

DELEGATED REPORT

Report by Helen Pressley	Date of report: 20/11/2025	Ref: 72517/LDCE
Registration: 04/11/2025	LDFC:	Expiry Date: 30/12/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful Development Certificate for an Existing 6 no. bedroom 6 no. person House in multiple occupancy (HMO) Class C4

Location: 4 Irwell Street, Bury, BL9 0HE

Description

Lawful Development Certificate for an Existing 6 no. bedroom 6 no. person House in multiple occupancy (HMO) Class C4.

Relevant Planning History

Enforcement

25/0198 - Change of use to house of multiple occupation and single storey rear extension and dormer loft conversion - 30/07/2025

Publicity

N/A

Statutory/Non-Statutory Consultations

N/A

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows a permitted change of use between dwellinghouses in Use Class C3(a) and small HMOs in Use Class C4 (up to 6 persons living as a single household) and vice versa.

Permitted Development

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.

Development not permitted

L.1 Development is not permitted by Class L 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.

There is no planning history or any other evidence to suggest that the building has been anything other than in lawful use as single dwellinghouse. As such on the balance of probability the building was in domestic use class C3(a) and so would qualify for the permitted development right. Permitted Development Rights have not been removed.

The submitted floor plans show a total of six bedrooms with en-suite bathrooms and a shared communal kitchen/diner and living space at ground floor . 1no. bedrooms would be located within the roof space utilising a rooflight and dormer. The applicant has also submitted assured shorthold tenancy agreements for 5 of the existing of the rooms. The information submitted indicates that the building is capable of being occupied by up to 6 individuals living a single household. Therefore the existing use of an HMO is lawful within the terms of Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, is deemed to be 'Permitted Development' having regard to Article 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 in that it falls within the limitations Part 1 Classes B and C & Part 3 Class L.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	20/11/2025	DM	24/11/2025