



**Subject:**

2022/1143/P - 20 Busby Place



[Re: 2022/1143/P - 20 Busby Place](#)

We have just become aware of the retrospective application 2022/1143/P in relation to 20 Busby Place changing from being used as a single dwelling house to a house of multiple occupation (12 rooms). In addition, we have only recently become aware that this property has a sub-basement, unlike the rest of the terrace.

We object strongly to the change to HMO because permitting this change will allow the property to continue being a source of undue public nuisance as a result of it being an over occupied property.

Changing occupancy density from a family of usually 4-5 people to a property with 12 rooms which may in fact house many more in reality (boyfriends/girlfriends/partners) is a huge increase in occupant density and it is therefore no wonder antisocial noise emanates from the property and garden.

Indeed, excessive noise and disturbance from (very) late night parties and gatherings in the house and garden has become commonplace. This noise has significantly disrupted and negatively impacted the lives of me and my family and many other residents. The significant intensification of land use is unacceptable and almost inevitably impacts negatively on other residents in terms of antisocial noise.

The sound from this property reverberates and funnels between the channel of the Busby Place and Busby Mews houses, to cause massively increased sound levels, which cause huge disturbance from 20 Busby Place. The extra density of population arising from an HMO would significantly increase these unacceptable sound levels.

The plans that have been submitted are very confusing. The application is for 12 rooms. However, there are clearly 21 rooms available and drawn on the plans (albeit they are not labelled on the plans), in addition to the 1 lounge, 1 kitchen and 1 dining room. Our fear is that if the Council grants this application, the reality is that all 21 rooms will be filled with people. Again, even more significantly adding to the population density issues and anti-social noise in Busby Place.

We note that on the plans, the dining room and the lounge and two bedrooms (which are both in the sub-basement) do not have windows. Is it even acceptable for an HMO bedroom not to have windows?! Because they live in the dark, it forces them into the garden, creating more noise because of the extra population density.

There seems to be no record of planning permission for this sub-basement, notwithstanding that enforcement action was taken in 2009. If the square footage of the sub-basement is unlawful, surely this additional square footage cannot be taken into account when considering how many people the owners cram into the property. We wonder if this has any Modern Slavery implications?

On at least one occasion, fire engines have been called to the property. Has the Council checked the fire regulations and fire safety of the property given the risk to the entire terrace if a fire spreads from this property? Again, the additional number of people crammed into a small space materially increases the risk of fire from this property.

Busby Place resident

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