

Mr Horn
1 Ainsadle Close,
Bletchley,
Milton Keynes
MK3 7TP

Reply To: address as below
Direct Tel: 01707 357000
Email: planning@welhat.gov.uk

12 December 2019

Dear Mr Horn

Town and Country Planning Act 1990 (as amended)

Application Reference: ENF/2019/0135

Development: Change of use of garage to living accommodation and possible HMO

At: 5 Chipmunk Chase Hatfield AL10 9GH

Following my investigation into the above matter, I have formed the view that planning permission is required for the development which has taken place. I can find no trace in the Council's records of any application having been made for planning permission for the works, and do not consider that they benefit from 'deemed planning permission' granted under The Town and Country (General Permitted Development) (England) Order 2015.

Having exchanged emails with the letting agent (George Stratis) I have been made aware that the garage has been converted over 10 years ago and a copy of a Building Notice for the conversion has been produced dated 13/08/2009.

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.

Planning applications can be made online at
<http://www.planningportal.gov.uk/planning/applications/>

If you decide not to submit an application, or if the application is refused permission, then the Council will need to consider what action to take with regard to the current