

STATEMENT IN SUPPORT OF APPLICATION FOR CERTIFICATE OF LAWFULNESS (PROPOSED USE)

Applicant	Bruce Grove Ltd
Site Address	153 Dowsett Road, London N17 9DN
Proposal	Certificate of Lawfulness for proposed use of the property as a dwellinghouse within Use Class C3(b) (from Use Class C3(a)), including internal reconfiguration and ancillary staff facilities
Care Provider	Kamino Homecare Ltd (CQC Location ID: 1-4134827892)
Date	9 th June 2026



Fig 1 : Street Front View

1. INTRODUCTION

This statement is submitted on behalf of Bruce Grove Ltd in support of an application for a Certificate of Lawfulness for a proposed use under Section 192 of the

This statement is submitted on behalf of Bruce Grove Ltd in support of an application for a Certificate of Lawfulness for a proposed use under Section 192 of the *Town and Country Planning Act 1990* in respect of 153 Dowsett Road, London N17 9DN ("the Property").

The application seeks formal confirmation from the Local Planning Authority that:

the proposed use of the Property as a supported living dwellinghouse will fall within Class C3(b) of the *Town and Country Planning (Use Classes) Order 1987* (as amended); and

- the proposed use of the Property as a supported living dwellinghouse will fall within Class C3(b) of the *Town and Country Planning (Use Classes) Order 1987* (as amended); and
- the associated internal reconfiguration and use of the existing outbuilding as ancillary office and staff welfare space will be lawful in the context of that C3(b) use.

Care at the Property is proposed to be provided by Kamino Homecare Ltd, a registered care provider (CQC Location ID: 1-4134827892). The registered manager is Khadra Ismail.

Contact Details

- Email: admin@kaminohomecare.com
- Telephone: 020 7993 6645
- CQC Registration: www.cqc.org.uk/location/1-4134827892

Kamino Homecare Ltd will provide care and support in a domestic setting to enable residents to live as independently as possible within a normal home environment.



Fig 2 : Aerial Image of the site

2. EXISTING PROPERTY AND PROPOSED INTERNAL LAYOUT

2.1 Existing Layout (Use Class C3(a) Dwellinghouse)

The Property is currently a three-storey, five-bedroom dwellinghouse in Use Class C3(a), arranged as follows:

Ground Floor	Two Living Rooms ; Kitchen
First Floor	Three Bedrooms ; Bathroom
Loft / Second Floor	Two Bedrooms

