

Applicant:

Town and Country Planning General Development Order, 1973 ¹⁹⁷⁷NOTIFICATION OF GRANT OF PLANNING PERMISSION

John Pelling Associates
 Seymour House
 1016 East Street
 Bromley BR1 1QH

No.5845/10483 Received 11.11.77

474 ROMFORD ROAD E7

On behalf of:

Conversion into two self-contained flats.

Family Housing Association
 300 Earls Court Road
 LONDON SW5

PERMIT in accordance with the drawings registered No.5845/10483 (applicants ref 12.08/1/2) subject to the conditions that:

- 1) The development be commenced not later than the expiration of five years from the date of this permission.
- 2) A brick built dustbin enclosure be erected and maintained for the use of the occupiers of the flats permitted herein.

For the reasons:

- 1) To comply with the requirements of Section 41 of the Town & Country Planning Act 1971 and to avoid the accumulation of unexercised planning permissions.
- 2) To safeguard the amenities of the area.

By virtue of the powers vested in them by the above-mentioned Act and Order the Council of the London Borough of Newham as the local planning authority hereby give notice of their decision made on **17 JAN 1978** to PERMIT development in accordance with your application as set out above.

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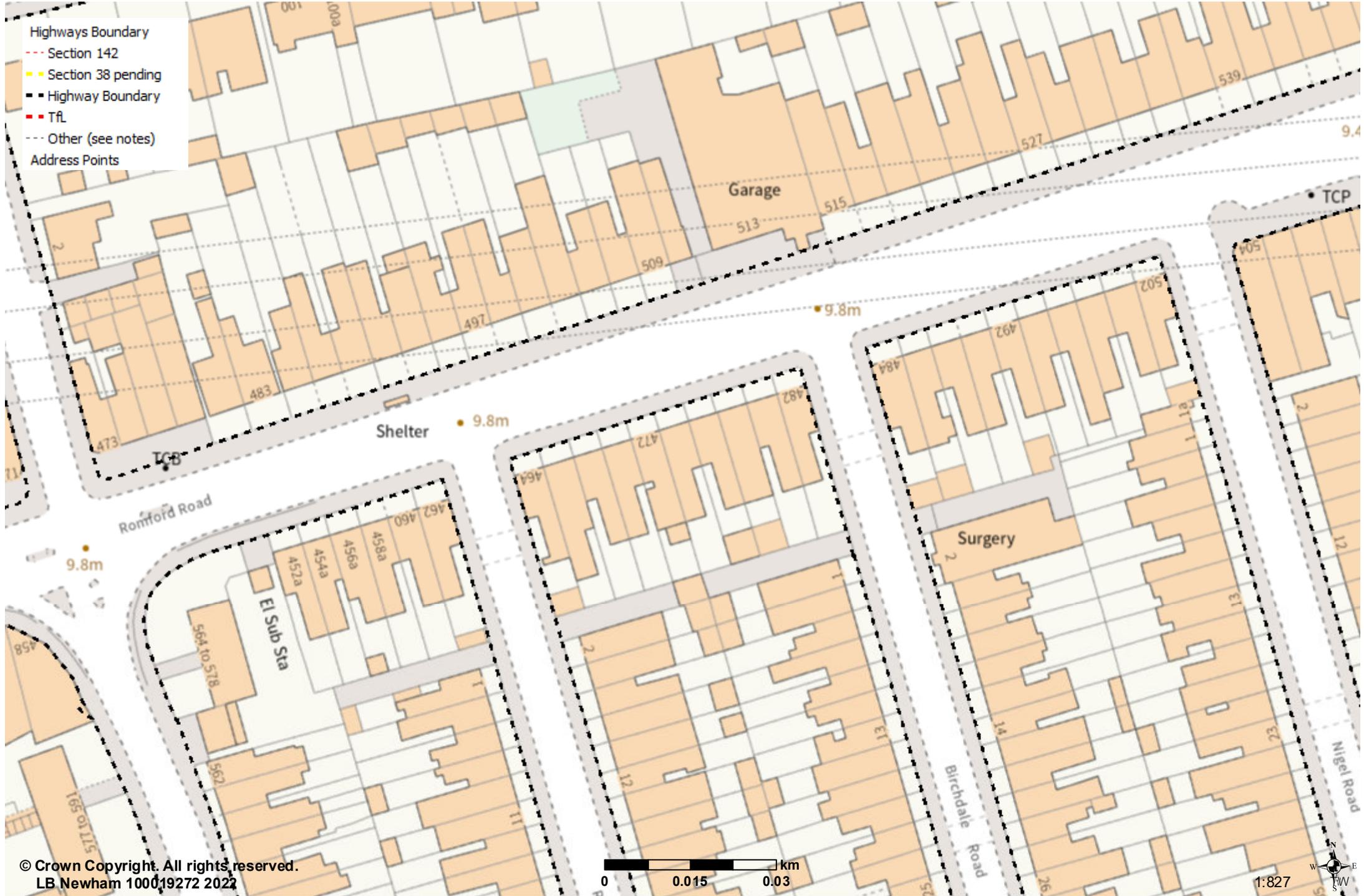
 Director of Planning and Architecture

