



Planning Committee Date	2 nd October 2024
Report to	Cambridge City Council Planning Committee
Lead Officer	Joint Director of Planning and Economic Development
Reference	24/02669/FUL
Site	23 The Westering, Cambridge, CB5 8S
Ward	Abbey
Proposal	Part two, part single storey side and rear extensions, single storey front extension, hip to gable roof extension including rear dormer and change of use from C3 (dwelling) to C4 (HMO) for 6 persons along with bin and cycle storage to the front.
Applicant	Zodiac Property Group Ltd
Presenting Officer	Melissa Reynolds
Reason Reported to Committee	Third party representations
Member Site Visit Date	N/A
Key Issues	<ol style="list-style-type: none">1. Design2. Amenity3. Parking and highways
Recommendation	APPROVE subject to conditions

1.0 Executive Summary

- 1.1 The application seeks planning permission for 'Part two, part single storey side and rear extensions, single storey front extension, hip to gable roof extension including rear dormer and change of use from C3 (dwelling) to C4 (HMO) for 6 persons along with bin and cycle storage to the front'.
- 1.2 Permitted development rights enable a house in use class C3 to change use to use class C4 without the need for formal planning consent. As an objection on amenity grounds has been received and the description of development includes a change of use, notwithstanding permitted development rights, a decision is to be made by Planning Committee.
- 1.3 The proposed extensions to the property would be of an appropriate design that would contribute positively to its surroundings. Cycle parking would be provided to the front of the property.
- 1.4 Officers recommend that the Planning Committee approve the application subject to planning conditions.

2.0 Site Description and Context

None-relevant		Tree Preservation Order	
Conservation Area		Local Nature Reserve	
Listed Building		Flood Zone 1	X
Building of Local Interest		Green Belt	
Historic Park and Garden		Protected Open Space	
Scheduled Ancient Monument		Controlled Parking Zone	
Local Neighbourhood and District Centre		Article 4 Direction	
Cambridge Airport Safeguarding Zones (all structures)	X	Area Action Plan: Cambridge East Area Action Plan	X
Lords Bridge: Lords Bridge Consultation Zone	X	County Mineral Waste CA: Cambridge East	X
Waste Consultation Area	X		
None-relevant		Tree Preservation Order	

*X indicates relevance

- 2.1 The site comprises a residential property currently in C3 use. Within the site is a semi-detached post-war house. It has a hipped roof, central chimney stack, and front bay. To the front and rear are gardens. There is a single storey brick outbuilding to the rear adjacent to the boundary with the rear garden of no. 25. Rear boundaries are marked with 1.8m high fencing

to the boundary with no. 21 and a mix of low timber fence and post-and-wire fence.

2.2 The site backs onto the Cambridge Airport site to the east. Adjacent to the site is car parking, an access road, and large hangar related to the airport operation. The Westering is a residential street, accessed from Newmarket Road.

3.0 The Proposal

3.1 Part two, part single storey side and rear extensions, single storey front extension, hip to gable roof extension including rear dormer and change of use from C3 (dwelling) to C4 (HMO) for 6 persons along with bin and cycle storage to the front'.

3.2 The proposals within the site include:

- A single storey front extension with a front gabled roof. This would project approximately 2.8m forward of the front wall of the house. The front door would be relocated to the side elevation.
- Part single, part-two-storey rear extension providing a kitchen and bedroom at ground floor and an additional bedroom at first floor. These would have rear facing gables. The two-storey element is to be set in from the northern boundary with no. 21 The Westering by approximately 1.6m and would project from the rear by approximately 3.5m. The single-storey element would cover the full width of the house and project approximately 5.5m from the rear wall of the house.
- A second floor to the house would be provided by extending the roof to form a side gable in replacement of the hipped roof and a rear flat-roofed dormer the full width of the roof, set back approximately 0.5m from the eaves with bedroom window and ensuite windows. Three rooflights would be added to the front roofslope.
- A bin area and cycle stands are proposed in the front garden adjacent to the northern boundary with no. 21's front garden. No details are provided.

3.3 The application also seeks permission for change of use from a single dwelling house (use class C3) to a small house of multiple occupation (C4 use class) for up to six persons. Permitted development rights enable a house in use class C3 to change use to use class C4 without the need for formal planning consent. However, the applicant does not wish to amend the description, which as stated, provides clarity about the intended purpose of the proposed works.

3.4 The application has been amended to include a small window to the front extension to break up this elevation and match a similar front extension to no. 21. This is considered non-material and has not been reconsidered on.

