

06 July 2023

Dear Sirs

Planning Statement

Description of Development: Change of use from Hostel (sui generis) to HMO (sui generis)

Location:- No. 56 Pelham Road, Gravesend Kent DA11 0HZ

- 1.0. This Planning Statement accompanies the planning application for change of use of Edmund Rice House, No. 56 Pelham Road from its current use as a Hostel for homeless people to a proposed new use as HMO.
- 2.0. List of plans and supporting information submitted with this application is as follows:-
 - Planning Statement
 - HMO Management Plan for No. 56 Pelham Road, Gravesend
 - Location Plan and Block Plan. Plan No.: 5288 PL_110
 - Existing Plans and elevations. Plan No.: 5288 PL_111
 - Proposed Plans and elevations. Plan No.: 5288 PL_120
- 3.0. No. 56 Pelham Road is a large detached building set over 3 floors, including the 3rd 'attic' floor as part of the original design of the building. The building is currently set out into 15 bedrooms, most with en-suites, (including 2 staff bedrooms) of which 13 bedrooms have been used for housing homeless people via the grant of a 2017 planning permission. Communal accommodation and kitchens are located on the ground floor. No. 56 was previously used as a residential care home, known as Rosebank Residential Home. The current accommodation has been very well laid out with finishes to a high standard and well-maintained and is within a robust building.
- 4.0. The 2017 planning permission to change the use of the care home to a Hostel to be used by homeless people was granted with conditions, GBC ref. 20170959, in particular tying the use as such and to be personal to the House of Mercy Charity.
- 5.0. The House of Mercy Charity is now undergoing a restructuring and disposing some of its assets because its founders, the religious order of the Sisters of Mercy, are approaching retirement.
- 6.0. It is proposed in this application to now use the property as a house in multiple occupation (HMO), of a nature typically used by people prior to, for example, purchasing their own properties or moving on to their next employment, thereby removing the care element that is characteristic of the previous and current uses.

- 7.0. As a result of this application some of the previous conditions on the 2017 permission would either result in being varied or rendered obsolete through no longer being required for the proposed HMO use, as follows -
- 8.0. Proposed to remain is Condition 6, stipulating no car parking nor car ownership to be permitted at this property nor any parking permits to be applied for. No. 56 is within a convenient walkable neighbourhood of local shops and services and choices of alternative means of transport. Gravesend mainline train station is under a 10-minute walk away (less by bicycle) with regular services to London, Medway towns and Kent coast and direct services to the international stations of Ebbsfleet and St. Pancras. Regular buses and taxis run from just outside the train station. There is plenty of secure storage within No. 56 for safely parking a bicycle and ample open space at the front for deliveries only. An Enterprise Car Hire outlet sits between No. 56 and the train station for any private car or van requirements of the occupants. The Management Plan includes the stipulation of no car parking nor ownership nor to apply for parking permits.
- 9.0. Proposed to remain in a modified form is the condition, No. 5, requiring the occupants and owners to adhere to a Management Plan. The proposed new Management Plan is attached to this application and includes standards tailored for the proposed HMO use.
- 10.0. Of the 2017 permission Condition 2 would not be required, so that No. 56 would no longer be tied to the Charity nor to its use as a Hostel for homeless people.
- 11.0. The previous 2017 Conditions that would be affected and applied in a different form are:- Condition 3 relating to minor changes in internal layout only to comply with GBC's HMO standards and incorporating the HMO Management Plan with its no car parking nor car ownership stipulation; Condition 4, limiting previous numbers of occupation, that had included staff members, to maintain at a total of 15 single occupancy bedrooms; and Condition 5 a new HMO Management Plan specific to No.56.
- 12.0. To remain from the 2017 permission would be Condition 6, as previously stated, regarding the stipulation of no parking nor car ownership to be allowed for residents or visitors and as included in the revised HMO Management Plan.
- 13.0. Previous Condition 7 relating to creating a new smoking shelter was removed by a subsequent permission, GBC ref 20181056. No external alterations are proposed in this new application.
- 14.0. Properties either side of No. 56 are of similar large size and design and are in multiple residential occupation. Other properties in the road comprise large, detached accommodation that is mostly subdivided, some in mixed or total commercial or educational use.
- 15.0. Change of use of No. 56 to HMO fits the local patterns of use and changing demands so that, with the Management Plan and the no parking clause, current standards of occupation in the road remain and will continue to comply with GBC policies CS19, fitting well with its surroundings and, from the saved policies of the 2014 Local Plan, Policies P3, vehicle parking and H5 conversion of existing buildings too large for single family occupation. The internal layout only has been modified to meet the local housing standards required in GBC's HMO guidance.

16.0. I trust this information is sufficient to enable Gravesham Borough Council to grant planning permission for this proposed change of use from homeless Hostel to HMO.

Please do not hesitate to contact me for any further information.

Yours sincerely

C.B. Wright

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