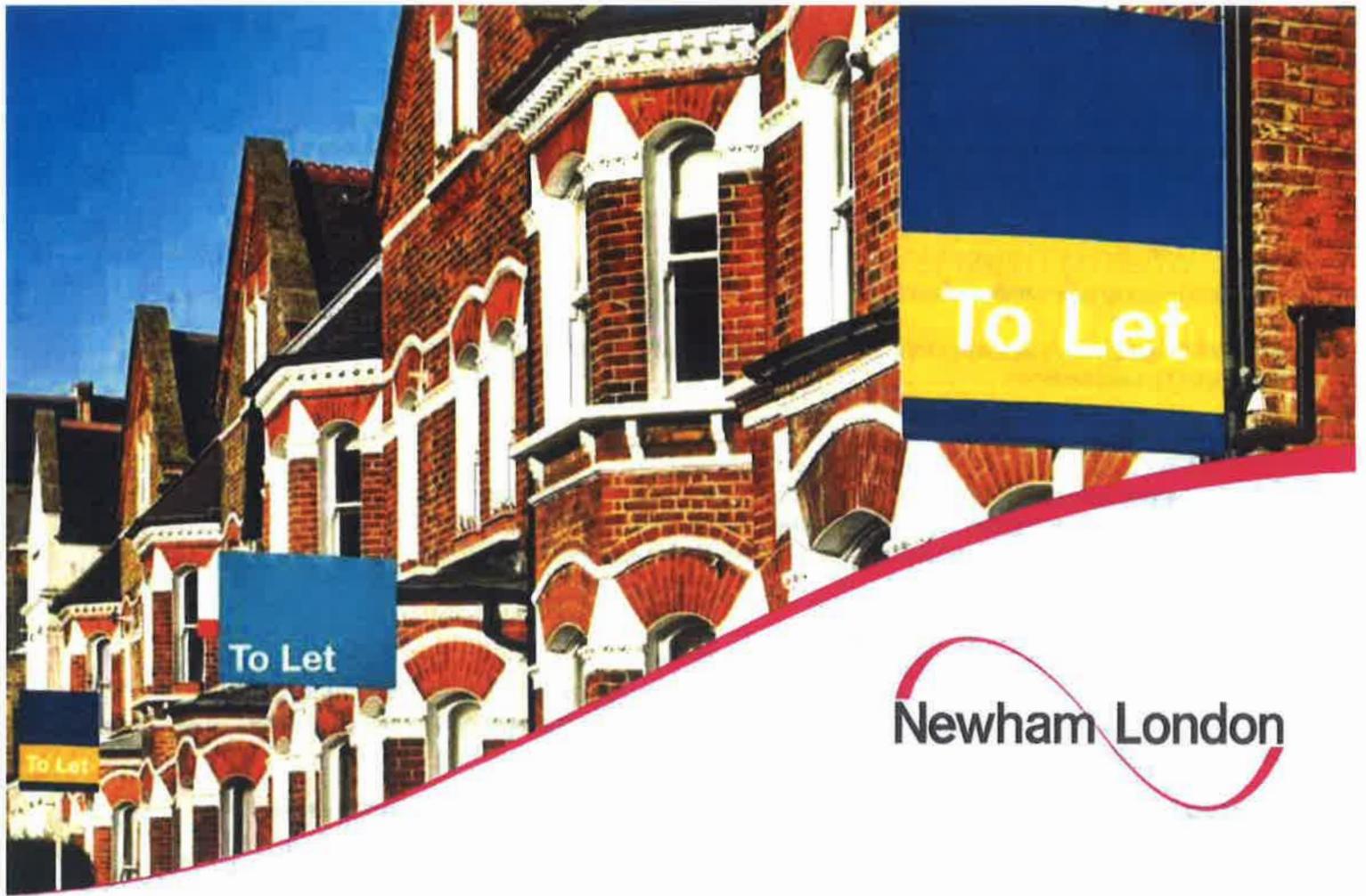
Town Hall Annexe,
 East Ham, E6 2RP.

