

South Gloucestershire Council
Development Management
Council Offices,
Badminton Rd
Yate
Bristol
BS37 5AF



Dear Sir/Madam

15th April 2024

Lawful Development Certificate Application for Existing Use – 517 Filton Avenue, Filton, BS7 0LR

This covering letter has been prepared by Three Magnets Planning on behalf of the applicant, Kasa Real Estate Ltd who are seeking confirmation via a Lawful Development Certificate that the change of use from C3 residential to C4 small HMO is permitted development Under the General Permitted Development Order (GPDO 2015 as amended) Schedule 2, Part 3 Class L.

The property at 517 Filton Avenue, Filton, BS7 0LR has been in use as a C4 small HMO since the 1st April 2023. The applicant would like confirmation that the existing use is lawful. The following evidence accompanies this application to illustrate the existing use:

- Existing HMO Tenancy (Confidential);
- Existing Plans.

General Permitted Development Order - Class L – small HMOs to dwellinghouses and vice versa

Class L allows for permitted development changes of use for “*development consisting of a change of use of a building—*

(a) from a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;

(b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.”

Class L is not permitted if it would result in the use:

“(a) as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule; or

(b) as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule”.

Class L is a relatively simple permitted development right that allows the change from one residential unit to one HMO, but is restricted in areas where an article 4 direct has been introduced. 517 Fifth Avenue became a C4 HMO on 1st April 2023 which was before the Filton Article 4 Direction came into effect on 10th January 2024.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Jobson', written in a cursive style.

Paul Jobson

Director