

From: [REDACTED]
Sent: 22 November 2023 13:54:07
To: Planning Reps
Cc:
Subject: Re-Consultation on 23/00947/COU

PROPOSED DEVELOPMENT Change of use from residential dwelling (Use Class C3) to childrens carehome (Use Class C2)
LOCATION 103 Hedge Place Road
Greenhithe
Kent

In regard to the above application, it is possible that this use would fall with the Housing Act 244 definition of a House in Multiple Occupation (HMO) under Part One of the Housing Act 2004 Housing Health & Rating System. But it may be exempt from HMO Licensing (Housing Act 2004 Part 2) see : <https://www.legislation.gov.uk/ukpga/2004/34/schedule/14> and https://www.legislation.gov.uk/uksi/2006/373/pdfs/uksi_20060373_en.pdf. Further information on HMOs can be found on our website here; <https://www.dartford.gov.uk/private-sector-1/houses-multiple-occupancy>.

The **fire safety measures** within the premises are likely to fall under the jurisdiction of Kent Fire & Rescue Service and the local fire safety team should be consulted with on this : BuildingSafety.Chatham@kent.fire-uk.org . I was concerned to see the statement within the Design & Access report which said: "In terms of fire regulations for care homes, the only physical requirement is to have fire doors on those leading to the kitchen. " ; I strongly feel that additional measures would also be required.

Regards

[REDACTED] BA HONS CIHCM ACIEH
Senior Private Sector Housing Officer

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