4.0 Relevant Site History

4.1 None.

5.0 Policy

5.1 National

National Planning Policy Framework 2023

National Planning Practice Guidance

National Design Guide 2021

Environment Act 2021

Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

Conservation of Habitats and Species Regulations 2017

Equalities Act 2010

Planning and Compulsory Purchase Act 2004

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Technical Housing Standards – Nationally Described Space Standard (2015)

ODPM Circular 06/2005 – Protected Species

Circular 11/95 (Conditions, Annex A)

5.2 Cambridge Local Plan 2018

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 5: Sustainable transport and infrastructure

Policy 28: Sustainable design and construction, and water use

Policy 29: Renewable and low carbon energy generation

Policy 30: Energy-efficiency improvements in existing dwellings

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 33: Contaminated land

Policy 34: Light pollution control

Policy 35: Human health and quality of life

Policy 36: Air quality, odour and dust

Policy 37: Cambridge Airport Public Safety Zone and Air Safeguarding

Policy 39: Mullard Radio Astronomy Observatory, Lord's Bridge

Policy 48: Housing in multiple occupation
Policy 50: Residential space standards
Policy 51: Accessible homes
Policy 55: Responding to context
Policy 56: Creating successful places
Policy 58: Altering and extending existing buildings
Policy 66: Paving over front gardens
Policy 80: Supporting sustainable access to development
Policy 81: Mitigating the transport impact of development
Policy 82: Parking management
Policy 85: Infrastructure delivery, planning obligations and the Community Infrastructure Levy

5.3 Neighbourhood Plan

N/A

5.4 Supplementary Planning Documents

Biodiversity SPD – Adopted February 2022
Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016

6.0 Consultations

6.1 Cambridge City Airport – No Objection

6.2 The proposal does not conflict with the safeguarding criteria for the airport. An informative relating to use of cranes is requested.

6.3 County Highways Development Management – No Objection

6.4 No significant adverse effect upon the Public Highway.

6.5 The site is in an area of uncontrolled parking. There is no effective means of preventing residents from owning a car and seeking to keep it on local streets, this demand is likely to appear on-street in competition with existing residential uses. The development may therefore impose additional parking demands upon the on-street parking on the surrounding streets and, whilst this is unlikely to result in any significant adverse impact upon highway safety, there is potentially an impact upon residential amenity which the Planning Authority may wish to consider when assessing this application.

6.6 Environmental Health – No Objection

6.7 A planning condition limiting construction hours is recommended. In addition, informatives are recommended concerning hazards, HMO management and licensing.

7.0 Third Party Representations

7.1 14 representations have been received.

7.2 Those in objection have raised the following issues:

- Principle of development - HMO use
- Residential amenity impact (impacts on daylight, sunlight, noise and disturbance)
- Highway safety
- Car parking and parking stress
- Cycle parking provision
- Loss of biodiversity
- Drainage pressure
- Bin storage

7.3 No representations in support have been received.

7.4 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

8.0 Assessment

8.1 Planning Background

8.2 Many of the representations received relate to the proposed use as a small HMO. The applicant has requested that this element of the application be retained in the description of development.

8.3 Change of use from a dwelling (C3 use class) to a small HMO (C4 use class) is a permitted change of use under Part 3, Class L of the Town and Country (General Permitted Development) England) Order 2015 (as amended) ("GDPO"). Nonetheless, a condition is recommended as part of any consent that the site is not occupied by more than six people at any one time, to ensure compliance as a six-person HMO and to protect the amenity of neighbouring properties.

8.4 This report focuses on matters relating to the extensions required, which are not permitted development, as described in Part 1, Class A of the GDPO. Extensions to dwellings within use class C3 (and C4) are permitted, subject to the relevant limits and conditions.

8.5 Principle of Development

8.6 Policy 3 of the Cambridge Local Plan 2018 states that the overall development strategy is to focus the majority of new residential development in and around the urban area of Cambridge, creating strong, sustainable, cohesive and inclusive mixed-use communities. The policy is supportive in principle of new housing development that will contribute

towards an identified housing need. The proposal would contribute to housing supply and thus would be compliant with policy 3.

- 8.7 The requirements under Policy 58: Altering and extending existing buildings are considered in the following sections.
- 8.8 The principle of the development, including the change of use Class C3 to Class C4, is acceptable and in accordance with policies 3 and 58 of the Cambridge Local Plan (2018).

