PLANNING STATEMENT

26 Warwick Road, West Drayton, UB7 9BZ

Change of use from a dwellinghouse (Use Class C3) to a five-bedroom House in Multiple Occupation (Use Class C4) for a maximum of five occupants

Application Detail	Description
Site	26 Warwick Road, West Drayton, UB7 9BZ
Local Planning Authority	London Borough of Hillingdon
Ward	West Drayton 2022
Existing Use	Dwellinghouse - Use Class C3
Proposed Use	Small HMO - Use Class C4
Maximum Occupancy	5 persons
Bedrooms	5 single-occupancy bedrooms
Statement Date	24 October 2026

Prepared in support of the planning application for the proposed change of use.

Executive Summary

This Planning Statement supports an application for the change of use of 26 Warwick Road, West Drayton from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4), comprising five bedrooms for a maximum of five occupants. The proposed occupancy is intentionally limited to one person per bedroom.

A borough-wide Article 4 Direction removing permitted development rights for changes from C3 dwellinghouses to C4 HMOs came into force in Hillingdon on 11 December 2025. Planning permission is therefore required for the proposed change of use.

The statutory development plan comprises the London Plan 2021 and the Hillingdon Local Plan, with the National Planning Policy Framework (August 2026) and other material considerations also relevant to determination. The Draft London Plan 2026 remains at consultation stage and carries weight according to its stage of preparation and the circumstances of the application.

The proposal provides a small, five-person shared residential use within Use Class C4. The accommodation is arranged as five single-occupancy bedrooms with dedicated communal living, kitchen and dining space. The proposed management, cycle, refuse and access arrangements support the continued residential character and orderly operation of the property.

A Policy DMH 5 concentration assessment accompanies this statement, drawing upon the OS mapping, published HMO register and Council planning information. The property-by-property schedule in Appendix B contains 52 listed addresses (not the 56 claimed in the previous draft). Current licence evidence identifies Nos. 32, 39 and 53 Warwick Road; Nos. 10 and 14 are historic/expired licence entries and are included as a conservative sensitivity exercise. Including the proposed HMO at No. 26, the illustrative maximum is 6 out of 52 (11.54%), below the 15% threshold. This is a provisional desk-based calculation only: the exact addresses and HMOs within the blue-marked 100 m street-length boundary must be checked on scaled mapping and with Council records before submission.

1. Introduction

1.1 This statement has been prepared in support of an application to the London Borough of Hillingdon for planning permission to change the use of 26 Warwick Road, West Drayton, UB7 9BZ from Use Class C3 to Use Class C4.

1.2 The proposed HMO would contain five bedrooms and would be occupied by a maximum of five persons. Each bedroom is proposed for single occupancy. The application is therefore for a small HMO within Use Class C4.

1.3 This statement describes the proposal, identifies the relevant planning policy framework and assesses the principal planning considerations arising from the proposed five-person C4 use.

1.4 This statement is submitted alongside the application form, location and block plans, existing and proposed drawings, HMO Management and Supervision Plan and Parking & Transport Statement.

2. Site and Surroundings

2.1 The application property is 26 Warwick Road, West Drayton. The site lies within the West Drayton 2022 ward of the London Borough of Hillingdon.

2.2 Warwick Road is predominantly residential in character, with established housing along the street. The property is located within West Drayton with access to local shops, services, bus routes and rail services. The proposal retains a residential use and does not introduce a commercial or institutional form of occupation.

2.3 The application relates to the residential use of the property as a small C4 HMO. The application drawings identify the physical arrangement of the accommodation and associated frontage facilities.

2.4 The submitted site layout identifies the front curtilage arrangements for off-street parking, secure covered cycle storage, refuse and recycling storage and a clear pedestrian route to the principal entrance.

3. Relevant Planning History

3.1 Hillingdon Council records show that planning reference 4535/APP/2026/1026 at 26 Warwick Road was approved on 8 June 2026. The proposal was for a Certificate of Lawful Development for the proposed conversion of the garage to a habitable room and conversion of the roof space to habitable use, including a rear dormer, two front roof lights and conversion from hip to gable.

3.2 Hillingdon Council records also show planning reference 4535/APP/2026/1146 for 26 Warwick Road, relating to a proposed single-storey rear extension extending 4.00 metres beyond the rear wall of the original dwelling. This forms part of the relevant planning history and is reflected in the application drawings where applicable.

