PLANNING STATEMENT

1st floor, 290 North Street, Romford, Essex RM5 3AB

October 2026

Tugby & Tugby Surveyors Ltd

PLANNING STATEMENT WITH IMPACT ASSESSMENT

Site Address: 1st Floor, 290 North Street, Romford, Essex, RM5 3AB
Existing Use: Sui Generis (Former Public House) / Existing Licensed HMO
Proposed Development: Change of use to Class C4 House in Multiple Occupation (HMO) (Retrospective / Regularisation)

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1. Introduction

This Planning Statement has been prepared in support of a planning application for the change of use of the first-floor premises at 290 North Street from a Sui Generis use (former public house) to a Class C4 House in Multiple Occupation (HMO).

The proposal seeks to regularise the planning status of an **existing and licensed HMO use**, bringing the planning position in line with the established lawful operation of the site.

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2. Site Description and Surroundings

The application site comprises the first floor of a former public house located on North Street. The surrounding area is predominantly residential in character, with a mix of residential dwellings and some local commercial uses.

The site benefits from:

- Good access to local services and amenities
- Established public transport connections
- A sustainable urban location

The first floor is currently in active use as an HMO.

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3. Planning Policy Context

The proposal has been assessed against:

- The National Planning Policy Framework (NPPF)
- The London Plan
- The London Borough of Havering Local Plan

Key objectives include:

- Delivering and supporting housing supply
- Making effective use of previously developed land
- Promoting sustainable transport
- Ensuring development does not give rise to unacceptable impacts

The proposal aligns with these objectives by formalising an existing residential use in a sustainable location.

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4. Proposed Development

The application seeks permission for the use of the first floor as a **Class C4 HMO**.

The development:

- Provides shared residential accommodation
- Utilises the existing building with no significant external alterations
- Represents a continuation of the current use rather than intensification

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5. Existing Lawful Use and Licensing Position

The property is currently licensed by the London Borough of Havering as a **House in Multiple Occupation (HMO)**.

Property Details:

- Number of storeys: 1
- Sleeping accommodation: 8 rooms
- **Shared living room (13sqm + 5sqm)**
- Kitchens: 2
- **Shared garden amenity of 30sq.m**
- Ensuite Bathrooms: 8
- Maximum occupants: 10
- Maximum households: 8

Licence Details:

- Licence Type: Mandatory HMO Licence
- Licence Reference: HAV-687225828090
- Licence Period: 24/09/2025 – 23/09/2026
- Property Description: Flat in multiple occupation

5.1 Planning Implications

This confirms that:

- The site is **already operating as an HMO**
- The Council has assessed the property as suitable in terms of **layout, safety, and occupancy**
- The proposal does not introduce a new use, but **regularises an existing one**

While licensing and planning are separate regimes, the existence of a licence is a **significant material consideration**.

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6. HMO Policy Compliance (Havering)

6.1 100m Concentration Test

Havering policy requires that no more than 10% of properties within a 100m radius are HMOs.

Assessment confirms:

- The nearest known HMO is at **5 Hainault Road, RM5 3AA**
- No evidence of overconcentration within 100m

Furthermore:

- The site is HMO use, meaning there is **no net increase**

The proposal therefore complies with the 10% threshold.

6.2 Relationship to Non-Residential Uses

Policy seeks to avoid HMOs being located between non-residential uses.

In this case:

- The site sits within a **predominantly residential context**
- The first-floor use integrates with surrounding housing
- It does not form an isolated or inappropriate residential pocket

The proposal is therefore compliant with this criterion.

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7. Loss of Public House / Community Use

The site forms part of a former public house; however:

- The property is **not listed as an Asset of Community Value (ACV)**
- There is no policy restriction preventing its change of use
- The application relates only to the **first-floor element**

The upper floor is already in residential use and its continued use does not result in the loss of a protected community facility.

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8. Impact Assessment

8.1 Parking Impact

- The former public house use could generate significant parking demand
- HMO occupants typically have **lower car ownership levels**
- The site is located in a **sustainable area with public transport access**

The proposal does not result in increased parking pressure and is acceptable in this regard.

8.2 Noise Impact

- The site is already in use as an HMO
- There have been **no noise complaints from neighbouring properties**
- Sound separation at floor level has been installed to comply with Part E of the building regulations.
- Sound separation between the rooms has been installed to comply with Part E of the building regulations

This demonstrates:

- The use operates without adverse impact
- Noise levels are consistent with typical residential occupation

A Noise Impact Assessment has been undertaken with the following results:

There are two sides of the 1st floor HMO bedrooms, which will require acoustic trickle ventilation in the form of a Greenwood EAQ42W achieving a 41dB Dn,e,w + CTR level.

This is applicable to the windows for bedrooms 3, 4, 5, 6, and 7 on the current plant view drawings, on the Southeast and South facades. These overlook the main North Street Road.

The Northwest/Southwest facades that overlook Hainault Road do not require acoustic trickle vents

The proposal will not give rise to harmful noise impacts.

8.3 Refuse and Recycling

Provision includes:

- 2 × 250L black bins (general waste)
- 2 × 250L blue bins (recycling)

This is appropriate for up to 10 occupants.

- Storage is accessible and compliant with local collection arrangements
- No green waste provision is required due to lack of garden space

The refuse strategy is adequate and policy compliant.

8.4 Cycle Storage

- Secure storage for **10 bicycles** is provided

This:

- Encourages sustainable transport
- Reduces reliance on private vehicles
- Aligns with London Plan objectives

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9. Accessibility and Sustainable Transport

The site is well connected:

- Bus routes operate along North Street
- Romford Station is within accessible distance, providing:
    - National Rail services
    - Elizabeth Line connections to Central London

The site is therefore highly sustainable and suitable for residential use.

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10. Planning Balance and Conclusion

This application should be supported for the following reasons:

- It **regularises an existing, licensed HMO use**
- There is **no net increase in HMO provision**
- The proposal complies with **Havering's HMO concentration policy**
- The site is in a **sustainable and accessible location**
- There are **no adverse impacts** in terms of parking, noise, or waste
- The former public house is **not an ACV**, and no protected use is lost

Most importantly, the use is already established and operating **without harm**, as evidenced by:

- Active HMO licensing
- Absence of neighbour complaints

Overall Conclusion

The proposal represents a logical and policy-compliant regularisation of an existing residential use. It aligns with national and local planning objectives and does not give rise to any material planning harm.

Accordingly, planning permission should be granted