HUNTINGDONSHIRE DISTRICT COUNCIL

25/00399/CLPD

OFFICER REPORT

Case No: **25/00399/CLPD** **Certificate of Lawfulness proposed**

Proposal: **Lawful development certificate for proposed change of use from C3 - Dwellinghouse to C4 - House in Multiple Occupation (6no. bedrooms/6no. occupants).**

Location: **28 Ermine Street Huntingdon PE29 3EX**

Applicant: **Mr Owen Dixon**

Grid Ref: **523451 272324**

DESCRIPTION OF SITE AND APPLICATION
This application relates to a two storey semi-detached Victorian residential dwelling with attic accommodation and bay windows to the front and in an established residential area within the Huntingdon Conservation Area.

This application is for a Certificate of Lawful (proposed) Development for the change of use from C3 – dwellinghouse, to C4 - House in Multiple Occupation (6 no. bedrooms/6 no. occupants)

NATIONAL GUIDANCE
Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) Order 2015 (Amended)
Town and Country Planning (Use Classes) Order 1987 (Amended)

PLANNING HISTORY

None

CONSULTATIONS
N/a

REPRESENTATIONS
N/a

SUMMARY OF ISSUES
The proposed alterations must be assessed against the GPDO 2015 (Amended) to determine whether the alterations are 'permitted development' or would require an application to be submitted for planning permission.

SMALL HMOs TO DWELLINGHOUSES AND VICE VERSA
Class L, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 (Amended) permits change of use of a building –
(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;
(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.

Development is not permitted by Class L if it would result in the use-

(a) 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; or
NO

(b) 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.
NO

The Town and Country Planning (Use Classes) Order 1987 (as amended) defines Class C4 Houses in multiple occupation as use of a dwellinghouse by not more than six residents as a "house in multiple occupation". The explanatory note confirms that this use occurs where tenanted living accommodation is occupied by persons as their only or main residence, who are not related, and who share one or more basic amenities.

The submitted proposed floor plans confirm that each bedroom has its own shower and wc, but that the kitchen and a cinema room are shared between all the residents.

Conclusion:
The change of use from C3 – dwellinghouse, to C4 - House in Multiple Occupation (6 no. bedrooms/6 no. occupants) is therefore considered to be permitted development.

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CONTACT OFFICER:
Enquiries about this report to **Olivia Manton**