3.3 The application drawing set is intended to present the property consistently with the relevant lawful and approved works forming part of the site context.

3.4 Of particular relevance to the local context, Council records identify a Certificate of Lawful Development for an existing C4 HMO at 32 Warwick Road (reference 14276/APP/2026/739). This property is included within the Policy DMH 5 concentration assessment where it falls within the prescribed assessment area.

4. Proposed Development

4.1 Planning permission is sought for:

> "Change of use of the existing dwellinghouse (Use Class C3) to a five-bedroom House in Multiple Occupation (Use Class C4) for a maximum of five occupants."

4.2 The proposed occupancy would be limited to five residents, with one resident per bedroom. The proposed floor plan provides a combined kitchen/dining/living room of 19.25 m^2 and five bedrooms, each labelled for single occupancy. Each bedroom is also shown with its own en-suite facility.

4.3 The proposed floor plan identifies Bedroom 1 at 13.43 m^2, Bedroom 2 at 11.83 m^2, Bedroom 3 at 8.03 m^2, Bedroom 4 at 13.62 m^2 and Bedroom 5 at 13.07 m^2. Each room is identified for single occupancy and is served by an en-suite facility. The communal kitchen/dining/living room measures 19.25 m^2 and remains available to all residents.

4.4 A separate HMO Management and Supervision Plan accompanies the application and establishes arrangements for occupancy control, refuse and recycling, inspections, maintenance, garden upkeep, neighbour amenity, emergency contacts and statutory safety management.

5. Planning Policy Framework

5.1 National Planning Policy Framework (August 2026)

The National Planning Policy Framework (NPPF), published on 17 August 2026, is a material consideration in planning decisions in England. Its decision-making, housing, design, transport, amenity and effective-use-of-land objectives are relevant to the proposal.

5.2 London Plan

The London Plan 2021 remains the adopted Spatial Development Strategy and forms part of the statutory development plan. Relevant considerations include good design, quality of residential accommodation, transport, cycle parking, waste and the protection of residential amenity. A new Draft London Plan was published for statutory consultation in July 2026; it is not yet the adopted London Plan.

5.3 Hillingdon Local Plan

The Hillingdon Local Plan Part 1: Strategic Policies (2012) and Local Plan Part 2: Development Management Policies (2020) form part of the development plan. The most directly relevant HMO policy is Policy DMH 5, alongside policies dealing with housing standards, private outdoor amenity space, design, neighbour amenity, highways, cycling and vehicle parking.

Policy / Document	Relevance to Proposal
Hillingdon Policy DMH 5	HMO concentration, living conditions, character, parking, waste, amenity and other planning standards.
Hillingdon Policy DMHB 16	Housing standards and quality of residential accommodation.
Hillingdon Policy DMHB 18	Private outdoor amenity space.
Hillingdon Policies DMT 1, DMT 2, DMT 5 and DMT 6	Transport impacts, highway safety, walking/cycling and vehicle parking.
London Plan 2021	Strategic design, housing quality, amenity, transport and sustainable development policies.
NPPF 2026	National decision-making framework and material planning considerations.

6. Article 4 Direction and Principle of C4 Use

6.1 Hillingdon Council has confirmed that planning permission is now required throughout the borough to convert a dwellinghouse (Use Class C3) to an HMO occupied by three or more unrelated people sharing facilities (Use Class C4). The borough-wide Article 4 Direction came into force on 11 December 2025.

6.2 The Article 4 Direction does not establish a presumption against HMOs. Its effect is to require an application so that the Council can assess the proposal against the development plan and other material considerations.

6.3 The proposal is for five occupants only and therefore falls within Use Class C4. It is materially different in scale from a large HMO for more than six unrelated occupiers, which would be sui generis.

7. Policy DMH 5 - HMO Concentration

7.1 Policy DMH 5 contains specific criteria intended to manage concentrations of HMOs and student accommodation in areas covered by an Article 4 Direction. The borough-wide Article 4 Direction came into force on 11 December 2025 and the criteria are therefore directly relevant to this C3 to C4 application.

7.2 Criterion B(iii) of Policy DMH 5 requires fewer than 15% of properties within 100 metres of the street length either side of the application property to fall within the categories identified by the policy, including licensed HMOs, properties benefiting from C4/Sui Generis HMO planning consent and properties otherwise known to the Council as HMOs. The assessment must include the proposed HMO when considering the post-development position.