Dated: **23 JAN 1978**

NOTICE IS GIVEN UNDER THE TOWN AND COUNTRY PLANNING ACT AND GENERAL DEVELOPMENT ORDER ONLY, AND IS SUBJECT TO ANY OTHER CONSENTS WHICH IT MAY BE NECESSARY TO OBTAIN.

474 Romford Road E7





Private rented property licensing

Frequently asked questions (FAQs)

What? What is private rented property licensing?

All private rented accommodation within the borough of Newham is required to hold a valid property licence.

Why? Why have you introduced property licensing?

Licensing provides us with a tool to help tackle anti-social behaviour (ASB), noise nuisance, poor housing conditions and accumulations of refuse. These are just a few issues that have been linked to the failure of some private landlords to manage properties in an effective way. Licensing will help improve the rental market across Newham by raising standards and landlords will also benefit from a more professional and robust market with more sustainable tenancies.

Who? Who needs to apply for a licence?

Landlords, managing agents, owners or any other person/company in control or with a relevant interest in a private rented property will need to apply for a licence. One application is required for each licensable property. The licence holder is usually the person in control of the property who collects the rent or whom the rent is passed onto. Only those meeting certain standards can hold a licence.

Where? Where can I find more information?

Information on the licensing scheme, application fees and licence conditions can be found online:

www.newham.gov.uk/propertylicensing. You can also find helpful guides on how to complete the form and understand more about licensing on our webpage.

When? When do I need to apply by?

You will need to apply now without delay.

It is against the law for any landlord to let a privately rented property where a licensing designation is in place without holding a valid licence.

How? How do I apply for a licence?

Visit **www.newham.gov.uk/propertylicensing** and click on '**Apply for a licence**'.

New users will then need to register for a '**My Newham**' account to access the form.

Existing users can enter their login details before proceeding to the application form.

What Next? What happens after I apply?

Licences will be issued for valid and complete applications for a period of up to five years. Once the online form is received the property licensing team will validate the application and issue a draft and then a final licence to all interested parties.

Landlords will need to pass certain tests and may be refused a licence if the council has serious concerns about the fitness, management capabilities or competency of the landlord.

It is important that all applications forms are completed fully and accurately. Incomplete or invalid forms (including where no fee has been paid) will not be accepted and may be subject to enforcement action for failure to apply for a licence.

So... So what happens if I don't apply?

We also consider taking enforcement and prosecution action against those who continuously fail to manage and maintain properties including those who fail to licence.

Failure to licence can result in an unlimited on conviction or a fixed penalty of up to £30,000. Landlords can also have control of their unlicensed properties taken away from them, and be liable to repay up to 12 months' rent to the council or their tenants.

Notes

It is unlawful to serve notice on the tenants of privately rented properties for recovery of possession under section 21 of the Housing Act 1988 (in relation to short-hold tenancies) if the property is unlicensed until a valid licence application has been made to Newham Council.

From January 2018, the only exclusion in force will be to private rented properties occupied by single families in the E20 postcode area and certain shared housing.

Other exemptions are specified on the licensing guide found on the property licensing webpages. .

Contact us / find out more:

If you are unsure of the above or require further information, please contact the property licensing team or visit our web pages to find out more:

Web: **www.newham.gov.uk/propertylicensing**

Email: **propertylicensing@newham.gov.uk**

Telephone: **020 3373 195**

PUBLIC NOTICE

London Borough of Newham DESIGNATION OF AN AREA FOR SELECTIVE LICENSING Section 80, Housing Act 2004

The London Borough of Newham ("Council") in exercise of its powers under section 80 of the Housing Act 2004 has on 15 June 2017 designated an area in its district, as delineated in red on Map 1 (a), as Selective Licensing and which excludes the area shaded in green. The designation applies to any privately rented property that is not a licensable house in multiple occupation, and is occupied under a tenancy or a licence.

The designation falls within a description of designations for which confirmation is required by Secretary of State under the General Approval issued on 1 April 2015. The Secretary of State has confirmed that the designation shall come into force 1 March 2018. It shall cease to have effect on the 28 February 2023.

