

15 Fleet Square
London
WC1X 0PA

Re Planning Application for Change of Use: single family dwellinghouse (Class C3) to a mixed use of single family dwelling house and short-term let property (Sui Generis).

Dear Planning Department,

in support of my application for change of use I would like to advise you of the following information around the situation.

Currently the property is our family home and we rent it out some weekends on Airbnb as we have done since 2015. We have another property in East Sussex. Due to the work from home situation post-pandemic combined with the building site on the Eastman Dental Hospital Site it is not tenable for me to live and work full time at the property so I now base myself mostly in East Sussex.

My husband stays at Fleet Square whilst working in London midweek, the children are based there between university/college and I stay at the house a few nights each week for work meetings and to see friends/neighbours and be active in our community. I have sustained my role as community leader for the New Calthorpe Estate TRA - working with neighbours to improve our estate and liaising with local councillors on their behalf to get better conditions and physical improvements for local people. I have been chair of the TRA on and off since 2005. I also sit on the Eastman Community Liaison Group (ECLG) to represent our estate and liaise with UCL Estates to ensure residents of our estate are heard, not overlooked and are treated with consideration. Furthermore I am currently acting co-chair of the Mount Pleasant Neighbourhood Forum which is in the process of applying for re-designation.

Under local law we can only short let our property 90 nights each year. To cover current costs without selling the property, renting it out full time or on multiple 90 day lets (which are permitted by law and we believe would create greater transience in the community) we ask to increase this number to 125 - to account for weekends, public holidays and our own holiday.

Whilst letting via Airbnb since 2015, we have been employing local people to help with the cleaning and laundry, without any interruption or disturbance to my neighbours who are fully on board with how we use our home. They in fact are happy that we are able to stay as local residents and not let the property full time. 95% of the Airbnb stays are only for 2 nights in any one week with guests in the area for tourism. Our property being South of the Euston Rd and close to Kings Cross/St Pancras means it is perfectly positioned for such.

The estate has had its fair share of issues with one private landlord letting to students while also being assailed on all sides by large developers that few council tenants know how to stand up to. We seek to limit any further transient additions to our community by maintaining our presence and community activities whilst being able to afford to necessarily work elsewhere.

Yours sincerely



Julie Riley