

**22/04552/ELUD | Property in HMO for 6units LAWFUL DEVELOPMENT  
CERTIFICATE (EXISTING) | 79 Coniston Road Bromley BR1 4JA**

We object to this application.

We are a residents' association of approximately 500 subscribing households serving an area in which Coniston Road is situated. We concern ourselves with the built environment and with generally improving the area for the benefit of residents.

**Prior use of property**

The applicant claims that the property has been in use as a C4 HMO (up to 6 unrelated individuals) since 11 November 2021 (see application form). However, we believe that prior use has been as a sui generis HMO and thus prior C4 use has not been established. Brenda White (Enforcement) should be in a position to clarify this.

**Proposed use**

Permitted development rights no longer exist for C4 use since September 2022 when an Article 4 Direction came into force. As such an LDC is not appropriate and a full planning application is required.

**Room layout**

It is not at all clear what facilities are shared and which are for the private use of specific units. No floor areas are given so it is not possible to assess whether they meet standards.

**Potential for conversion**

We are concerned that were this application to be permitted then there would be easy potential:-

- to create more units
- to convert HMO units to self-contained units
- have more than 1 person in each of 6 HMO units which would create a sui generis HMO

Yours

Planning Officer