



Asher Planning Ltd

Ms S Asher
2 De Grey Close
Lewes
East Sussex
BN7 2JR

22/07/22

Planning Department
Brighton & Hove Council

Sent via Planning Portal

Dear Sir/Madam,

**APPLICATION FOR CERTIFICATE OF LAWFULNESS:
27 RINGMER DRIVE, BRIGHTON BN1 9HW**

In 2018, an application was made (BH2018/02280) for the following:

"Existing use as a small house in multiple occupation (C4) for up to six occupants."

Supporting evidence that the house had been in use for more than ten years as a small HMO (C4) was submitted as follows:

Letters from previous tenants.
Tenancy agreements and Deposit Protection Service (DPS) documents going back to 2007.
HMO license 2013
Draft HMO license 2018

The application was granted in 2019. On the decision notice, the description of the lawful use included the number of bedrooms:

"Existing use as a five bedroom small house in multiple occupation (C4) for up to six occupants".

This was based on the submitted floorplans which showed five bedrooms.

The property now has six bedrooms and a variation to the licence was granted in 2019 to acknowledge this. We are therefore seeking a new Certificate of Lawfulness to reflect this. No change is proposed to the maximum number of occupants (6) or the use class (C4).

Please get in touch if you have any queries or require any further information.

Yours faithfully,

Suzanne Asher
Asher Planning Ltd