

SITE: OLYMPIC HOUSE

Introduction

All buildings fall under a Use Class as defined in The Town and Country Planning (Use Classes) Order 1987 (as amended).

On 21st July 2020 the Government published The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, which came into force on 1st September 2020. Part A was removed, part of Part B and the whole Part D was removed. Class E, Class F1 and Class F2 were added.

Importantly, **hostels** providing no significant element of care do not fall under a specific use class and are known as "Sui Generis". This Latin term means 'in a class of its own'.

The NPPG advises that

"A change of use of land or buildings requires planning permission if it constitutes a material change of use. There is no statutory definition of 'material change of use'; however, it is linked to the significance of a change and the resulting impact on the use of land and buildings. Whether a material change of use has taken place is a matter of fact and degree and this will be determined on the individual merits of a case".

Proposal

This certificate of existing use seeks to confirm that planning permission is not required for the continued use of Olympic House as a **hostel**.

Site History

18596/732191	Erection of home for 16.
18596/XX/2056	Erection of home for 16
18596/APP/2003/2187	Change of use of part of ground and first floors from temporary residential accommodation to Careline Control Centre for the London Borough of Hillingdon. Granted 17/11/2003
18596/FP/2009/89	Internal alterations to create hostel Granted 24/03/2009
18596/APP/2009/88	Use of building as hostel for asylum services (certificate of existing use) Granted 16/03/2009

Analysis

As noted above, a certificate of lawful use was granted by the London Borough of Hillingdon on the 16th March 2009 under reference number 18596/APP/2009/88. This certificate confirmed that the use of the building as a hostel, for asylum services, was lawful.

Since that date, the building has continued to operate as a hostel. There has been no material change of use since this time. The people currently using the hostel has changed, with homeless persons now being housed at Olympic House, but the day to day operation remains unchanged. There has been no material change of use.

The hostel use continues to operate in the same way with identical floor plans.

Conclusion

The site continues to operate as a hostel with no significant element of care despite the change in user and as such no material change of use has occurred.

We respectfully request the Local Planning Authority grants this certificate so that operations can continue at Olympic House.

Lawfullness

APPENDIX A

Approved Floor Plans relating to application LBH ref. 18596/APP/2009/88