
From: Doug De-St-Aubin <doug@keystagehousing.co.uk>
Sent: 25 March 2021 08:35
To: Martin Lawrence
Cc: James O'Grady; Barbara Howard; Richard Mitchell; Toni Nye
Subject: Re: FW: Operating Summary for Planning Discussion re: C1

Good morning Martin, I hope you're well rested after your leave?

I think we probably all recognise that our intended use of the building, in the long-term, would not meet with the expectations of C1, however, Local Authorities up and down the Country have been placing rough sleepers into hotels and presumably providing homelessness related support whilst in situ there, without each of these hotel operators having to apply for a change in use. So I think the precedent is there to operate this way, temporarily at least, whilst we navigate the transition from C1 to another class of use. Further, our day one service will look different, as we establish a team and partnership links etc., from how we anticipate it looking some weeks and months down the line, again supporting the notion that in the early stages, at least, the operation will be less service but accommodation focused.

In Northampton, we had to submit a sui generis application but were given dispensation to operate whilst the application was being considered, given the desperate need for the service during COVID, a situation that North Herts similarly finds itself in. So I think the options are understanding from planning whether a similar dispensation, without prejudice, can be made for us to operate whilst we make a sui generis application or we continue to operate the building in accordance with its permitted use, which will of course entail a scaled down service providing not much more than an accommodation offer really, whilst we apply for a change of use and then ramp up service delivery at the point at which this is awarded.

I don't know whether you want to reflect this back to planning for further guidance by them or whether it makes sense now, at this stage, for us to sit down with you and planning together, to continue the dialogue?

Kind regards

Doug De-St-Aubin

Services Director

Keystage Housing
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On Wed, 24 Mar 2021 at 18:39, Martin Lawrence <Martin.Lawrence@north-herts.gov.uk> wrote:

Hi All,

and thanks to Doug for this overview.

Richard has shared this with our planners and their initial thoughts are:

My initial view based on this is that this use is not a C1 use (hotel or boarding house), its either a Hostel (sui generis) or a C2 use, residential accommodation where care is provided.

On that basis planning permission would be required to change the use of the premise from C1 (hotel) to hostel or C2 use.

If you want to avoid applying for planning permission and prove it is a C1 use you can apply for a lawful use certificate and we can look at it that way but the onus is on the applicant to prove it remains a C1 use. If this is unsuccessful planning permission would still be required.

My advice would be to apply for planning permission for this use before it starts.

Please can James/Doug advise how you overcame this in Northampton and provide responses to the comments above so we can take forward for further discussion.

Thank you,

Martin Lawrence

Strategic Housing Manager

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From: Doug De-St-Aubin <doug@keystagehousing.co.uk>

Sent: 17 March 2021 07:04

To: Richard Mitchell <Richard.Mitchell@north-herts.gov.uk>

Cc: Martin Lawrence <Martin.Lawrence@north-herts.gov.uk>

Subject: Operating Summary for Planning Discussion re: C1

Good Morning Richard

Please see information attached about the service that we would seek to operate from the Lord Lister which can be shared with your contacts in planning for early consideration around the workability of this within existing planning permissions for the use of the building.

Any queries don't hesitate to come back to me.

Kind regards

Doug De-St-Aubin

Services Director

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If you or anyone in your household has Coronavirus symptoms, you must self isolate. For more information on symptoms, self-isolation guidance and testing go to www.gov.uk/coronavirus

To Register to vote (deadline 19th April) and to obtain a postal or proxy application form (deadline 5pm 20th April) visit: <https://www.north-herts.gov.uk/home/elections-and-voting>