7.3 Evidence review. Public HMO register information identifies currently licensed HMOs at Nos. 32, 39 and 53 Warwick Road, and Council planning records also confirm a Certificate of Lawful Existing Use for the C4 HMO at No. 32 (14276/APP/2026/739). Historic licence entries for Nos. 10 and 14 have expired or lapsed; because licence expiry does not by itself establish that a C4 use ceased, these are counted in the more conservative sensitivity scenario. This evidence establishes potential HMO statuses only; each property must also be confirmed as falling within the 100 m policy assessment area.

DMH 5 Evidence Item	Desk-based assessment
100 m street-length assessment area	Blue line marked on the supplied OS-based concentration plan; final 100 m street-length measurement and residential property count to be verified.
Active/confirmed HMO evidence	Current register evidence: 32, 39 and 53 Warwick Road; 10 and 14 are historic entries (subject to boundary checks)
32 Warwick Road	Council CLD approved May 2026 for existing Class C4 HMO
14 Warwick Road	Historic HMO licence expired 24 March 2025; not shown active in July 2026 register - Council status check required
Working numerator including No. 26 proposal	4 current/proposed; 5 including historic No. 10; 6 including historic Nos. 10 and 14 (only if within the policy boundary)
Threshold sensitivity	On 52 listed addresses: 4/52 = 7.69%; 5/52 = 9.62%; 6/52 = 11.54%. Denominator remains unverified geographically.
Final evidence required	Confirm measured blue 100 m street-length limits, independently reconcile address points (52 listed versus 56 previously claimed), and check Council HMO and student records

7.4 The Appendix B schedule currently lists 52 distinct residential address points, counted individually from the rows of the schedule. This corrects the previous statement that the schedule contained 56. Including Nos. 32, 39 and 53 Warwick Road and the proposed No. 26, there are four relevant properties in the initial scenario (4/52 = 7.69%). If the historic licence at No. 10 remains relevant, this becomes 5/52 = 9.62%. Counting both historic Nos. 10 and 14 produces 6/52 = 11.54%. The figures are indicative, not a confirmed Policy DMH 5 compliance finding: every address and HMO must be verified as falling within the correctly measured 100 m street-length assessment area, and any additional Council-known HMO/student properties checked, before determining the final numerator and denominator.

8. Standard of Accommodation

8.1 The proposed floor plan demonstrates a five-bedroom, five-person arrangement with a 19.25 m^2 combined kitchen/dining/living room and an en-suite to each bedroom. Hillingdon's HMO licensing space standards identify a minimum bedroom size of 6.51 m^2 for single occupancy where a separate shared kitchen is provided. The stated bedroom areas all exceed that numerical minimum.

8.2 The accommodation shown on the proposed floor plan is summarised below:

Room	Occupancy	Floor Area	Notes
Bedroom 1	1 person	13.43 m^2	Single occupancy; en-suite shown
Bedroom 2	1 person	11.83 m^2	Single occupancy; en-suite shown
Bedroom 3	1 person	8.03 m^2	Single occupancy; verify net area excludes en-suite
Bedroom 4	1 person	13.62 m^2	Single occupancy; en-suite shown
Bedroom 5	1 person	13.07 m^2	Single occupancy; en-suite shown
Kitchen / dining / living	Shared	19.25 m^2	Combined communal room
En-suite facilities	One per bedroom	See final drawings	Five en-suites shown

8.3 Bedroom 3 is the smallest room at 8.03 m^2 and is identified for single occupancy. The five-person occupancy cap is carried consistently through the application description and HMO Management and Supervision Plan.

9. Residential Amenity and Character

9.1 The proposal remains residential in nature. A five-person shared household can operate within a conventional residential property without necessarily giving rise to unacceptable impacts, provided the intensity of occupation is appropriately controlled and the property is effectively managed.

9.2 The proposal is limited to five single-occupancy bedrooms and a maximum of five residents. The accompanying management arrangements provide procedures for noise, refuse, maintenance and neighbour complaints.

9.3 Where no material external alterations are proposed as part of the HMO application, the visual character of the dwelling and street would remain substantially unchanged. Any proposed external works must, however, be shown accurately on the submitted plans and assessed on their own merits.

9.4 Refuse and recycling storage is located within a dedicated front-curtilage area, separate from the parking spaces, cycle store and pedestrian route. The HMO Management and Supervision Plan places responsibility on the manager for monitoring waste arrangements.