If you are a landlord, managing agent, or a tenant, or if you require any further information regarding this designation, or to apply for a licence, further information and assistance is available from the Council's Private Housing Team by telephone on 020 3373 1950 or online at www.newham.gov.uk/propertylicensing or by email to propertylicensing@newham.gov.uk or by writing to Private Housing, London Borough of Newham, 3rd Floor West Wing, Newham Dockside, 1000 Dockside Road, London, E16 2QU.

The designation may be inspected at the above address during office hours.

All landlords, managing agents or tenants within the designated area should obtain advice to ascertain whether their property is affected by the designation by contacting the Council's Private Housing Team.

Upon the designation coming into force on 1 March 2018 any person who operates a licensable property without a licence, or allows a licensed property to be occupied by more households or persons other than as authorised by a licence, is liable to prosecution and upon summary conviction is liable to an unlimited fine. A person who breaches a condition of a licence is liable upon summary conviction to an unlimited fine.

Signed
Chief Executive



For and on behalf of
London Borough of Newham, Newham Dockside,
1000 Dockside Road,
London, E16 2QU.
Telephone: 020 3373 1950
Email: propertylicensing@newham.gov.uk

Private Rented Property Selective Licensing - No 1 2018 Designation Boundary



Legend
■ Designation Boundary
■ Ward Boundary

0 500 1,000 Meters

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Geopackage 008 April 2017 Ref 12 171.1

Public Notice

London Borough of Newham

DESIGNATION OF AN AREA FOR ADDITIONAL LICENSING

Section 56, Housing Act 2004

The London Borough of Newham ("Council") in exercise of its powers under section 56 of the Housing Act 2004 ("the Act") has on 15 June 2017 designated an area in its district, as delineated in red on Map 1 (c), as subject to Additional Licensing. The designation applies to all Houses in Multiple Occupation ("HMOs") that are privately rented and occupied under a tenancy or a licence unless it is an HMO that is subject to mandatory licensing under section 55(2) of the Act or is subject to any statutory exemption.

The designation shall come into force on 1 January 2018 and shall cease to have effect on 31 December 2022. The designation falls within a description of designations for which the Secretary of State has issued a General Approval dated 26 March 2015.

If you are a landlord, managing agent, or a tenant, or if you require any further information regarding this designation, or to apply for a licence, further information and assistance is available from the Council's Private Housing Team by telephone on 020 3373 1950 or online at www.newham.gov.uk/propertylicensing, or by e-mail: propertylicensing@newham.gov.uk or by writing to Private Housing, London Borough of Newham, 3rd Floor West Wing, Newham Dockside, 1000 Dockside Road, London, E16 2QU. The designation may be inspected at the above address during office hours.

All landlords, managing agents or tenants within the designated area should obtain advice to ascertain whether their property is affected by the designation by contacting the Council's Private Housing Team.

Upon the designation coming into force on 1 January 2018 any person who operates a licensable property without a licence, or allows a licensed property to be occupied by more households or persons other than as authorised by a licence, is liable to prosecution and upon summary conviction is liable to an unlimited fine. A person who breaches a condition of a licence is liable upon summary conviction to an unlimited fine.

Signed



Chief Executive
For and on behalf of London
Borough of Newham,
Newham Dockside,
1000 Dockside Road,
London, E16 2QU.
Telephone No: 020 3373 1950
Email address: propertylicensing@newham.gov.uk

Private Rented Property Selective Licensing - No 1 2018 Designation Boundary



Legend

- Designation Boundary
- Ward Boundary

0 500 1,000
Meters

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 AS AMENDED 2010

DIRECTION MADE UNDER ARTICLE 4(1)

PLANNING CONTROLS OVER HOUSES IN MULTIPLE OCCUPATION

WHEREAS London Borough of Newham being the appropriate local planning authority within the meaning of Article 4(4) of the GPDO, are satisfied that that it is expedient that the development of the description set out in the Schedule below should not be carried out on the land edged in red on the attached plan reference HMO/1, 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 the by Article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that planning permission granted by Article 3 of the said Order shall not apply to the development on the said land of the description set out in the Schedule below:

SCHEDULE:

Development consisting of a change of use of a building from a use falling within Class C3 (dwelling houses) of the Schedule of the Town and Country Planning (Use Classes) Order 1987, as amended, to a use falling within Class C4 (houses in multiple occupation) of that Schedule being development comprised within Class I of Part 3 of Schedule 2 to the said Order and not being comprised within any other Class.

The Article 4 Direction will come into force on 31st July 2013.

