

DESIGN & ACCESS STATEMENT

LDC (EXISTING USE) – USE CLASS C4 HMO
38 Craig Drive, Uxbridge, UB8 3HL

1. Introduction

This Design & Access Statement supports an application for a Lawful Development Certificate (Existing Use) confirming that 38 Craig Drive, Uxbridge UB8 3HL is currently in use as a C4 House in Multiple Occupation (HMO).

The application does not rely on the 10-year rule.

Instead, it is based on:

- clear, consistent evidence demonstrating that the property is currently occupied by three unrelated tenants,
- each forming separate households,
- each with independent tenancy agreements,
- sharing communal kitchen and bathroom facilities.

This pattern of occupation meets the statutory definition of a C4 HMO under the Use Class Order and the Housing Act 2004.

The LDC is sought to confirm that the existing use of the property at the date of application is C4.

2. Description of the Site

38 Craig Drive is a two-storey residential property located within a suburban residential area. The dwelling contains:

- Individual lockable bedrooms
- Shared kitchen
- Shared bathroom
- Shared internal circulation space

No physical works are proposed as part of this LDC.

3. Description of Existing Use (C4 HMO)

The property is currently operating as a C4 HMO, with:

- Three unrelated adults residing at the property
- Each occupying their own bedroom
- Each holding their own Assured Shorthold Tenancy
- Each paying their rent separately
- All tenants sharing communal kitchen, living/dining and bathroom.

The occupation pattern satisfies the definition of a small HMO under Use Class C4.

The evidence demonstrates that the HMO use has existed:

from the date the three current tenants moved in
and continues uninterrupted to the date of this application.

The applicant is not claiming 10-year continuous HMO use, only that the existing use today is C4.

4. Evidence Submitted

The evidence confirms actual, current C4 HMO use.

4.1 Tenancy Agreements

- Room 2 – Jamie Gibbs, AST dated 27 Nov 2025
- Room 3 – Fahad Al Bakri, AST dated 27 Nov 2025
- Room 1 – Neal Crighton, evidenced through Assured Shorthold Tenancy Agreement, Landlord statement and Bank Statement

These demonstrate:

- Three separate tenancies
- Separate households
- Classic C4 HMO occupation

4.2 Landlord Rent Statement

Shows:

- Three tenants
- Three separate rents paid
- £574.73 per room
- Individual households
- Manager involvement

This is direct evidence of active C4 HMO use.

4.3 Deposit Protection Certificates

These confirm:

- Individual tenants
- Separate contracts
- Separate deposits
- Reinforcing the C4 pattern of occupation

4.4 Bank Statement

These confirm:

- Rent payments

5. Planning Considerations

5.1 Lawful Existing Use Test

To be granted an LDC (existing use), the applicant must demonstrate:

- The use exists on the date of the application,
- The evidence is sufficiently precise and unambiguous.

This application satisfies the test because all evidence confirms that:

The property is in C4 HMO use TODAY,
with three unrelated tenants, each separately contracting and paying rent.

5.2 No Article 4 Direction

There is no Article 4 Direction in this area removing the ability to operate a C4 HMO.

Even though PD rights are not the basis of the application, the absence of Article 4 supports the legitimacy of the C4 use.

6. Design

No design changes are proposed.

No physical development is being carried out.

7. Access

There is no change to:

- Pedestrian access
- Parking

- Highway use
- Emergency access

The use is solely internal.

8. Conclusion

The evidence submitted demonstrates clearly that:

- The property is currently in C4 HMO use;
- The occupation pattern comprises three unrelated tenants, each forming a separate household;
- Tenancy agreements, rental statements, deposit protection, and bank statement evidence all confirm this;
- The use is lawful and qualifies for a Lawful Development Certificate (Existing Use).

The Council is therefore respectfully requested to issue a:

Lawful Development Certificate confirming the existing use of 38 Craig Drive as a C4 House in Multiple Occupation.