

# SUPPORTING STATEMENT FOR PLANNING APPLICATION

**316-318 HIGH STREET, HARLINGTON, UB3 5DU**

## **Application:**

Application for a Certificate of Lawfulness for the continued use of the property as a 6 bedroom HMO (sui generis use) for up to 11 persons.

**Ground Floor Front: Retain Existing use – A3**

**First and Second Floors: Existing use Sui Generis (HMO 6 bed, 11 persons)**

## **1.0 INTRODUCTION**

- 1.1 This statement is submitted to support an application for a Certificate of Lawfulness for the continued use of the property as a 6 bedroom HMO (sui generis use) for up to 11 persons.
- 1.2 The first floor of the property has been in HMO (sui generis) continuous use since 2013.
- 1.3 The application seeks to establish the existing lawful use of the house as a HMO, by passage of time, under Section 191 and 192 of the Town and Country Planning Act 1990 (as amended).

## **2.0 SITE**

- 2.1 **Address:** 316-318 High Street, Harlington

**Current Use:** Ground floor: Currently under refurbishment but prior to this the use was restaurant

First floor: 6 Bedroom – 11 person HMO

**Property Type:** Two-storey terraced property

**Location:** Positioned along the High Street with good access to public transport, local amenities, and community services.

**Surrounding Uses:** Mixed residential and commercial character, with shops, restaurants, and residential units nearby.

- 2.2 The first floor communal hallway is accessed via an external staircase to the rear of the site. The hallway is used to access 6 no. bedrooms and 2 no. communal kitchen areas.

### 2.3 Existing Property

Ground Floor: Restaurant: Total GIA 158m<sup>2</sup>

First Floor: HMO: 128m<sup>2</sup>

6 Bedrooms

Maximum Occupancy: 11 Persons

Shared facilities include:

Communal kitchen/dining area

Multiple shared bathrooms (number based on standards)

### 2.4 Accommodation Schedule

ROOM NO	GIA – HMO POLICY (m <sup>2</sup> )	GIA (m <sup>2</sup> )	POLICY COMPLIANT	NO. OF PERSONS
Bedroom 1	10.2 +	14.5	Yes	2
Bedroom 2	10.2 +	15	Yes	2
Bedroom 3	10.2 +	10.5	Yes	2
Bedroom 4	10.2 +	10.5	Yes	2
Bedroom 5	4.64-6.5	7	Yes	1
Bedroom 6	10.2 +	14.5	Yes	2
Kitchen 1	-	5	Yes	
Kitchen 2	-	5	Yes	

2.5 The existing building is in urgent need of refurbishment. Once the Lawful existing use is confirmed, the applicant aspires to refurbish the premises and provide high quality accommodation in an area which has always benefited from HMO's especially for workers at the airport. It provides an affordable and well-managed housing option in a sustainable location.

### 3.0 EVIDENCE SUBMITTED (PRIVATE AND CONFIDENTIAL)

APPENDIX NO.	DOCUMENT DESCRIPTION	YEARS COVERED
A	HMO License Dated 8 March 2015	2015-2020
B	Tenancy Agreement dated 3 <sup>rd</sup> February 2013 - Bedroom 2	Feb'2015 to CURRENT
C	Statutory Declaration from Tenant - Bedroom 2	2005-CURRENT
D	Tenancy Agreement dated 18 <sup>th</sup> May 2013 - Bedroom 5	May'2013 to July 2024
E	Tenancy Agreement dated 10 <sup>th</sup> September 2020 - Bedroom 3	Sept'2020 to CURRENT
F	Tenancy Agreement 3 <sup>rd</sup> September 2024 - Bedroom 5	Sept'2024 to CURRENT

F	Statutory Declaration from Building Owner 1	2005-CURRENT
G	Statutory Declaration from Building Owner 2	2005-CURRENT
H	Current Photographs	

#### 4.0 APPRAISAL OF EVIDENCE SUBMITTED

4.1 The onus on the applicant is, to prove that the use commenced for a period of more than 10 years and has occurred for a continuous period ever since. The test for the evidence is the balance of probability and the Courts have held that in a case such as this the onus of proof lies with the applicant.

4.2 The evidence provided covers a period of February 2015 to the date of the application. Please note where the contracts are unsigned, a copy of the tenants ID has been provided as some tenants were did not want the applicant to use the signed contracts for the purposes of the application. All information provided should be kept confidential and not uploaded to the council's website. There have also been other tenants at the property however not all are happy for us to share their contracts or details with the council.

4.3 A site visit will confirm that the property is in use as a HMO with six bedrooms (11 persons), see photographs in Appendix H.

#### 5.0 London Plan (2021) – relevant HMO / shared-living policies

5.1 The London Plan recognises *purpose-built shared living developments* as a form of housing to help meet demand, especially for single person households who may not or choose not to live in self-contained homes.

##### 5.2 Layout and Internal Design

- Rooms have been designed to exceed the minimum space standards set out by the local authority and national HMO licensing guidance.
- Bedrooms vary in size to accommodate single and double occupancy, as per the proposed capacity. Whilst the maximum capacity has been listed at 11, some rooms will be let as single occupancy depending on demand.
- Shared facilities are accessible and suitably sized to prevent overcrowding.

##### 5.3 Access and Circulation

- The existing external staircase provides safe access to users of the HMO.
- Internal circulation has been designed for safe and easy movement between rooms and shared spaces.
- Means of escape in the event of a fire have been assessed and comply with building regulations.

- External access for refuse storage and cycle storage is provided to the rear of the property.

#### 5.4 Management and Licensing

- The HMO will be professionally managed by a licensed property manager.
- A management plan will ensure:
  - Regular maintenance and waste management
  - Monitoring of tenant behaviour to minimise noise or nuisance
  - Emergency contacts and safety procedures in place

A HMO Licence application will be submitted following planning approval.

#### Highways

- 5.5 The site has a PTAL rating of 3. See appendix B for details of public transport. The site has excellent public transport links: nearby bus stops and Harlington railway station within walking distance. The proposal also makes provision of secure cycle parking to encourage sustainable travel particularly as there is a demand for this. The site is car-free and this is written into the tenancy; the site is in a sustainable location with access to local services. This hasn't caused any issues to date with current occupiers.

#### 5.6 Refuse

Adequate bin storage is provided for both the residential and commercial uses. The store is located off the rear access and not on the highway to ensure that the bins shall not be stored outside of the site except on the day of collection.

Bins will be stored in a secure, screened area and presented for collection on designated days.

#### 5.7 Adequate natural light in all habitable rooms

The building incorporates several windows with all existing habitable rooms served by a window. On this basis it is considered that there would be provision of adequate natural light in all habitable rooms of the HMO, it is therefore considered that proposal would be in compliance with this criterion.

#### 5.8 Fire risk and fire safety impacts

The proposed residential property would be part of an expanded dwelling at the end of a terrace of properties and does not measure more than 18m high; therefore a fire statement is not required for this application. The building will comply with Building Regulations.

## 6.0 CONCLUSION

The proposed development at 316-318 High Street, Harlington, provides high-quality shared housing in a sustainable, accessible location. The proposal:

- Meets housing demand
- Provides safe, well-managed accommodation
- Enhances the use of the building
- Supports the vitality of the High Street
- Meets all relevant space, safety, and design standards

We respectfully request that the Council supports this application.