

Planning Statement

Address: 27, Chippenham Close, Pinner, HA5 2NF

1. Introduction

The proposal seeks a Lawful Development Certificate for continuous use of existing property as House of Multiple Occupation (HMO) (Use Class C4).

2. Site and Surroundings

The property is a two-storey semi-detached property located in a predominantly residential area. The application site is not located in an article 4 Direction nor within a conservation area.

3. Legislation

Class L: Small HMOs to Dwellinghouses and Vice Versa.

Class L of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) permits the change of use from C3 (dwellinghouse) to C4 (small house in multiple occupation) and vice versa. HMOs are small, shared houses or flats occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as kitchen, dining or garden.

The proposal

Given the application site has not yet been covered by an Article 4 Direction restricting permitted development rights, the host building could be converted into a C4 small HMO under Class L of Schedule 2, Part 3 of the GPDO.

Permission is being sought on the basis that the conversion did not require planning permission and complies with Class L of Schedule 2, Part 3 of the GPDO. In this case, under Class L the key considerations are:

- ❖ whether the property is occupied by no more than 6 unrelated individuals.
- ❖ whether the property falls under the definition of 'HMO', i.e. the residents share basic amenities such as kitchen, dining, garden.

The tenants share the communal areas like the kitchen, dining room and garden amenity space and the property will not accommodate more than 6 individuals.

Accompanying documents submitted in support of the application:

Floor and elevation plans

Shorthold Tenancy Agreements for the occupants of rooms 3,4 & 5

Rent deposit protection certificate for the occupants of rooms 3, 4 & 5

Bank statements showing rent payment for the occupants of rooms 3, 4 & 5.

CONCLUSION

The proposal falls within the provisions of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). It is therefore kindly anticipated that the Council would grant an existing Lawful Development Certificate.