

SUPPORTING STATEMENT

Certificate of Lawful Development – Existing Use

24 Maple Avenue, West Drayton, UB7 8LT

This application seeks a Certificate of Lawful Development under section 191 of the Town and Country Planning Act 1990 confirming the existing use of 24 Maple Avenue as a small House in Multiple Occupation within Use Class C4.

The Property changed from Use Class C3 to Use Class C4 prior to the introduction of Hillingdon Council's borough-wide Article 4 Direction on 11 December 2025.

By 30 March 2025, the Property was occupied residentially by three unrelated persons forming more than one household, who occupied separate bedrooms with en-suites and shared the kitchen and other communal facilities. The Property was therefore in C4 use by that date.

At the time the C4 use commenced, a change of use from C3 to C4 was permitted development under Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Hillingdon's subsequent Article 4 Direction removed this permitted development right from 11 December 2025. It does not affect a C3 to C4 change of use which had already lawfully taken place.

The evidence submitted in support of the application includes:

- head tenancy;
- individual sub-tenancies/occupancy agreements;
- occupancy schedule;
- confirmation from the company tenant;
- HMO licensing documentation;
- Council Tax documentation;
- water bills;
- cleaning invoices;
- historic letting advertisements; and

- existing floor plans.

The sub-tenancies and occupancy schedule demonstrate that at least three unrelated persons were concurrently resident at the Property by 30 March 2025. The remaining documentation provides further contemporaneous and corroborative evidence of the residential HMO use.

The relevant test for an application under section 191 is the balance of probability. The evidence submitted provides a consistent documentary record demonstrating that the Property was already operating as a small HMO within Use Class C4 substantially before the Article 4 Direction came into force and has continuously done so thereafter.

Accordingly, the applicant respectfully requests that the Council issue a Certificate of Lawful Development confirming the existing use of 24 Maple Avenue, West Drayton, UB7 8LT as a small HMO within Use Class C4.