

PLANNER CHECKLIST

Delegated Draft notice done by *Jonathan Hartnett*

on: 19.12.2017

List of Neighbours etc notified from validation sheet cross-checked, amended, signed and dated

Delegated report on proposal considerations and reason for recommendation

Planning Application Monitoring Form completed?

Team Manager CHECKS done by:	on: 19.12.2017
Final version of report CLEARED by: AJ	on: 19.12.2017
Development Control Delegation on 19.12.2017	Form Type: LDC - APPROVE
Ward: Hanger Hill	Copies of Notice to: LPAC? <input type="checkbox"/>
PS Code: 26 - Cert of Lawful dev/appr alternative dev	Env Agency? <input type="checkbox"/> BWB? <input type="checkbox"/>
Decision Due: 26th December 2017	Eng.Heritage? <input type="checkbox"/> TFL? <input type="checkbox"/>

DRAFT NOTICE

TOWN AND COUNTRY PLANNING (General Permitted Development) (England) Order 2015

Application No: 178039CPL *Jonathan Hartnett*

To:
Mr George Prinos
Kappa Planning Ltd
19 Brookmead Way
Orpington
BR5 2BQ

I refer to your application dated **01.11.2017** proposing the following:

Change of use from a single family dwelling (use class C3) to a HMO House in Multiple Occupation (use class C4) for a maximum of 6 persons (Lawful Development Certificate for a Proposed Use)

and accompanied by plans or drawings under the reference(s):

DWG 01 (Location Plan) dated 01.11.2017, DWG 02 (Site Location Plan, Existing and Proposed Floor Plans, Elevations and Section) dated 01.11.2017 REV A dated 18.12.2017,

for :

33 Monks Drive Acton London W3 0EB

The Council of the London Borough of Ealing, the Local Planning Authority, hereby **GRANT** a certificate for the following reason.

Date: **19.12.2017**

Signature:

Chief Planning Officer

Schedule B
Application Ref No: 178039CPL Jonathan Hartnett

1 The proposed development described in the drawings DWG 02 (Site Location Plan, Existing and Proposed Floor Plans, Elevations and Section) dated 01.11.2017 REV A dated 18.12.2017 is lawful by virtue of Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) Order 2015.

INFORMATIVES:

- 1 This decision relates solely to the drawings submitted. If the development varies externally in any way from these drawings, this certificate will not apply to the development and it may be that the works involved require you to obtain prior Planning Permission from the Council.
2. The applicant is advised that Schedule 2, Part 3, Class L of the General Permitted Development Order 2015, provides for a House in Multiple Occupation (HMO) up to a maximum of six person occupancy only. Should the intended limit exceed six persons you would be required to apply for planning permission for a change of use to sui-generis.

SCHEDULE OF MATERIALS FOR APPROVED DETAILS
Application Ref No. 178039CPL Jonathan Hartnett

Site History:

App Number	Proposal	Status	Decision Date
178039CPL	Change of use from a single family dwelling (use class C3) to a HMO House in Multiple Occupation (use classC4) for a maximum of 6 persons (Lawful Development Certificate for a Proposed Use)	PDV	19.12.2017
P/2009/0349	Work to various trees in Hanger Hill Garden Estate (Six Weeks Notice)	NOOBJ	23.03.2009
P/2001/0675	Works to various trees over 7.5 cm in diameter described in Report received 14/03/2001 (Six Weeks Notice)	NOOBJ	24.07.2001
P/2000/3018	Replacement of front windows of house	REF	05.12.2000

P/2000/0674	Retention of paint work to rear elevation of dwellinghouse	APP	16.05.2000
38434/1	Replacement of front windows of house	REF	05.12.2000
38434	Retention of paint work to rear elevation of dwellinghouse	APP	16.05.2000

Recommendation:

The Council can reasonably grant a Certificate of Lawfulness in accordance with the terms of Schedule 2, Part 3, Class L of the General Permitted Development Order 2015 no. 596

Site Description:

The subject site is located on the eastern side of Monks Drive and contains a two storey, terraced dwellinghouse.

The site is located within the Hanger Hill Garden Estate.

Proposal

A Certificate of Lawfulness for proposed development is sought for the change of use from a single family dwelling house (C3 Use Class) to a House in Multiple Occupation (HMO) (Maximum of 6 persons)

Relevant Planning History:

No relevant planning history

Reasoned Justification, Remarks and Recommendation:

The Use Class Order of the General Permitted Development Order 2015 describes Houses in Multiple Occupation as the following:

Class C4: Houses in multiple occupation (3-6 occupants) covers small shared houses or flats occupied by between 3 and 6 unrelated individuals who share basic amenities.

Large houses in multiple occupation (those with more than 6 people sharing) - these are unclassified by the Use Classes Order. In planning terms they are described as being sui generis (of their own kind). In consequence, a planning application will be required for a change of use from a dwellinghouse to a large house in multiple occupation or from a Class C4 house in multiple occupation to a large house in multiple occupation where a material change of use is considered to have taken place.

Assessment

A Lawful Development Certificate for proposed use is sought for the change of use of the property into a HMO.

In terms of layout, five bedrooms are proposed. The applicant has confirmed that the HMO would accommodate up to a maximum of six persons. It should also be noted that there is no restriction by means of an Article 4 on Class L HMO conversions. As such, the proposal is in

Committee/Delegated Report

Application Number : 178039CPL

Location: 33 Monks Drive Acton London W3 0EB

accordance with Schedule 2, Part 3, Class L of the General Permitted Development Order 2015 no. 596 and therefore the Council can reasonably grant a Certificate of Lawfulness in this instance.

Conclusion

The Council can reasonably grant a Certificate of Lawfulness in accordance with the terms of Schedule 2, Part 3, Class L of the General Permitted Development Order 2015 no. 596