

Introduction and Planning History

1. Under planning ref: HGY/2020/1605, and LDC was issued in respect of the erection of a side and rear dormer roof extension. These extensions have been built in full.
2. The property is now let as a 6-person HMO. The owner has obtained the HMO license as enclosed, numbered ~~3481~~9. The owner wants to know if he can keep renting it out like this, as small HMO (Class C4). The owner notes that, under planning ref: HGY/2020/1441, planning permission has been granted for a small 6 person HMO (Class C4). This is no. 41 St Pauls Road, several properties away and much smaller in size.

The land

3. The land is at 13 St Paul's Rd, London N17 0NB.
4. The property is Semi-detached house.
5. The site is not located a Conservation Area.

The Proposal

6. The proposal is for the change of use from C3 to C4.

Plans

7. Existing and proposed plans are provided. These are numbered, ~~3481~~9 Existing plans and ~~3481~~10, Proposed plans.
8. Approved HMO License provided, reference: _____

Conclusion

9. The original house on site far exceeds 120sqm. The proposal would provide an acceptable small c4 hmo on a road where a similar approval was made on a smaller dwelling. There are no extensions proposed and therefore, there can be no concerns regarding design and appearance or the impact on the amenity of neighbouring properties. As such the proposal is considered in accordance with the planning policies.