10. Parking, Highways and Sustainable Transport

10.1 Parking demand is a material consideration under Policy DMH 5 and the Council's transport policies. The frontage arrangement provides two off-street parking spaces with direct access from Warwick Road, five secure covered cycle spaces and a separate pedestrian route to the principal entrance.

10.2 The site is in West Drayton, an established urban area with access to public transport, local shops and services. The proposal remains residential in character and is limited to five occupants.

10.3 Five secure and covered cycle spaces are provided within the front curtilage, with direct access from Warwick Road and without requiring bicycles to be taken through the dwelling.

10.4 The accompanying Parking & Transport Statement assesses the two-space on-site provision against the applicable HMO parking standard and identifies parking-stress evidence as the appropriate means of considering the one-space numerical difference in the context of local conditions.

10.5 Independent Parking Stress Survey
An independent Parking Stress Survey was undertaken by YES Transport Services Ltd in October 2026 to assess the availability of on-street parking within the vicinity of the application site. The survey was conducted in accordance with the Lambeth Methodology, a recognised approach for assessing residential parking demand, covering streets within approximately 200 metres walking distance of the site.

Surveys were undertaken at 01:30 hours on Tuesday 6 October 2026 and Wednesday 7 October 2026, representing overnight periods when residential parking demand would typically be at its highest.

The survey identified a total of 172 on-street parking spaces within the assessment area, with the following results:

Survey Date	Vehicles Parked	Available Spaces	Parking Stress
6 October 2026	116	56	67.44%
7 October 2026	115	57	66.86%

The survey demonstrates that a substantial level of on-street parking capacity remained available during both survey periods, with parking occupancy below 70%.

10.6 Justification for Parking Provision
The proposed development provides two off-street parking spaces within the front curtilage, compared with the three spaces identified under Hillingdon's adopted parking standards for a five-person HMO.

The resulting shortfall of one parking space should be considered in the context of the independently assessed parking conditions. The survey demonstrates that a minimum of 56 on-street parking spaces remained available within the surrounding residential streets during the surveyed overnight periods.

Even if the development generated demand for one additional on-street parking space, the survey results indicate sufficient available capacity to accommodate that demand without materially increasing local parking stress.

Furthermore, the proposal provides five secure and covered cycle parking spaces, equivalent to one space per occupant, encouraging sustainable travel and reducing reliance on private vehicles.

10.7 Highway Safety and Planning Considerations

The findings of the independent parking survey provide supporting evidence that the proposed parking arrangement can be accommodated without causing an unacceptable impact on local parking conditions.

The development retains two off-street parking spaces, provides secure cycle storage for all five occupants and maintains dedicated pedestrian access and refuse storage within the front curtilage.

Having regard to the findings of the independent parking survey, the limited scale of the proposed five-person HMO and the on-site parking provision, it is considered that the proposal would not result in unacceptable parking stress or highway safety impacts.

The proposed parking provision is therefore considered acceptable in the context of Policy DMT 6 of the Hillingdon Local Plan Part 2.

The full independent Parking Survey Report prepared by YES Transport Services Ltd, dated October 2026, accompanies the planning application.

11. Refuse, Recycling and Cycle Storage

11.1 The proposed site layout identifies dedicated refuse and recycling storage within the front curtilage, positioned for convenient resident use and collection while remaining separate from parking, cycle storage and pedestrian access.

11.2 Secure covered cycle storage for five bicycles is positioned within the front curtilage and accessed directly from Warwick Road.

11.3 The HMO Management and Supervision Plan requires residents to use the designated facilities and places responsibility on the manager for monitoring bin presentation, waste accumulation and maintenance of the cycle store.

12. Private Outdoor Amenity Space

12.1 The rear garden provides shared private outdoor amenity space for residents and remains available for communal use.

12.2 The garden is retained as shared amenity space and its upkeep forms part of the HMO management arrangements.

13. HMO Management

13.1A The managing agent or designated property manager has not yet been appointed. Subject to the granting of planning permission, suitable management arrangements will be established before first occupation of the property as an HMO. The appointed manager will implement the accompanying HMO Management and Supervision Plan and provide residents with the relevant management and emergency contact details. The application therefore sets out proposed operational commitments rather than representing that a managing agent is already in place.

13.1 A separate HMO Management and Supervision Plan accompanies the application. It provides the operational framework for the five-person shared use and addresses occupancy control, inspections, maintenance, refuse, noise, complaints, parking, cycles and statutory safety management.

