

Planning statement

The evidence demonstrates that the use of the site has been a sui generis HMO for not less than 10 continuous years, and therefore a certificate should be granted.

This application is made for the avoidance of doubt because the application made by the previous owner BR/395/06 specified 6 bedrooms rather than the number of persons. There is nothing in the online record to show the council applied its mind to the number of persons, as required, and that the six bedrooms, particularly in light of the HMO licencing for up to 10 persons. Consequently, that application, properly construed, sought planning permission for 10 persons in six bedrooms and planning permission was granted for that.