8.9 Design, Layout, Scale and Landscaping

- 8.10 Policies 55, 56, 58 and 59 seek to ensure that development responds appropriately to its context, is of a high quality, reflects or successfully contrasts with existing building forms and materials and includes appropriate landscaping and boundary treatment. Appendix E of the Local Plan provides a 'Roof extensions design guide'.
- 8.11 The proposed extensions would mostly be to the rear of the dwelling and would not be visible in public views.
- 8.12 The front extension would balance the pair of semi-detached dwellings by replicating an existing extension at no. 21, the adjoining semi-detached house. At officer request a window in the front elevation has been added to the room created to mirror that at no. 21 and break up the otherwise blank elevation.
- 8.13 The proposed rear extensions have been designed to maintain a 45/25-degree line from the neighbouring first floor rear window that lies north of floor and would project approximately 1.9m past the single-storey rear extension at no. 21.
- 8.14 Policy 58 permits extensions and / or alterations to existing buildings provided they do not unacceptably overlook, overshadow or visually dominate neighbouring properties. The proposed extensions comply with policy 58.
- 8.15 The proposed change from hip to gable reflects development elsewhere in the street, including to the neighbouring property at no. 25. Appendix E of the Local Plan indicates that roof extensions which 'perpetuate forms of existing, but poorly designed roof extensions' or 'are insensitively designed large 'box type' roof extensions' are unlikely to be acceptable. The proposals are similar in form and scale to an extension on the neighbouring property at no. 25 and elsewhere in the street. The street is characterised by a uniformity to its roofscape that has been slightly eroded by previous roof extensions, however the overall appearance of the street has not been harmed by these as the overall appearance of a regular rhythm to the roofline has been retained and as matching materials have been used.

8.16 Provided materials used reflect the existing ones this will not be harmful to visual amenity or character of the area; this can be secured by condition.

8.17 Overall, the proposed development is a high-quality design that would contribute positively to its surroundings and be appropriately landscaped. The proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 58 and 59 and the NPPF.

8.18 Biodiversity

8.19 The Environment Act 2021 and the Councils' Biodiversity SPD (2022) requires development proposals to deliver a net gain in biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm over minimising, rectifying, reducing and then off-setting. This approach is embedded within the strategic objectives of the Local Plan and policy 70. Policy 70 states that proposals that harm or disturb populations and habitats should secure achievable mitigation and / or compensatory measures resulting in either no net loss or a net gain of priority habitat and local populations of priority species.

8.20 Biodiversity Gain does not apply in relation to planning permission for development which is the subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

8.21 A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building. The application has sought a change of use that falls within the permitted development rights and it is considered unreasonable to apply the statutory requirements in this instance.

8.22 As the development does not require the mandatory 10% BNG, to ensure net gain is secured.

8.23 Officers are satisfied that the proposed development would not result in adverse harm to protected habitats, protected species or priority species and achieve a biodiversity net gain. Taking the above into account, the proposal is compliant with 69 and 70 of the Cambridge Local Plan (2018).

8.24 Water Management and Flood Risk

8.25 Policies 31 and 32 of the Local Plan require developments to have appropriate sustainable foul and surface water drainage systems and minimise flood risk. Paras. 159 – 169 of the NPPF are relevant.

8.26 The site is in Flood Zone 1 and is therefore considered at low risk of flooding. The proposals are for extensions to an existing dwelling.

8.27 The applicants have suitably addressed the issues of water management and flood risk, and conditions are not necessary to ensure the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

8.28 Highway Safety and Transport Impacts

8.29 Policy 80 supports developments where access via walking, cycling and public transport are prioritised and is accessible for all. Policy 81 states that developments will only be permitted where they do not have an unacceptable transport impact.

8.30 Para. 115 of the NPPF advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.31 The extensions to the dwelling are to enable the owner to change the use to a small HMO with a maximum of six occupiers being permitted. As noted elsewhere in this report, the change of use is permitted development. The concerns are noted; however, the change of use can be achieved without express planning permission. Nonetheless, the scale of development proposed is not one that would give rise to highway safety or transport impacts that would warrant a refusal of the application.

8.32 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority which raises no objection to the proposal.

8.33 The proposal accords with the objectives of policy 80 and 81 of the Local Plan and is compliant with NPPF advice.

8.34 Cycle and Car Parking Provision

8.35 Cycle Parking

8.36 The Cambridge Local Plan (2018) supports development which encourages and prioritises sustainable transport, such as walking, cycling and public transport. Policy 58 requires extensions to existing buildings to 'retain sufficient amenity space, bin storage, vehicle access and cycle and car parking' under point (g).

