

LONDON BOROUGH OF MERTON

TOWN AND COUNTRY PLANNING ACT 1990

Houses in Multiple Occupation ARTICLE 4 DIRECTION 2022

NOTICE IS HEREBY GIVEN that the Council of the London Borough of Merton (hereinafter called “the Council”) of Merton Civic Centre, London Road, Morden SM4 5DX has made a Direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development)(England) Order 2015 (hereinafter called “the 2015 Order”) in respect of the following wards: Colliers Wood, Cricket Green, , Figge’s Marsh, Graveney, Lavender Fields, Longthornton and Pollards Hill.

The effect of the Direction is that development of the type specified in the Schedule to this notice may no longer be carried out as permitted development within the following wards within the London Borough of Merton: Colliers Wood, Cricket Green, , Figge’s Marsh, Graveney, Lavender Fields, Longthornton and Pollards Hill from the date of this Direction. The effect of the Direction is that before such development can be undertaken it is necessary to apply to the Council for planning permission.

The Direction comes into effect immediately but the Council will formally consider any objections to the making of the Direction that are submitted before 22<sup>nd</sup> January 2023 and decide whether or not to confirm the Direction in the light of such objections. Any objection must be submitted online to [www.merton.gov.uk/prsconsultation](http://www.merton.gov.uk/prsconsultation) or in writing and submitted to FutureMerton, London Borough of Merton, Civic Centre, London Road, Morden SM4 5DX. A copy of the Direction and a map defining the conservation area to which it relates can be inspected at the Civic Centre at such times as it is open to the public or on the following link:

[www.merton.gov.uk/prsconsultation](http://www.merton.gov.uk/prsconsultation)

A further notice will be published in due course stating whether or not the Direction has been confirmed by the Council.

Dated this 17<sup>th</sup> November 2022



FIRST SCHEDULE

Detail type of development

FIRST SCHEDULE In respect of the Land, the following permitted development right in Part 3 of Schedule 2 of the Order is withdrawn: Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class C3 (Dwelling Houses) of the Schedule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 L(b) of Part 3 of Schedule 2 of the Order and not being development comprised within any other Class.

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CABINET 10 OCTOBER 2022 (7.16 pm - 7.44 pm) PRESENT Councillors Councillor Ross Garrod (in the Chair), Councillor Eleanor Stringer, Councillor Stephen Alambritis, Councillor Billy Christie, Councillor Caroline Cooper-Marbiah, Councillor Brenda Fraser, Councillor Natasha Irons, Councillor Andrew Judge, Councillor Sally Kenny and Councillor Peter McCabe Adrian Ash (Interim Director, Environment and Regeneration), Robert Cayzer (Interim Head of Cabinet Office), Roger Kershaw (Interim Executive Director of Finance and Digital), Paul McGarry (FutureMerton Manager), John Morgan (Interim Director, Community & Housing), Tom Procter (Head of Contracts & School Organisation) and Louise Round (Interim Executive Director of Innovation and Change)

1 APOLOGIES FOR ABSENCE (Agenda Item 1) No apologies were received.

2 DECLARATIONS OF PECUNIARY INTEREST (Agenda Item 2) There were no declarations of interest.

3 MINUTES OF THE PREVIOUS MEETING (Agenda Item 3) RESOLVED: That the minutes of the meeting held on 22 September 2022 are agreed as an accurate record.

4 WASTE AND STREET CLEANSING CONTRACT (Agenda Item 4) The Cabinet Member for Local Environment, Green Spaces and Climate Change presented the report, thanking officers for their work on the report, which recommended the current Waste and Street Cleansing Contract not be extended. This followed lengthy conversations with the contractor and noted that an extension would lead to an increase in costs and risks for the Council. It was noted that the break clause had always been in place within the contract and the Council would ask residents what they wished to see in a future service and consider how to move forward.

2 The Interim Director Environment and Regeneration advised that the legal advice received by the partner Boroughs was that the contract extension as proposed would leave Councils open to legal challenge and the Boroughs would benefit from a new specification reflecting local priorities. If the recommendations were agreed, a 6 week consultation would follow including pop-up high street sessions, focus groups, phone interviews and online Q&As. The Leader of the Council thanked officers and the Cabinet Member for their work on the report.

RESOLVED: A. That Cabinet agree not to extend the current waste collection and street cleansing contract, following a review of the proposed requirements by the contractor to support an extension of the current contract. B. That Cabinet agree to not jointly procure with the SWLP and therefore require officers to develop and manage a new Service Delivery Strategy for the waste collection and street cleansing services while coordinating with the South London Waste Partnership (SLWP) boroughs. C. That Cabinet note and agree the resourcing and co-ordination function of the SLWP. The SLWP will coordinate the partnership and help ensure compliance with the London Environment Strategy (LES), while providing technical, financial, and strategic advice. D. That Cabinet note the powers held by the Mayor of London under the GLA Act to issue directions to London boroughs in relation to waste management procurement and encourage the project team to develop a working relationship with the GLA Borough Liaison Team to ensure service specifications are in general conformity with the LES. E. That Cabinet note the proposed timetable and budget implications

5 SELECTIVE AND ADDITIONAL LICENSING AND ARTICLE 4 DIRECTIONS - CURRENT PROPOSALS (Agenda Item 5) The Cabinet Member for Housing and Sustainable Development presented the report, noting that Merton had over 29,000 rented properties within the Borough, above the national average and providing an overview of some of the issues within this sector. The Cabinet Member gave an overview of the measures proposed within the report. These would all require consultation and a robust evidence base as well as consideration of the geographical areas these measures would be applied to. The data provided had highlighted certain wards and therefore having reviewed this data the proposed recommendations were set out. If the Consultation results were in favour, the Article 4 direction would be immediately applied to those particular wards set out in the recommendations. Selective licensing could be introduced by September 2023 and an Article 4 direction by May 2023. The Leader of the Council thanked the Cabinet Member and officers for their work and it was

RESOLVED: 3 1. That Cabinet approve Consultation on the proposed introduction of Selective

Licensing to Figge's Marsh; Graveney; Longthornton; and Pollards Hill Wards 2. That Cabinet approve Consultation on the proposed introduction of Additional Licensing to Figge's Marsh; Graveney; Longthornton; Pollards Hill; Colliers Wood; Cricket Green and Lavender Fields Wards 3. **That Cabinet approve an Immediate Article 4, noting the possible financial risk to the Council 4.** That Cabinet approve Consultation on the introduction of an Immediate Article 4 Direction for small HMOs in Figge's Marsh; Graveney; Lonthornton; Pollards Hill; Colliers Wood; Cricket Green and Lavender Fields Wards 5. That Cabinet note that following the consultation exercise, which is scheduled to run from November 2022 to January 2023, a further report will be brought back to Cabinet to agree the way forward following consideration of representations received 6. That Cabinet note the report on Empty Homes which is for information only 7. That Cabinet agree that the additional cost of £134k be funded by a transfer from the corporate contingency fund