



MEK Town Planning and Design
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PLANNING STATEMENT

For

Application for a Lawful Development Certificate for proposed change of use of a dwelling house (use class C3) to small HMO (use class C4) for up to 6 people.

at

85 Windmill Street, GRAVESEND, DA12 1BN.



Date: 11th February 2024

Our Ref: 85WS/HMO/1



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1.0. INTRODUCTORY BACKGROUND

- 1.1. This planning statement has been produced by MEK Town Planning and Design Consultant Ltd to support application for a Lawful Development Certificate for proposed change of use of a dwelling house (use class C3) to small HMO (use class C4) for up to 6 people at no. 85 Windmill Street, GRAVESEND, DA12 1BN.

2.0. THE SITE AND CONTEXT.

- 2.1. The application property is located at 85 Windmill Street, GRAVESEND, DA12 1BN. This is a mid-terrace dwelling house containing 6 bedrooms. The property has lower ground, ground, first, and loft floor levels.
- 2.2. It has a generous rear garden which is accessed from lower ground floor level and the front garden is accessed from ground floor level.
- 2.3. The property is within the Upper Windmill Street – Conservation Area. However, permitted development rights for HMO development is still intact.

3.0. THE EXISTING USE OF THE PROPERTY.

- 3.1. The lawful use of the site as existing is Use Class C3 (Single Dwelling House). The permitted development rights for this 6-bedroom property are still intact.

4.0. DESCRIPTION OF THE PROPOSED HMO (USE CLASS C4)

- 4.1. Application for a Lawful Development Certificate for proposed change of use of a dwelling house (use class C3) to small HMO (use class C4) for up to 6 people.



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5.0. THE LEGISLATION –PERMITTED DEVELOPMENT.

- 5.1. The relevant part of the legislation is under Class L Schedule 2 Part 3 of the General Permitted Development (England) Order 2015 (as amended). Class L(b) -relates to the developments consisting of a change of use of a building from a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.
- 5.2. Class C3 Dwelling houses can be converted to a C4 House of Multiple Occupation (HMO) for no more than six (unrelated) people who share amenities, provided it meets the criteria set out in Class L above. No. 85 Windmill Street is in use as a single dwelling house and is proposed to be converted to an HMO of up to 6 people and therefore complies with Class L.

6.0. CONCLUSIONS.

- 6.1. The proposed development complies with schedule 2, part 3, Class L of the town and country planning (general permitted development) (England) order 2015, as amended, and the lawful development certificate should therefore be granted on those grounds.