

Dear Sir or Madam,

Re: 177 Headley Way – application for Change of Use to C4 HMO.

The above property was initially extended and adapted as per 18/01143/FUL – where drawings of all elevations and extensions can be found online (for reference). A “virtual tour” of the property can be found here:

<https://my.matterport.com/show/?m=WQtjiAsF4Sf>

This property provides six high quality affordable rooms, that not just conforms to HMO requirements, but often exceeds them. Noted by the HMO licensing officer as “easily the best HMO he had ever seen” when it was inspected. The property is currently licensed as an HMO by Oxford City Council.

It boasts large bedrooms, two of which are ensuite, a vast communal living space, bike storage, bin storage, green gardens, parking for four cars, and is managed by an Agent accredited by OCC.

As per guidance issued by Oxford City Council, and following receiving legal advice to clarify the guidance, there are just two other properties within 100m in either direction, and on both sides of the road, of the centre of 177 Headley Way, that have an HMO licence and Planning Permission for C4 use or Sui Generis (or a Certificate of Lawfulness).

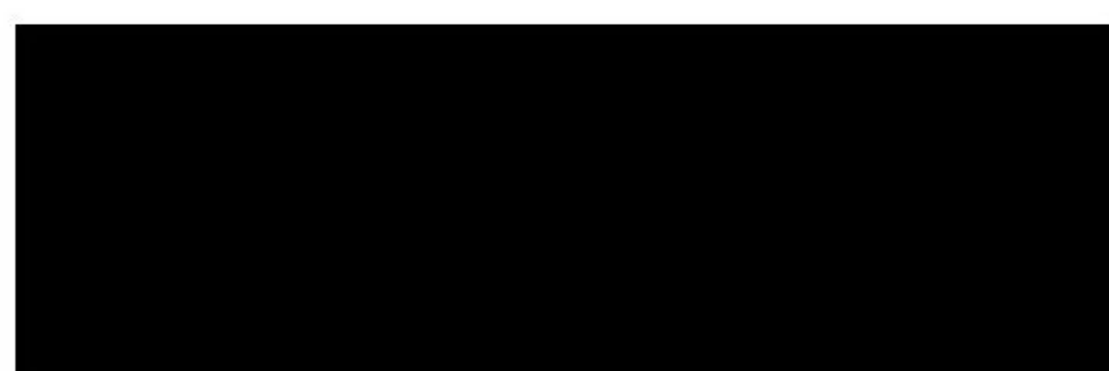
Granting permission for C4 use to 177 does therefore not take the percentage of lawful HMOs within the measured catchment anywhere near to the 20% allowed under the Article 4 Direction.

We ask that you consider the following:

- Affordable, high quality rooms, providing much needed accommodation for local workers.
- Well designed, managed and looked after.
- Totally compliant with HMO guidelines and laws.
- Including this property, the percentage of lawful HMOs within 100m of the centre of the property, in both directions, and on both sides of the road, remains below the 20% threshold.

We look forward to hearing from you.

Yours sincerely,

A black rectangular redaction box covering the signature of Neil Holdstock.

Neil Holdstock
Agent for Mr Raymond Bell (Applicant)