



Appeal Decision

Site visit made on 23 September 2025

by **C Livingstone MA(SocSci) (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 7 November 2025

Appeal Ref: APP/T5150/W/25/3368215

14a Rooms, Station Terrace, Brent, London NW10 5RT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by L Garramone against the decision of the Council of the London Borough of Brent.
 - The application Ref is 25/0013.
 - The development proposed is described as 'change of use from C4 HMO to C1 short term let'.
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Decision

1. The appeal is dismissed.

Preliminary Matters

2. There is uncertainty regarding the existing lawful use of the premises and whether this is as a dwelling house (Use Class C3) or a House in Multiple Occupation (HMO). It is not my role in this appeal to determine whether a use or operation is lawful. This can only be formally determined by a Lawful Development Certificate application. I have therefore determined this appeal on the basis of the evidence before me.

Main Issue

3. The main issue is the effect of the proposed development on the supply of family housing in the Borough.

Reasons

4. The appeal site is a two storey mid-terrace property, with a small enclosed rear garden. Part of the ground floor of the building is used as a café and the remainder of the ground floor, and the first floor, is used for residential accommodation.
5. The appellant contends that the host property has an established used as a House of Multiple Occupation (HMO) (Class C4) and I note that a HMO licence was issued for the property in 2022 for a period of five years. However, the Council have no planning history relating to this change of use.
6. Policy H9 of the London Plan (2021) (LNDP) states that Boroughs should take account of the impact on housing stock and local housing need when considering applications for a change of use from housing to short stay holiday rental accommodation to be used for more than 90 days a year. The supporting text goes on to explain that the use of short-term holiday rentals reduces the supply of homes available for people to live in.

7. Policy BH10 of the Brent Local Plan 2019-2041 (2022) (LP) states that development resulting in the net loss of residential dwellings will be supported only in exceptional circumstances. The scheme results in the loss of residential accommodation and does not meet any of the exceptional circumstances set out in Policy BH10. There is an identified housing need in the Borough and therefore the scheme would compromise the Council's ability to meet its housing targets.
8. The scheme would result in the loss of residential accommodation which would harm the supply of housing in the Borough. It therefore conflicts with Policy BH10 of the LP and H9 of the LDNP, which amongst other things seeks to ensure that the supply of homes is not reduced.

Other Matters

9. The Council have raised no concerns regarding the effect of the development on the character and appearance of the area, the living conditions of neighbouring occupants, risk of crime or anti-social behaviour. Based on the evidence before me I have no reason to disagree with the Council in this regard.

Conclusion

10. For the reasons given above the appeal should be dismissed.

C Livingstone

INSPECTOR