TOWN AND COUNTRY PLANNING ACT 1990: SECTION 192
(as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39

CERTIFICATE OF LAWFUL PROPOSED USE OR DEVELOPMENT

Application number: LDC/25/100411

Eastleigh Borough Council hereby certify that on 10th November 2025 the matter described in the First Schedule to this Certificate in respect of the land specified in the Second Schedule to this Certificate and on the plan edged red attached to this Certificate would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason(s):

The Council is satisfied that the proposed operations described in the First Schedule are permitted development under Class A, Class B and Class C of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

The Council is satisfied that the change of use from Class C3 (dwellinghouse) to Class C4 (Small HMO) are permitted development under Class L of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

Signed: (Council's Authorised Officer)

Saleem Chughtai
Head of Legal Services (Deputy Monitoring Officer)
On behalf of Eastleigh Borough Council

Date: 24th December 2025

FIRST SCHEDULE

Change of use from a Class C3 (dwellinghouse) to Class C4 (Small HMO), including a rear extension and loft conversion to habitable accommodation in accordance with the plan referenced PL/01 and submitted with the application for this certificate.

SECOND SCHEDULE

17 Midlands Estate, West End, Southampton, SO30 3AB

Notes

1. This certificate is issued solely for the purpose of section 192 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the matters specified in the First Schedule taking place on the land described in the Second Schedule would have been lawful on the specified date and therefore would not have been liable to enforcement action under section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the matters described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any matters which are materially different from those described or which relate to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations are begun, in any of the matters relevant to determining such lawfulness.

LDC/25/100411

EASTLEIGH BOROUGH COUNCIL

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Address: 17 MIDLANDS ESTATE, WEST END
SOUTHAMPTON, SO30 3AB

Date: 12/11/2025 | Scale: 1:1250