

PLANNING STATEMENT

in relation to

Project Name: 5 Chipmunk Chase – HMO
Address: 5 Chipmunk Chase, Hatfield, AL10 9GH
Project No: 20_001
Date: 3rd February 2020
Revision: -

This application has been submitted in response to the concerns raised as part of the enforcement action from Welwyn Hatfield Borough Council ref: ENF/2019/0135 – “Change of use of garage to living accommodation and possible HMO”.

(A) Scheduled ancient monument (SAM):

1.0 The building is not an ancient monument.

(B) Archaeologically Sensitive Area (ASA):

1.0 The building is not of archeological importance.

(C) Listed Buildings:

1.0 The building is not listed with English Heritage, nor is it locally listed.

(D) Conservation Area(s):

1.0 The building is not located within a conservation area.

(E) Historic Parks and Gardens:

1.0 The building does not fall within a designated historic park or garden.

(F) Relevant planning restrictions:

SCHEDULE

Development consisting of a change of the use of a building to a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) from a use falling within Class C3 (dwellinghouses) of that Schedule being development comprised within Class I(b) of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 and not being development comprised within any other Class

If confirmed, the Article 4 Direction will come into effect on 12 January 2012.

(G) Points raised within enforcement letter ref: ENF/2019/0135:

1.0 Correspondence from the Planning Enforcement team, and the case officer Mr. Chris Perry dated 12.12.19 (attached), raised the following concerns regarding the property in question:

"I have also been made aware that the property has been used as a house of multiple occupation (HMO) prior to the council serving an Article 4 Direction removing permitted development rights to change the use of dwellings to a HMO in the Hatfield area. Again there has not been presented sufficient evidence to show that it has been used for that purpose continuously for a period of 10 years.

If evidence is available to you then I would suggest that an application is made for a certificate of lawfulness for the use of the property as a HMO for a period exceeding 10 years. If such evidence is not available then you will need to make a planning application for a change of use to a HMO."

(H) Comments in response to section (G):

1.0 With regards to the use of the property as a continuous HMO the freeholder/landlord has collated and provided proof of the previous Assured Shorthold Tenancy agreements where possible (attached). This demonstrates that the property has been in continuous use as an HMO since 1st October 2009 and is still in operation as an HMO to date.

2.0 Mr Perry has also confirmed that the property complies with all regulations and requirements as deemed by the Council's Private Sector Housing department.