8.37 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L which for residential development states that one cycle space should be provided per bedroom for dwellings of up to 3 bedrooms. These spaces should be located in a purpose-built area at the front of each dwelling and be at least as convenient as car parking provision. To support the encourage sustainable transport, the provision for cargo and electric bikes should be provided on a proportionate basis.

- 8.38 The submitted block plan indicates there is room to the front of the house for five cycle stands. A planning condition is recommended to secure the provision of cycle parking along with details of an enclosure for these to ensure sufficient cycle parking is provided.
- 8.39 Car parking
- 8.40 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L. Outside of the Controlled Parking Zone the maximum standard is no more than 1.5 spaces per dwelling for up to 2 bedrooms and no less than a mean of 0.5 spaces per dwelling up to a maximum of 2 spaces per dwelling for 3 or more bedrooms. Car-free and car-capped development is supported provided the site is within an easily walkable and cyclable distance to a District Centre or the City Centre, has high public transport accessibility and the car-free status can be realistically enforced by planning obligations and/or on-street controls.
- 8.41 Policy 58 requires extensions to existing buildings to 'retain sufficient amenity space, bin storage, vehicle access and cycle and car parking' under point (g).
- 8.42 The site currently has a dropped kerb, and the front garden is hard surfaced, providing space to park two cars off-street. Subject to the necessary provisions for bin and bike stores in relation to the small HMO use, one space on site can be retained. This is adequate for a single dwelling with good access to active travel routes and public transport.
- 8.43 Concerns locally about the need for additional car parking arising from the small HMO use are noted, however, a restriction on either occupancy numbers or car parking provision is unreasonable in this instance, as the proposed use would also constitute permitted development, for which no such control would be applied. The proposed layout enables one space to be retained, which meets the standards set out in Appendix L.
- 8.44 The Greater Cambridge Sustainable Design and Construction SPD outlines the standards for EV charging at one slow charge point for each dwelling with allocated parking.
- 8.45 Provision for an EV charging point has not been made. As no additional parking is proposed, the EV requirement is not to be applied. The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.
- 8.46 Amenity**
- 8.47 Policy 35, 50, 52, 53 and 58 seek to preserve the amenity of neighbouring and / or future occupiers in terms of noise and disturbance, overshadowing, overlooking or overbearing and through providing high quality internal and external spaces.

- 8.48 Neighbouring Properties
- 8.49 Impact on No. 21 The Westering.
- 8.50 The adjoining house has been extended at ground floor to the front and rear. The proposed extensions would not be unduly overbearing, due the stepped design at first to the rear and single storey front extension being away from it as the houses are handed. The roof extension will not add significantly to overlooking.
- 8.51 Impact on No. 25 The Westering.
- 8.52 The neighbouring house to the south of the site has been extended at ground floor the rear that is approximately 3.5m deep, with no side windows in. It also has a roof extension that has altered the hipped roof to a gable, with a large box rear dormer. It has an outbuilding to the rear adjacent to the boundary with no. 23. Due to the existing extension to no. 25, existing outbuilding, orientation so the extensions proposed will be north of this property, and windows at no. 25 closest to the boundary serving non-habitable rooms, the proposals will not be harmful to the amenities of this dwelling.
- 8.53 Future Occupants
- 8.54 Policy 50 of the Cambridge Local Plan (2018) requires all new residential units to meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standards (2015).
- 8.55 The gross internal floor space measurements for units in this application are shown in the table below:

Unit	Number of bedrooms	Number of bed spaces (persons)	Number of storeys	Policy Size requirement (m²)	Proposed size of unit	Difference in size
1	6	8 (max 6 under pd)	3	138 (129)	129	-9

- 8.56 Policy 50 paragraph 6.32 states that residential units created through conversions should seek to meet or exceed the internal space standards as so far as practicable to do so.
- 8.57 As a permitted change of use of an existing dwelling, the application of these standards is not a requirement for planning permission to be granted. It is notable that as a six-person dwelling the unit meets the requirements (noting storage space would need to be added). The dwelling would not meet space standards if more than six persons were to live in it, however this would be a change of use to a large-HMO which would require planning permission in its own right and is not a material consideration in this application.

