

HMO licensing and Planning permission

To legally operate an HMO, landlords are required to have a planning permission from the **Planning Department** and an HMO licence from the **Housing Department**. To learn more and apply for a licence, visit: www.bathnes.gov.uk/hmoapp and to apply for a planning permission, visit: <https://beta.bathnes.gov.uk/apply-planning-permission>

Planning controls for HMOs

Following concerns about the high impacts of HMOs on the social balance and mix of parts of the city, the Council decided to use its rights to exert greater planning controls in relation to Houses in Multiple Occupation (HMOs) in Bath. Anyone looking to purchase a family house in Bath to use as an HMO will likely require planning permission to change the property use from a single family to HMO. Where there is already a high concentration of HMOs on the street, it is unlikely to obtain planning permission to change use to an HMO.

The details of the policy that planning applications will be decided on is defined in the Supplementary Planning Document (SPD) on HMOs in Bath, available along with further information from HMO Planning Policy.

For HMOs of 7 or more occupants, additional permission is required.

Planning can be contact via email: development_management@bathnes.gov.uk or by telephone via Council Connect: 01225 394041 select option 6.

Dual Use of HMOs in Bath and North East Somerset Council

Landlords can now apply for a 'Dual Use' Planning Permission for the properties they let as HMOs. Once permitted, the HMO status will remain valid during the permitted time (10 years) and enables landlords to rent their property out as an HMO or to a single family.

To apply for Dual Use permission, visit: <https://beta.bathnes.gov.uk/apply-planning-permission>

For more information, go to: <https://beta.bathnes.gov.uk/sites/default/files/2020-08/Dual%20use%20permisson%20between%20C3%20and%20C4%20July%202020.pdf>

HMO licensing

If Dual Use is granted and if the HMO is licensed, the licence will remain valid until the expiry date, even when the property is occupied by a single family.

If on expiry of the licence the property is occupied as an HMO, the licence must be renewed, for the property to continue to be rented as an HMO. However, if the property is occupied by a single family then a renewal cannot be applied for as the property is not licensable. A 'New' application can only be submitted once it ceases to be rented to a family and the property becomes a licensable HMO.

Landlords are required to inform HMO Licensing team each time the property 'switches' between being an HMO and a single family dwelling. This can be done by emailing: HMO_Licensing@bathnes.gov.uk or calling us on 01225 39 6444