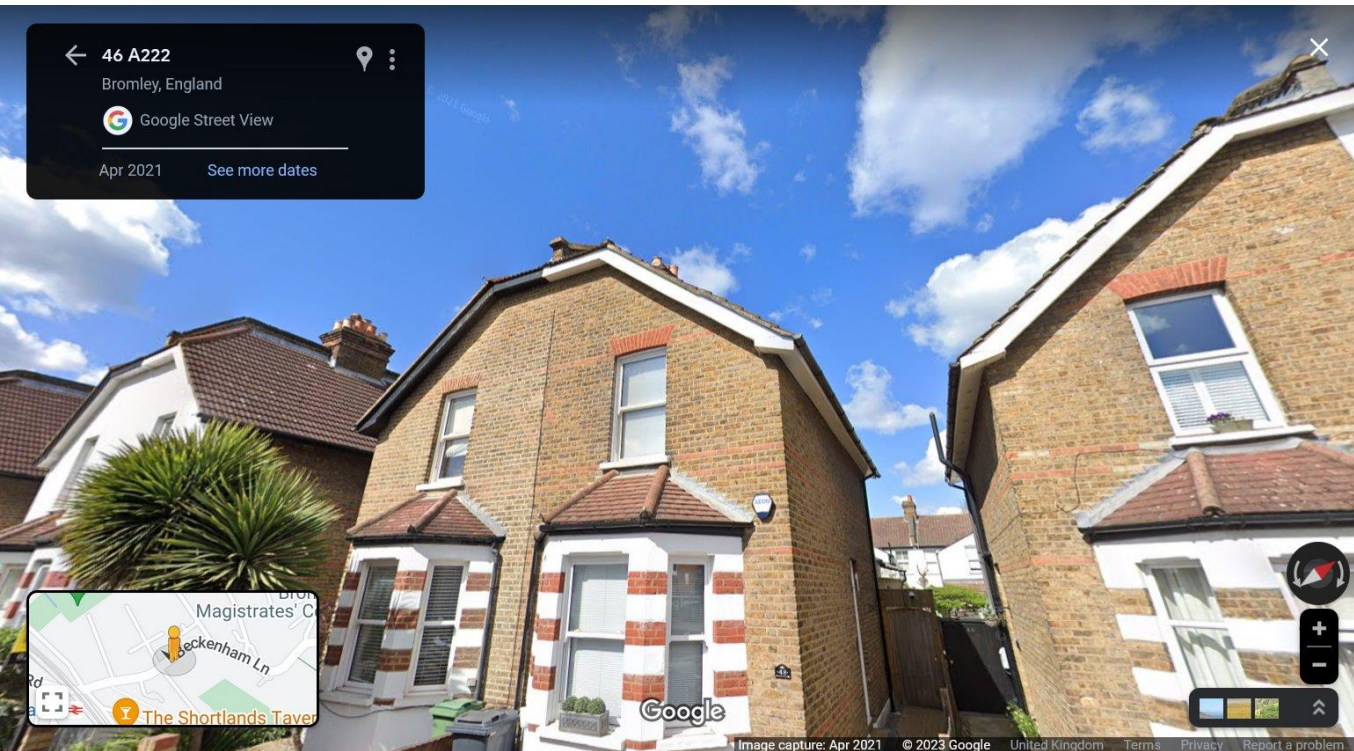
## Planning Enforcements (5)

- **Enforcement Enquiry**  
Ref. No: 21/00840/OPDEV | Status: Investigation Complete
- **Enforcement Enquiry**  
Ref. No: 21/00919/OPDEV | Status: Investigation Complete
- **Enforcement Enquiry**  
Ref. No: 22/00594/BRCOND | Status: Pending Consideration
- **Enforcement Enquiry**  
Ref. No: 22/00599/OPDEV | Status: Investigation Complete
- **Enforcement Enquiry**  
Ref. No: 23/00147/CHANGE | Status: Pending Consideration