Made under the Common Seal of the London Borough of Newham
this 31st day of July 2012

THE COMMON SEAL of THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF NEWHAM was hereto affixed in the presence of)
)
)
)



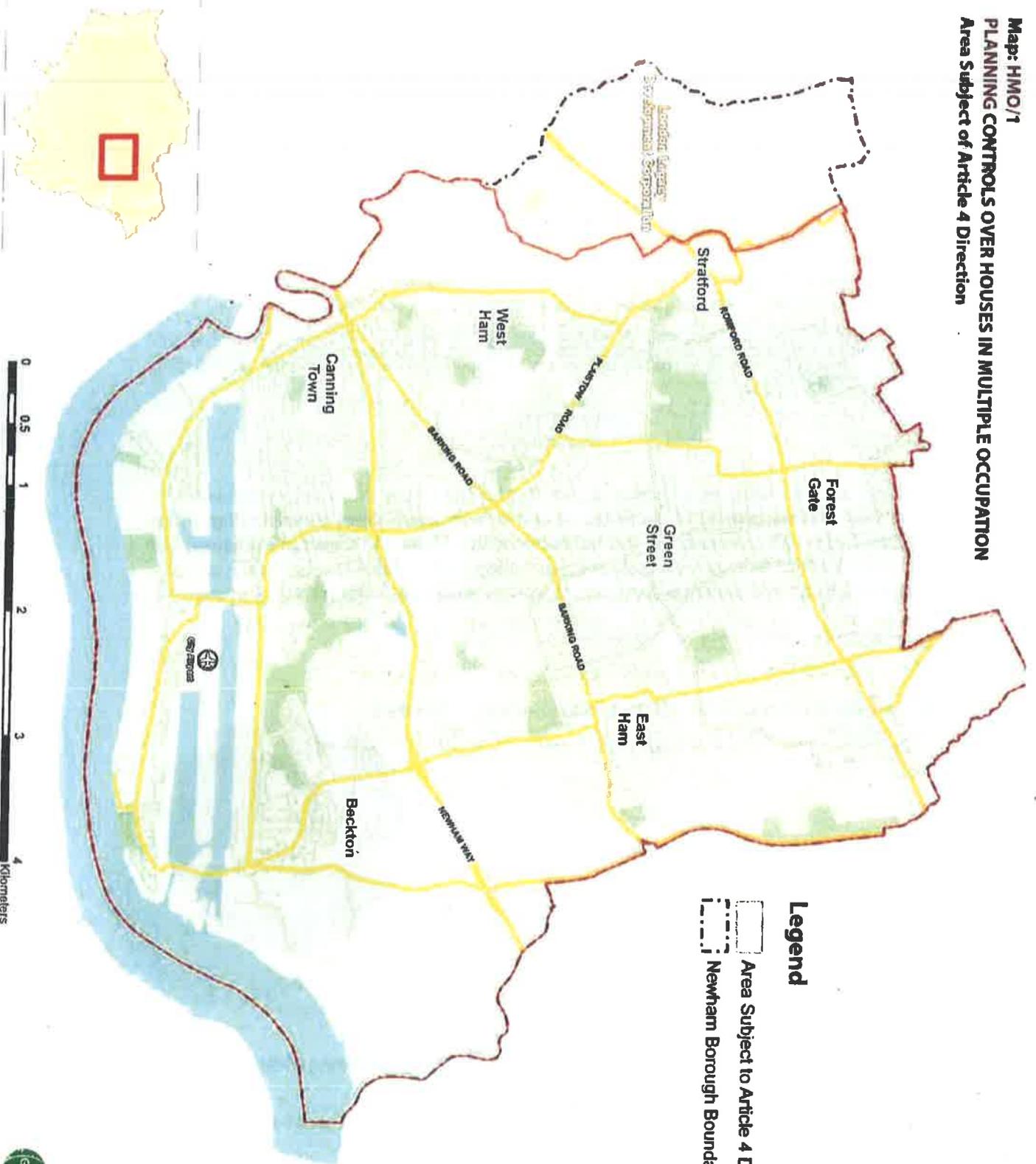
Man ... Authorised Signatory

COMPLETED UNDER THE COMMON SEAL OF THE LONDON BOROUGH OF NEWHAM
THE 10th DAY OF June 2013

THE COMMON SEAL OF THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF NEWHAM WAS HERETO AFFIXED IN THE PRESENCE OF

Man ...
Authorised Signatory

**Map: HMO/1
PLANNING CONTROLS OVER HOUSES IN MULTIPLE OCCUPATION
Area Subject of Article 4 Direction**



Legend

-  Area Subject to Article 4 Direction
-  Newham Borough Boundary