

60, Perth Road, London, N225QY

Planning Statement

1. The above property comprises a 3 storey 1930's end of terrace house, and was acquired by the current owner, Derrick D'Arcy in 2015. The HMO conversion was implemented in 2016, and was assumed at the time to fall within Use Class C4. The current use is therefore a contravention, and Enforcement Action is being taken.
2. The freeholder, has decided to change the use to C3b as exists at 47, Perth Road, which he also owns, and is run by Collaborative Care Ltd. who are registered within the Care Quality Commission. The same specialist company will be employed on this project.
3. With regard to the appropriate Use Class, it should be noted that the general Use Class definition of Use Class C2 is 'Residential Institutions', which obviously is designed to cover larger buildings and more significant uses, such as care homes, residential schools, colleges or training centres, hospitals, and nursing homes.
4. Use Class C3b is defined solely as 'not more than 6 residents living together as a single household where care is provided for residents'. This is a far smaller use in a dwelling house with minor internal alterations, so does not compare with C2 premises.
5. I would draw your attention to 47, Perth Road, where the LDC application was approved on 18.2.2020 on the basis of the existing use having been C3b !
6. Collaborative Care Ltd. state that the proposed use would be as a 'supported living business where we support individuals for independent living'. There would be 24/7 supervision and

support in 60, Perth Road, as at no. 47, but it is considered that both the properties can be run administratively from 47. A Draft Agreement has been prepared and signed between the Freeholder and Collaborative Care, and is provided.

7. All the existing kitchenettes including worktops, sink units etc. will be removed. The existing communal kitchen and living/dining room on the ground floor will be retained.
8. Site inspections are invited at both properties to clarify the layouts and care operations.
9. A non-prejudicial EOT will be provided once we are advised of the relevant dates.

26.08.2023