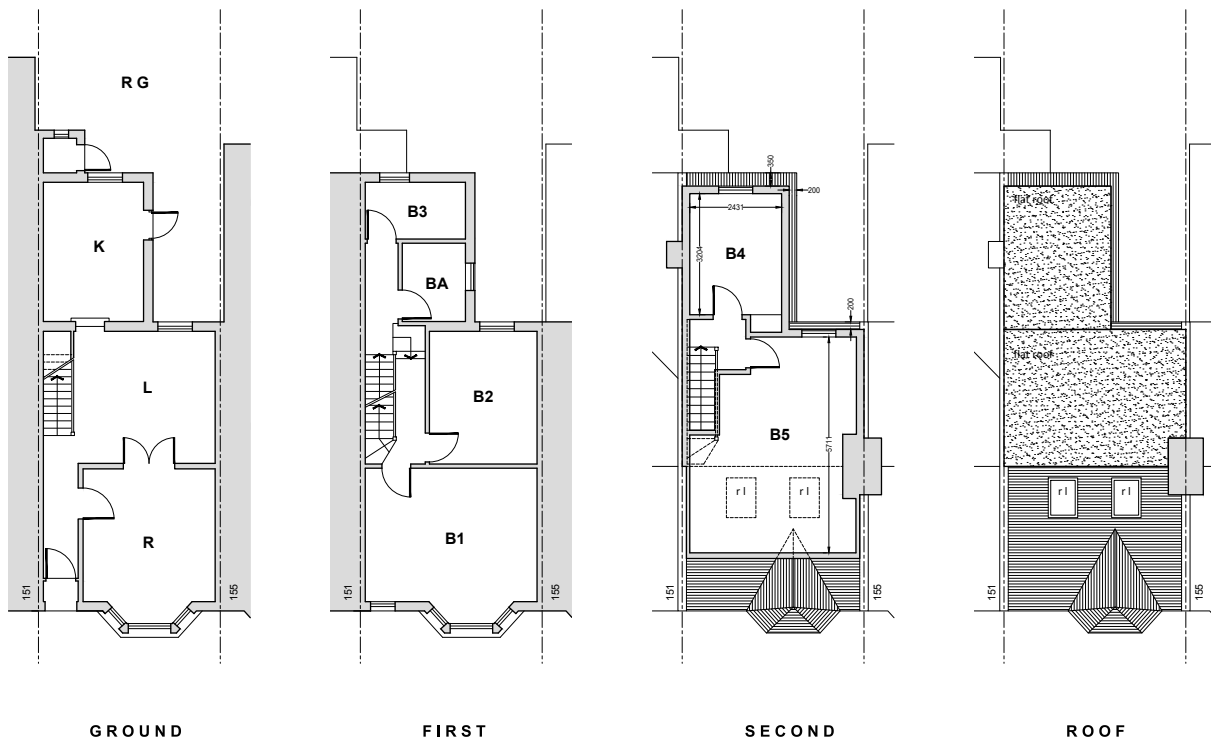


Fig 3 : Existing Floor Plans

An outbuilding is located within the rear garden and is presently used for storage.

2.2 Proposed Layout in Association with C3(b) Use

In connection with the proposed change of use from C3(a) to C3(b), the internal layout will be reconfigured to better meet residents' needs while retaining a domestic character. The proposed arrangement is as follows:

Ground Floor	Two Living Rooms ; Kitchen / Dining
First Floor	Two Bedrooms ; Bathroom
Loft / Second Floor	One Bedroom ; Bathroom