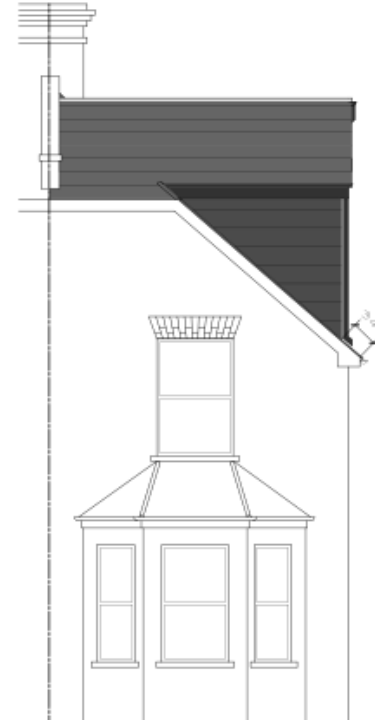


# 48 Beckenham Lane

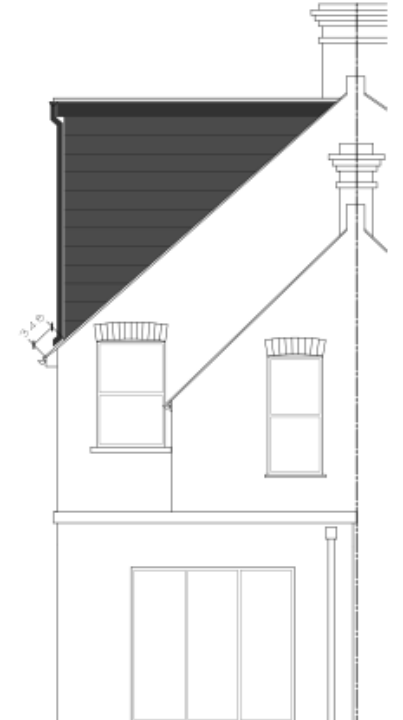
## Certificate of Lawful development for roof extension