- 8.58 Garden Size(s)
- 8.59 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space which should be of a shape, size and location to allow effective and practical use of the intended occupiers. The dwelling would retain a generous rear garden area that is suitable for the number of occupants.
- 8.60 Policy 51 requires all new residential units to be of a size, configuration and internal layout to enable Building Regulations requirement part M4(2) accessible and adaptable dwellings to be met with 5% of affordable housing in developments of 20 or more self-contained affordable homes meeting Building Regulations requirement part M4(3) wheelchair user dwellings. Policy 51 is not applicable as it's not a new residential unit being proposed. Therefore, it is not practicable to require part M4(2) compliance in this instance.
- 8.61 Construction and Environmental Impacts
- 8.62 Policy 35 guards against developments leading to significant adverse impacts on health and quality of life from noise and disturbance. Noise and disturbance during construction would be minimized through conditions restricting construction hours and collection hours to protect the amenity of future occupiers. This condition is considered reasonable and necessary to impose, as requested by the Council's Environmental Health team, which has assessed the application and not raised objections.
- 8.63 Summary
- 8.64 The proposal adequately respects the amenity of its neighbours and of future occupants and is considered that it is compliant with Cambridge Local Plan (2018) policies 35, 50, 51, 52, 53, and 58.
- 8.65 Other Matters**
- 8.66 Bins
- 8.67 Policy 57 requires refuse and recycling to be successfully integrated into proposals.
- 8.68 The application drawings indicate that an area for storing bins is proposed close to the front boundary of the dwelling in its front garden. This is of a sufficient area to accommodate bins for the dwelling measuring approximately 2.4m (w) by 1.35m(d). This is large enough to accommodate 3no. 240-litre wheelie bins.
- 8.69 Planning Balance**
- 8.70 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise

(section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).

8.71 Summary of harm

8.72 Loss of one off-street car parking space.

8.73 Summary of benefits

8.74 The extension proposed will provide a larger house.

8.75 The proposal includes cycle parking to the front of the dwelling, which encourages active travel.

8.76 Conclusion

8.77 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

9.0 Recommendation

9.1 **Approve** subject to:

- The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

10.0 Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Plans to be listed:

8133 – Proposed Plans and Elevations
8133/1 – Location and Site Plan

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. The development shall not be occupied or the permitted use commenced, until details of facilities for the covered, secure parking of cycles for use in connection with the development have been

submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

4. The development, hereby permitted, shall not be occupied or brought into use until a car parking space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall thereafter be implemented and retained as such.

Reason: In the interests of highway safety (Cambridge Local Plan 2018 policy 81).

5. Prior to occupation, the area for the storage of bins, as detailed on the approved plans, shall be provided and retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

Reason: To ensure that the need for refuse and recycling is successfully integrated into the development. (Cambridge Local Plan 2018 policy 57).

6. The application site shall have no more than 6 people residing within it at any one time.

Reason: A more intensive use would need to be reassessed in interests of the amenity of neighbouring properties. (Cambridge Local Plan 2018 policies 56 and 48).

7. No construction or demolition work shall be carried out and no plant or power operated machinery operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays, unless otherwise previously agreed in writing with the Local Planning Authority.

Reason: To protect the amenity of the adjoining properties. (Cambridge Local Plan 2018 policy 35).

11.0 Informatives

1. Housing Health & Safety Rating System

The Housing Act 2004 introduced the Housing Health & Safety Rating System as a way to ensure that all residential premises provide a safe and healthy environment to any future occupiers or visitors. Each of the dwellings must be built to ensure that there are no unacceptable hazards for example ensuring adequate fire precautions are installed, habitable rooms without adequate lighting or floor area etc. Further information may be found here:

<https://www.cambridge.gov.uk/housing-health-and-safety-rating-system>

2. Management of Houses in Multiple Occupation (HMOs)

Management Regulations apply to all HMOs (whether or not they are licensable) and impose certain duties on managers and occupiers of such buildings. Persons in control of or managing an HMO must be aware of and comply with the Management of Houses in Multiple Occupation (England) Regulations 2006. These regulations stipulate the roles and responsibilities of the manager and also the occupiers of HMOs. Further information may be found here:

<https://www.cambridge.gov.uk/houses-in-multiple-occupation>

3. Licensing

The Housing Act 2004 introduced Mandatory Licensing for Houses in Multiple Occupation (HMOs) across all of England. This applies to all HMOs occupied by five or more persons forming more than one household and a person managing or controlling an HMO that should be licensed commits an offence if, without reasonable excuse, he fails to apply for a licence. It is, therefore, in your interest to apply for a licence promptly if the building requires one. Further information and how to apply for a Licence may be found here:

<https://www.cambridge.gov.uk/licensing-of-houses-in-multiple-occupation>

Background Papers:

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018
- Cambridge Local Plan SPDs