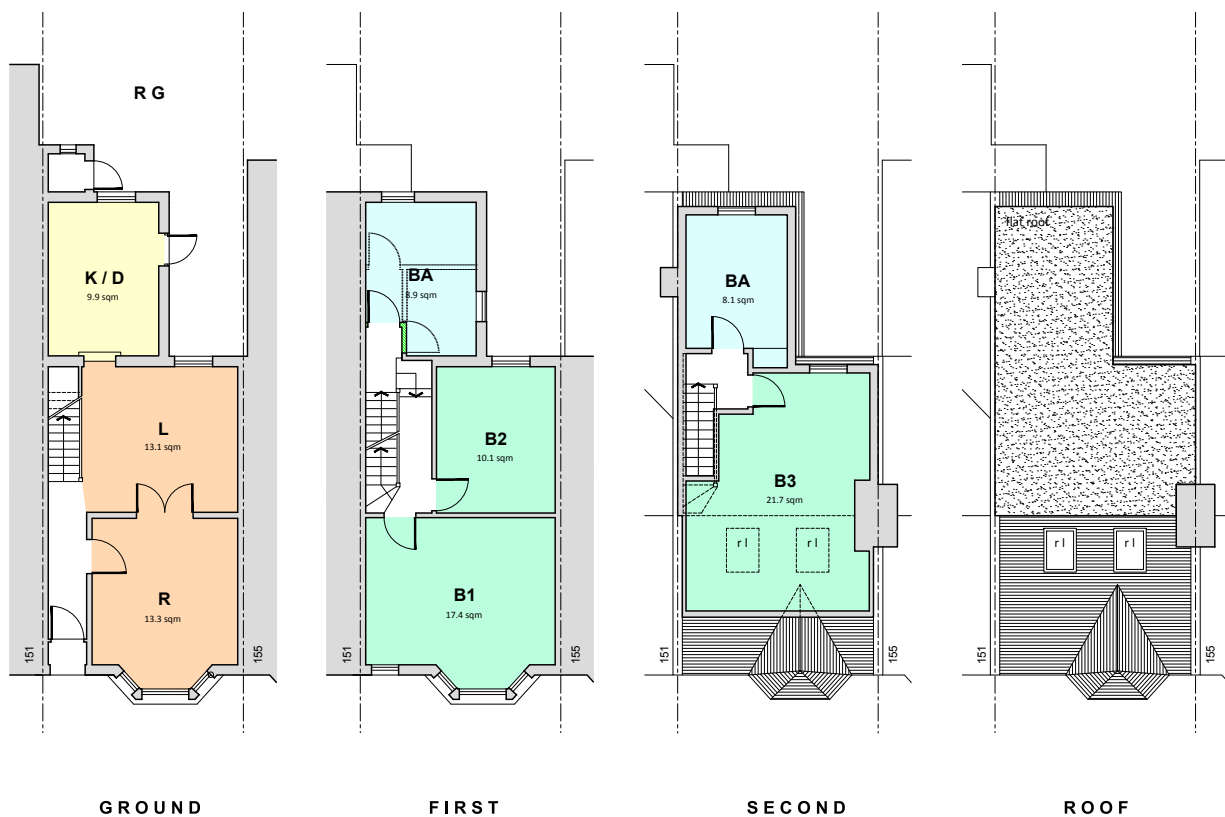


Fig 4 : Proposed Floor Plans

Under the proposed C3(b) use, the Property will therefore provide three resident bedrooms in total, together with generous shared living and sanitary facilities, consistent with a small domestic household.

2.3 Existing Outbuilding

The existing rear outbuilding, currently used for storage, is proposed to be converted to provide:

- a small office for care staff to undertake administrative tasks associated with care planning and record-keeping; and
- a staff rest area / welfare space to be used during breaks.

This outbuilding will be used solely in an ancillary capacity to support the C3(b) residential use of the main dwelling. No residents will occupy the outbuilding and no overnight accommodation will be provided for staff within it.

3. DESCRIPTION OF THE PROPOSED USE (C3(B))

Under the proposed C3(b) use, the Property will operate as a supported living home for adults aged 18 years and over. The service will support residents with a range of needs, including:

- People with sensory loss, including dual sensory impairment
- People with mental health needs, including forensic mental health requirements
- People with complex care needs

Key characteristics of the proposed use are as follows:

- The Property will accommodate no more than three residents at any one time, living together as a single household.
- Care and support will be provided onsite on a 24-hour basis by trained staff, with staffing arrangements in place to ensure continuous support in line with residents' assessed needs.
- Staff will **not** reside at the Property. Staff will attend on a rota basis, including overnight, operating a 24-hour shift/rotation system. No staff member will regard the Property as their home, and there will be no staff residential accommodation on site.

The Property will be laid out and will operate as a domestic dwellinghouse:

- Each resident will occupy a private bedroom for their exclusive use.
- All other facilities – including bathrooms, kitchen, dining area, sitting rooms and other communal spaces – will be shared by residents (and used by staff as necessary in the course of providing care).
- Residents will use the shared areas for ordinary day-to-day domestic activities such as preparing and eating meals, watching television, socialising, relaxing and undertaking household tasks.

Residents will be encouraged and supported to participate in the running of the household to the extent of their ability and personal preference. They may spend time together or independently, consistent with an ordinary shared domestic arrangement.

Meals will be prepared on the premises, and residents will be supported to participate in cooking and other household routines according to their needs and preferences.

The support model will be based on individual preferences, dignity, empowerment and the promotion of independence. The physical environment and support arrangements will be tailored to individual needs while maintaining safety and wellbeing. Residents will be supported to make informed choices regarding their daily living, life skills, appointments, and engagement in the local community.

At all times, the Property will retain the character and function of a dwellinghouse and will not operate as an institutional, hostel or Class C2 use.

