

Lawful Development Statement

Site Address: 18 Redmead Road, Hayes, UB3 4AU

Application ref: PP-15056664

Approved Development: Change of use from a Class C4 (HMO) to a Sui Generis 6-bed, 7 person HMO with the conversion of roof space to habitable use to include a rear dormer and one front roof light; including associated bin and bike storage

Introduction:

This statement is submitted in support of an application for a Lawful Development Certificate to confirm that planning permission reference 47363/APP/2023/1245 was lawfully commenced before the expiry of the permission.

Planning permission was granted on 22.06.2023 for the Change of use to HMO and erection of a rear dormer. The permission was subject to the standard time limit requiring development to begin not later than 21.06.2026

Prior to the expiry of the permission, works were undertaken on site which amounted to a material operation for the purposes of section 56 of the Town and Country Planning Act 1990. The works comprised the installation of a ridge beam.

These works were carried out in accordance with the approved development and formed part of the planning permission granted under reference 47363/APP/2023/1245. As such, the development was begun within the required time period and the permission has been lawfully implemented.

The application is supported by evidence demonstrating the commencement of works before the expiry date, including Photographs and Building control inspection notice. This evidence shows, on the balance of probability, that a material operation was carried out before the permission expired.

On this basis, the Council is respectfully requested to issue a Lawful Development Certificate confirming that the planning permission has been lawfully commenced and remains extant.