- Maximum occupancy of five persons and one person per bedroom.
- Named landlord/managing agent and 24-hour or appropriate emergency contact arrangements.
- Regular property inspections and maintenance procedures.
- Cleaning and upkeep of communal areas and the garden.
- Refuse and recycling procedures and monitoring.

- Noise, nuisance and anti-social behaviour rules and escalation procedure.
- Fire safety management and periodic review of relevant systems.
- Cycle and vehicle parking arrangements.
- Procedure for responding to neighbour complaints.

13.2 Planning permission and HMO licensing are separate regulatory regimes. Any licence required by Hillingdon Council must be obtained independently and the property must comply with applicable housing and fire safety requirements.

14. Planning Balance

14.1 The application proposes a small, five-person HMO within Use Class C4. The proposal would make use of an existing residential property to provide shared accommodation without seeking the materially greater intensity associated with a large sui generis HMO.

14.2 The relevant planning considerations include living conditions, HMO concentration, residential amenity, character, parking, waste, cycle storage and outdoor amenity space. The submitted documents address these matters in the context of the defined five-person use.

14.3 The property-by-property schedule currently contains 52 listed addresses. On that provisional denominator, counting the proposed No. 26, licensed HMOs at Nos. 32, 39 and 53, and historic entries at Nos. 10 and 14 as a precaution gives 6/52 = 11.54%. This remains below 15% on the stated assumptions, but confirmation of the 100 m boundaries, qualifying addresses and Council-held HMO records is necessary before relying on the calculation for policy compliance.

14.4 The application package provides measurable information on the DMH 5 concentration calculation, accommodation, management and frontage arrangements, allowing the proposal to be assessed against the relevant development-plan policies.

15. Conclusion

15.1 Planning permission is sought for the change of use of 26 Warwick Road from a C3 dwellinghouse to a five-bedroom C4 HMO for a maximum of five occupants.

15.2 The proposed floor plan supports the defined low-intensity occupation: five single-occupancy bedrooms, individual en-suite facilities and a 19.25 m^2 combined kitchen/dining/living room. The stated bedroom areas are 13.43 m^2, 11.83 m^2, 8.03 m^2, 13.62 m^2 and 13.07 m^2, providing a clear accommodation basis for the proposed five-person C4 use.

15.3 The Appendix B schedule contains 52 addresses, not 56. On an indicative and conservatively inclusive basis, the proposed No. 26 together with Nos. 10, 14, 32, 39 and 53 produces a concentration of 6/52 = 11.54%. The final assessment must be recalculated following scaled-boundary and address verification; the indicative figure is not presented as independently verified compliance with Policy DMH 5.

15.4 The applicant respectfully requests that the London Borough of Hillingdon considers the proposal having regard to the complete submission package and grants planning permission where the submitted evidence demonstrates compliance with the relevant development plan policies.