4. RELEVANT PLANNING POLICY AND LEGISLATION

The *Town and Country Planning (Use Classes) Order 1987* (as amended) defines Class C3 (dwellinghouses) as:

Use as a dwellinghouse (whether or not as a sole or main residence) by:

- **C3(a):** a single person or by people to be regarded as forming a single household;
- **C3(b):** not more than six residents living together as a single household where care is provided for residents;
- **C3(c):** not more than six residents living together as a single household where no care is provided (other than a use within Class C4).

Class C3(b) is specifically intended to cover small-scale residential care situations where residents live together as a single household and receive care, provided that the number of residents does not exceed six.

5. APPLICABILITY OF CLASS C3(B) TO THE PROPOSED USE

The proposed use of 153 Dowsett Road clearly falls within Class C3(b) for the following reasons:

1. Number of Residents

- The Property will accommodate a maximum of three residents at any time.
- This is significantly below the statutory threshold of six residents set out in Class C3(b).

2. Single Household

- Residents will share the Property and its facilities as a single household, using shared spaces for everyday domestic living.
- The arrangement will be analogous to a small family home, with residents sharing living rooms, kitchen/dining facilities and bathrooms.
- The presence of care staff will not change the domestic, residential character of the use; staff will be present on a rota basis solely to provide support and will not live at the Property.

3. Provision of Care

- Care and support will be provided on a 24-hour basis, tailored to residents' individual assessed needs.
- Staff will operate on a 24-hour rotation, ensuring continuous support, but with no staff member residing at or treating the Property as their home.
- The purpose of the support is to enable residents to live as independently as possible within an ordinary home environment, consistent with the intention of Class C3(b).

4. Nature and Character of the Use

- The Property will function as a dwellinghouse within a residential area, retaining a domestic scale and appearance.
- The proposed internal reconfiguration will enhance the suitability of the dwelling for its C3(b) use (e.g. improved bathroom provision and living space) but will not introduce institutional features.
- The ancillary use of the existing outbuilding as an office and staff rest area will be modest in scale and directly related to the management of the residential care provided within the

main dwelling. It will not amount to a separate planning unit or a change to a non-residential use.

- There will be no features or operational characteristics indicative of an institutional, hostel or Class C2 use (e.g. no communal dormitories, no clinical facilities, no large-scale or transient occupation).
- The scale of occupation and pattern of activity will be comparable to that of a small family home with ancillary home-based care.

In view of the above, the proposed use meets all of the defining criteria for Class C3(b) as set out in the Use Classes Order.

6. COMPLIANCE AND SERVICE OBJECTIVES

The proposed service will be operated in a manner fully consistent with the characteristics of a Class C3(b) dwellinghouse, with the following core objectives:

- To deliver high-quality, person-centred care focused on positive outcomes, recovery where applicable, and independent living.
- To support residents' choice, dignity, privacy and autonomy within a home environment.
- To maintain a domestic, residential character and appearance, compatible with the surrounding neighbourhood.
- To adapt the Property and support arrangements to meet changing needs over time, while preserving the single-household nature of the use.
- To work collaboratively with residents, families, healthcare professionals, and relevant statutory agencies, where appropriate.

7. CONCLUSION

The information set out in this statement demonstrates that the proposed use of 153 Dowsett Road, London N17 9DN:

- will be as a dwellinghouse in which no more than three residents live together as a single household;
- will provide care for those residents within a domestic setting on a 24-hour, non-resident staff rota basis;
- will include internal reconfiguration appropriate to that small-scale supported living use; and
- will benefit from an ancillary office and staff rest facility within the existing outbuilding.

It therefore falls squarely within Class C3(b) of the *Town and Country Planning (Use Classes) Order 1987* (as amended), without giving rise to any separate or institutional use.

On this basis, it is respectfully requested that the Local Planning Authority grant a Certificate of Lawfulness (Proposed Use) confirming that the proposed use of the Property as described in this statement is lawful and falls within Use Class C3(b).

Should the Authority require any further information or clarification in support of this application, please contact the undersigned or the care provider using the contact details provided above.

Prepared by :

Shahid Ali BSc(HONS) PGDip(Arch)

For and on behalf of Studio E17

9th June 2026