PROPOSED  
FRONT ELEVATION



PROPOSED  
REAR ELEVATION



# Romany Ridge and 15 Hillbrow Road

A second bite of the cherry



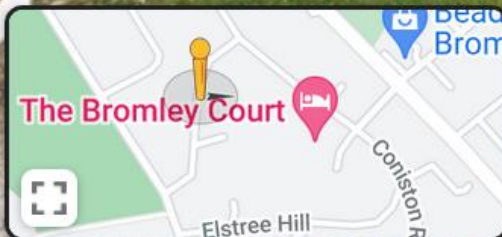
24 Hillbrow Rd  
Bromley, England



Google

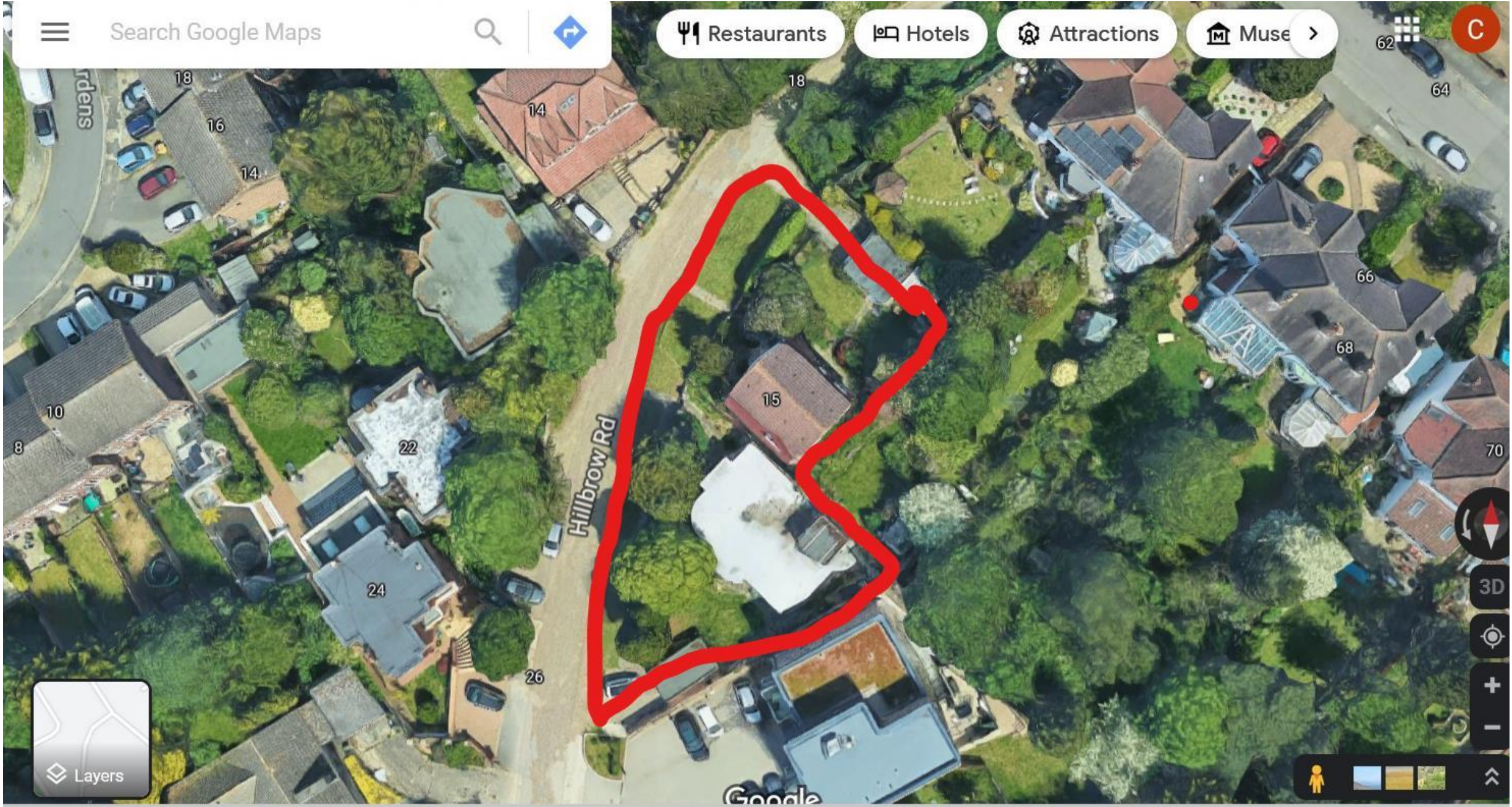


Street View - Apr 2018



Google











# 2 Warren Avenue

Refused



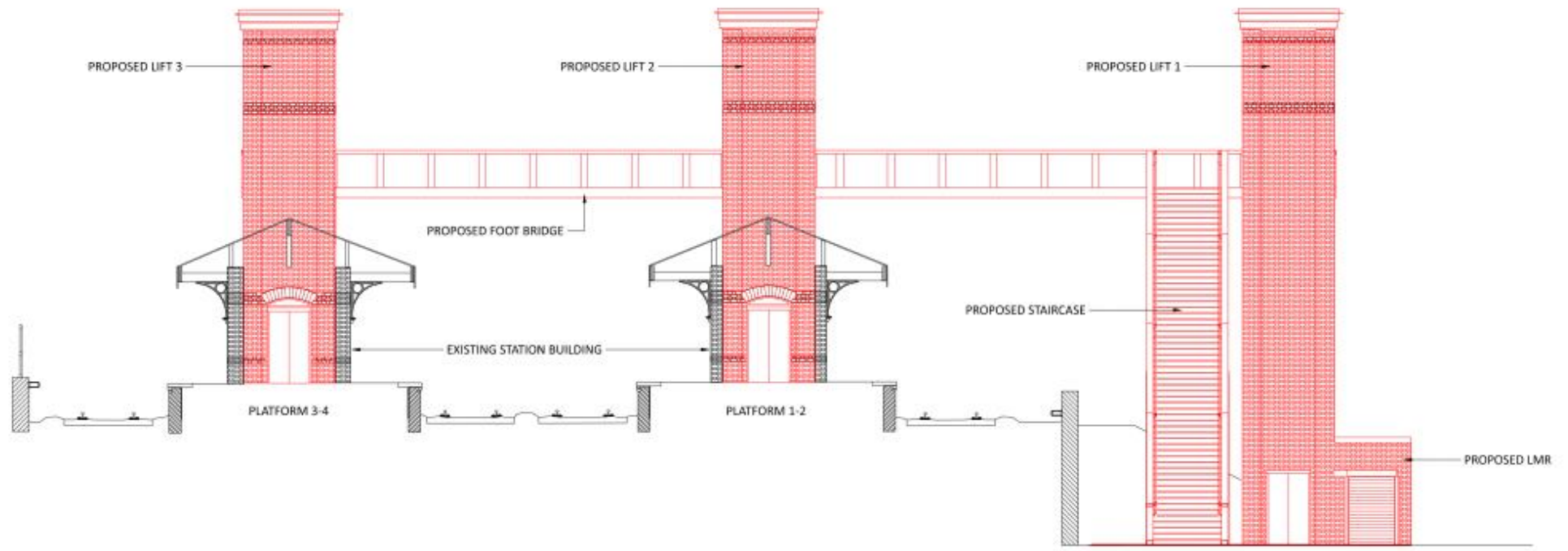
# 2 Warren Avenue

## Appeal dismissed



# Shortlands Station Lifts

Permission granted subject to approval of materials





# 8 Madeira Avenue

Not again!



## 8 Madeira Avenue

- Planning permission for extensions since 2003!
- Permission for demolition and flats since 2008!
  
- Yet still no actual development!



# 8 Madeira Avenue REFUSED

## 03. Front Elevation



# 2 Bromley Avenue

Appeal allowed, but we have objected to the subsequent application intended to meet imposed conditions.



# 100 Ravensbourne Road



We would appreciate Councillors  
views on:-

1. Bromley Town Centre Supplementary  
Planning Guidance
2. Shortlands Station
3. Update on Shortlands Village Conservation  
Area Supplementary Planning Guidance
4. Bromley Local Plan