

From: "Chubb, Mark" [REDACTED]
Subject: RE: 35 Pentyre Terrace, St Judes, PL4 8RR
Date: 7 September 2021 at 09:25:36 BST
To: Elliot Cox [REDACTED]

OFFICIAL

Hi Elliot,

Please accept my apologies for the delayed response. I returned from annual leave yesterday and have been steadily working through the droves of emails.

In terms of 35 Pentyre Terrace PL4 8RR, it has the following records with our department;

- Ref: 032518 – Is a case that was set up to follow a renewal licence but the owner has maintained occupation at a maximum of 4 persons (i.e. not licensable) as he was looking to sell the property.
- Ref: 025767 – The second HMO Licence with, permitted occupation of 6 persons in 6 households (i.e. 6 x individual lets), 5 year period expired 31.03.2021. There was a subsequent HMO licence variation (Sep 2017) that took account of an additional letting room on the ground floor (previously lounge) but removed a letting room from the second floor (see images below). The overall maximum number of occupancy never changed but changes were made to the permitted rooms for occupancy. All rooms barring the second floor rooms were of sufficient size not to need a lounge for single occupancy. As the second floor rooms were not of sufficient size, the second floor front room (recorded as 8.4m²) was permitted to be a bedroom as it had the second floor rear room as its lounge space, hence why the second floor rear room was no longer able to be occupied.

35 Pentyre Terrace Plymouth PL4 8RR

This licence permits the occupation of this House in Multiple Occupation by a maximum of 6 persons in 6 households in the following lettings:

Room	No of Persons	No of Households
Ground floor bedroom	1	1
First floor front bedroom	1	1
First floor rear bedroom	1	1
First floor tenement bedroom	1	1
Second floor front bedroom	1	1
Second floor rear bedroom	1	1

(Left and right are taken from viewing the property from the front)

The licence will expire on **31 March 2021**.

35 Pentyre Terrace Plymouth PL4 8RR

This licence permits the occupation of this House in Multiple Occupation by a maximum of 6 persons in 6 households in the following lettings:

Room	No of Persons	No of Households
Ground floor front bedroom	1	1
Ground floor rear bedroom	1	1
First floor front bedroom	1	1
First floor rear bedroom	1	1
First floor tenement bedroom	1	1
Second floor front bedroom	1	1
Second floor rear bedroom	0	0

(Left and right are taken from viewing the property from the front)

The licence will last for 5 years, and expires on 31 March 2021 subject to review by the Council following inspection.

- Ref: 021368 – The original HMO Licence with, permitted occupation of 6 persons in 6 households (i.e. 6 x individual lets), 5 year period expired 31.03.2016

This means we have records between 2011 and 2021 of the property being occupied as a licensed HMO and you can provide this email to Planning who can contact our department if they require any further information.

Kind regards

Mark Chubb

Technical Lead (Housing Improvement)

Community Connections

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