

Labour Amended Motion to Deliver a Better Built Environment in Harrow

Harrow, like many London boroughs, has seen extensive changes in the built environment over the last decade. As the demand for housing has risen, Harrow has seen a significant increase in high-rise buildings as well as the conversion of family homes into flats and HMOs.

This Council notes:

- The Planning Policy Working Group (PPWG) has recently considered a draft of a Small Sites Design Code Supplementary Planning Document (SPD).
 - This document is currently private and confidential. However, it is noted that there is no mention of limiting the number conversions of single-family dwellings into flats or HMOs.
- In recent years there has been a notable increase in HMOs and conversions of family homes into flats.
- Large HMOs and conversions of houses into flats runs contrary to the suburban and family focused character of our borough.
- The strain that these additional units (in the form of conversions and HMOs) can put on our existing infrastructure.
- **This resolution is designed to assist the Council in having the tools to be able to win an appeal on excessive numbers of conversions and HMOs.**

This Council resolves:

- To protect the suburban and family friendly character of Harrow's housing stock.
- To reaffirm its commitment to putting quality housing for families front and centre of our borough's planning policy.
- ~~In addition to the Small Sites Design Code SPD, this Council asks the PPWG to also consider:~~
 - ~~Adopting a policy which would limit the number of conversions of family houses in any street to no more than 20% of the total housing stock in the street.~~
 - ~~Adopting a policy which would limit the number of large HMOs (six or more tenants) in any street to no more than 10% of the total housing stock in the street.~~

Amendment Proposed by- Cllr Kiran Ramchandani

Amendment Seconded by Cllr Graham Henson