

51 London Road, Gravesend, Kent, DA11 9JR

Planning reference no: 20211094

The applicant must be satisfied that no Category 1 hazards exist as defined by the Housing Act 2004, Housing Health and Safety Rating system (HHSRS). Information on the Housing Act 2004 and HHSRS can be found at www.gov.uk

The proposals will constitute a house in multiple occupation (HMO) and one which will require licensing. Further information and an online application can be found at <http://www.gravesham.gov.uk/home/licensing/houses-in-multiple-occupation/overview>

Compliance with the following guidance document must be met: 'Guidance to HMO Amenity Standards', which can also be found on the website.

Occupiers must be able to immediately exit the rear of the property in the event of a fire in order to reach a final place of safety. There must be no locks in place which require the use of a key.

FD30S doors must fit snugly into the door frame, be fitted with self-closers, cold smoke seals and intumescent strips and comply with the necessary British Standards. (Perko self closers are not acceptable).

En-suite shower rooms must be so designed that the facilities contained within are easily useable. Affected en-suites need redesigning which may encroach on room space, therefore room sizes will need to be reassessed and permitted occupancy numbers may change.

The suitability of the extension roof and positioning of insulation will be vital in preventing condensation and mould in this area, particularly being adjacent to the kitchen. The drainage from the first floor communal shower room is unlikely to meet building control standards. Advice on both these issues must be sought from STG Building Control 01634 33 11 33.

The applicant can seek further advice from the Private Housing Team at www.private.housing@gravesham.gov.uk

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