

<b>LDC (Proposed) Report</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	17/04/18
	N/A	<b>Cons. Expire:</b>	N/A
<b>Officer</b>		<b>Application Number(s)</b>	
Jaspreet Chana		2018/0695/P	
<b>Application Address</b>		<b>Authorised Officer Signature</b>	
90 Leverton Street London NW5 2NY			
<b>Conservation Area</b>		<b>Article 4</b>	
Kentish Town		N/A	
<b>Proposal</b>			
Change of use from HMO (House in Multiple Occupation) to C3 (Dwellinghouse)			
<b>Recommendation:</b>		Issue certificate of lawfulness	

**Site description:**

The application site comprises of end of terrace three storey property which lies to the north of Leverton Street and is currently vacant. The surrounding area is predominantly residential consisting of three storey terraces of similar size and design. The subject site is within Kentish Town Conservation Area.

**Planning History:**

There are no relevant planning history on this site.

**Proposal:**

The applicant is seeking confirmation that a proposed change of use from an HMO (house in multiple occupation) (Class C4) to residential (Class C3) use to provide a dwellinghouse is permitted development.

**Assessment:**

Looking into the history of the site there has been no legal permission for the dwelling to be used as a HMO (house in multiple occupation). The HMO licencing team were consulted about this site and they confirmed that no licence has been issued for this property to be used as a HMO and there is no history of it being used as one. However, they did confirm that the property was owned by the Housing Association who had used it for specialist housing and it was sold last year in an auction to the applicant of this application.

In addition to the above, a site visit was carried out at the property and it was found that the rooms within the property had numbers on the doors 1-5 suggesting that 5 people may have occupied the property sharing 1 communal kitchen, living room and garden area in the past. Further information from the agent suggests that the site was used as a women's refuge in the past however no legal documentation can confirm this. Given the above and that no more than 6 people occupied the property it is considered that it was in use as a HMO (house in multiple occupation) in its past years.

**Class C3 – Dwellinghouses**

Use as a dwellinghouse (whether or not as a sole or main residence) by -

- (a) A single person or by people to be regarded as forming a single household;

- (b) Not more than six residents living together as a single household where care is provided for residents; or
- (c) Not more than six living together as a single household where no care is provided to residents (other than a use within Class C4).

<p><b>Class L</b></p> <p>Development consisting of a change of use of a building—</p> <p>(a) from a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;</p> <p>(b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.</p>	
<p>If YES to any of the questions below, the proposal is not permitted development:</p>	<p>Yes/no</p>
<p>Would the development result in the use as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule?</p>	<p>No</p>
<p>Would the development result in use as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule?</p>	<p>No</p>
<p>Therefore, under Class L of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposed change of use is considered to be permitted development and does not require formal planning permission.</p> <p><b>Recommendation:</b> Issue certificate of lawfulness</p>	