Appendix A - Key Planning References

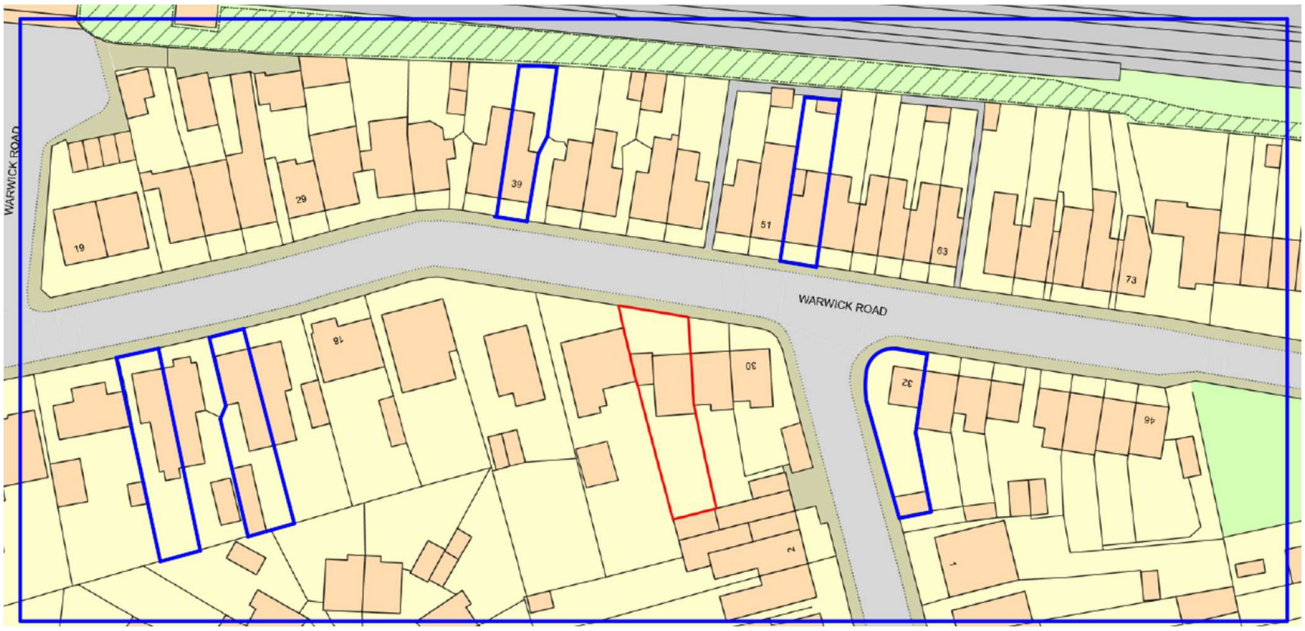
Reference	Purpose

Hillingdon Council - Article 4 Directions: Houses of Multiple Occupation	Confirms planning permission is required for C3 to C4 changes throughout the borough.
Hillingdon Article 4 Direction - C4 HMOs, dated 10 December 2025	Direction states it came into force on 11 December 2025.
Hillingdon Local Plan Part 2 - Development Management Policies (adopted 2020)	Includes Policy DMH 5 and other relevant development management policies.
National Planning Policy Framework, Ministry of Housing, Communities and Local Government, 17 August 2026	Current national planning policy framework.
London Plan 2021	Current adopted Spatial Development Strategy for Greater London.
Draft London Plan 2026	Published for statutory consultation in July 2026; not yet adopted.
Hillingdon planning ref. 4535/APP/2026/1026 - 26 Warwick Road	Approved Certificate of Lawful Development for proposed garage/roof alterations.
Hillingdon planning ref. 14276/APP/2026/739 - 32 Warwick Road	Approved Certificate of Lawful Development for existing C4 HMO use predating the Article 4 Direction.
Hillingdon HMO space/amenity standards (current licensing guidance)	Single-occupancy bedroom minimum 6.51 m^2 with separate shared kitchen; en-suite bathroom/shower floor area is discounted from bedroom area. Used as a housing-standard cross-check alongside the planning assessment.

APPENDIX B
DMH 5 HMO CONCENTRATION ASSESSMENT PLAN

26 Warwick Road, West Drayton, UB7 9BZ

Proposed change of use from C3 dwellinghouse to a 5-bedroom, 5-person C4 HMO



1. Policy test

Policy DMH 5(B)(iii) of the Hillingdon Local Plan Part 2 requires the proportion of relevant HMO/student properties within 100 metres of street length either side of the application property to remain below 15%. The policy includes licensed HMOs, properties with C4/Sui Generis HMO planning consent, student council-tax exemptions and properties otherwise known to the Council to be HMOs.

2. Evidence identified

Property	Evidence	Status at 18 Sep 2026	Treatment in assessment
10 Warwick Road	Hillingdon HMO register entry; licence expiry 17 Aug 2026	Licence expiry has passed; renewal/current use not verified	Sensitivity case only until Council confirms current HMO status
14 Warwick Road	Historic HMO register entry; licence expired 24	Historic/expired	Do not count unless Council confirms it

	Mar 2025		remains a known HMO or has relevant planning status
26 Warwick Road	Application site	Proposed C4 HMO	Count proposal in post-development scenario
32 Warwick Road	Certificate of Lawful Existing Use ref. 14276/APP/2026/739; HMO register evidence	Existing C4 / HMO evidence current	Count
39 Warwick Road	Hillingdon HMO register, licence to 7 Dec 2028	Current licensed HMO	Count
53 Warwick Road	HMO register evidence to 18 Oct 2028	Current licensed HMO	Include in all provisional calculation scenarios, subject to confirmation within the measured 100 m street-length boundary

3. Indicative property schedule

The table below lists 52 distinct residential address points (26 paired rows), notwithstanding the earlier reference to 56. The schedule has been checked arithmetically for duplicated listed addresses, but has not been independently geospatially validated against the blue 100 m street-length boundary. Inclusion of every address, and identification of every relevant HMO or student property, must be checked before submission.

Address	Status	Address	Status
10 Warwick Road	Review	12 Warwick Road	No HMO evidence identified in desk review
14 Warwick Road	Historic	16 Warwick Road	No HMO evidence identified in desk review
18 Warwick Road	No HMO evidence identified in desk review	19A Warwick Road	No HMO evidence identified in desk review
19B Warwick Road	No HMO evidence identified in desk review	20 Warwick Road	No HMO evidence identified in desk review
21A Warwick Road	No HMO evidence identified in desk review	21B Warwick Road	No HMO evidence identified in desk review
22A Warwick Road	No HMO evidence identified in desk review	22B Warwick Road	No HMO evidence identified in desk review
23 Warwick Road	No HMO evidence identified in desk review	24 Warwick Road	No HMO evidence identified in desk review
25 Warwick Road	No HMO evidence identified in desk review	26 Warwick Road	Proposal
27 Warwick Road	No HMO evidence identified in desk review	28 Warwick Road	No HMO evidence identified in desk review

29 Warwick Road	No HMO evidence identified in desk review	30 Warwick Road	No HMO evidence identified in desk review
31 Warwick Road	No HMO evidence identified in desk review	32 Warwick Road	Count HMO
33 Warwick Road	No HMO evidence identified in desk review	34 Warwick Road	No HMO evidence identified in desk review
35 Warwick Road	No HMO evidence identified in desk review	36 Warwick Road	No HMO evidence identified in desk review
37 Warwick Road	No HMO evidence identified in desk review	38 Warwick Road	No HMO evidence identified in desk review
39 Warwick Road	Count HMO	40 Warwick Road	No HMO evidence identified in desk review
41A Warwick Road	No HMO evidence identified in desk review	41B Warwick Road	No HMO evidence identified in desk review
42 Warwick Road	No HMO evidence identified in desk review	43 Warwick Road	No HMO evidence identified in desk review
44 Warwick Road	No HMO evidence identified in desk review	45 Warwick Road	No HMO evidence identified in desk review
46 Warwick Road	No HMO evidence identified in desk review	47 Warwick Road	No HMO evidence identified in desk review
48 Warwick Road	No HMO evidence identified in desk review	49 Warwick Road	No HMO evidence identified in desk review
50 Warwick Road	No HMO evidence identified in desk review	51 Warwick Road	No HMO evidence identified in desk review
52 Warwick Road	No HMO evidence identified in desk review	53 Warwick Road	Current licensed HMO; count if within 100 m assessment area
54 Warwick Road	No HMO evidence identified in desk review	55 Warwick Road	No HMO evidence identified in desk review
56 Warwick Road	No HMO evidence identified in desk review	57 Warwick Road	No HMO evidence identified in desk review
58 Warwick Road	No HMO evidence identified in desk review	59 Warwick Road	No HMO evidence identified in desk review
60 Warwick Road	No HMO evidence identified in desk review	61 Warwick Road	No HMO evidence identified in desk review

4. Sensitivity calculation

Using the 52 addresses actually listed below, the indicative sensitivity outcomes are (subject to boundary and HMO-status verification):

Scenario	HMO count incl.	Denominator	Indicative proportion

	proposal		
Current licensed Nos. 32, 39, 53 plus proposed No. 26	4	52	7.69%
Above plus expired licence entry No. 10	5	52	9.62%
Above plus expired licence entry No. 14	6	52	11.54%

Interpretation: on the 52 listed addresses, counting current register entries at Nos. 32, 39 and 53 together with the proposal at No. 26 produces 4/52 = 7.69%. Including former licence entries at No. 10 and then No. 14 gives 5/52 = 9.62% and 6/52 = 11.54% respectively. These are desk-based scenarios, not verified final concentration figures. The 100 m street-length boundary, the address schedule, and Council records of licensed/consented/known HMO or qualifying student properties need checking before submission.

Sources checked

- London Borough of Hillingdon, Local Plan Part 2 - Development Management Policies (2020), Policy DMH 5.
- Hillingdon planning application 14276/APP/2026/739, 32 Warwick Road - lawful existing C4 HMO use, approved 11 May 2026.
- Hillingdon HMO register/public register evidence for Warwick Road, including No. 39 and historic/expired entries at Nos. 10 and 14.
- Public address records for Warwick Road UB7 9BZ, used for the address schedule.