

# GENERAL SERVICES

Change of Use



01344 508048

Children's homes



office@etplanning.co.uk

Community Infrastructure Levy



www.etplanning.co.uk

Residential



200 Dukes Ride  
Crowthorne  
RG45 6DS

Commercial

HMOs

Land Promotion



## HOLIDAY LETS AND THE PLANNING SYSTEM

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# KEY RULES AND LEGISLATION FOR HOLIDAY LETS

## SHORT-TERM LETTING IN LONDON

Within London, there is a mandatory 90-day limit on short-term lets, with any lets exceeding this number of days in a calendar year requiring full planning permission.

To acquire full planning permission for a short-term holiday let intended for over 90 days in a calendar year key planning issues are at play, including potential impacts on neighbouring amenity and noise. The 90-day restriction in London is likely to be copied into the rest of England with the emerging Use Class C5, discussed below.

## EMERGING USE CLASS C5

Following Government consultation, a new use-class covered under 'C5' for short-term holiday lets is proposed for an upcoming update to the General Permitted Development Order (GPDO).

The proposed planning changes will bring in this use class strictly for short-term holiday lets for properties not used as a main dwellinghouse. These rules are intended to limit the intensification of holiday lets in residential areas, 'freeing' up housing, to effectively to meet the demands of the current housing crisis.

Additionally, the developments are focused on curbing the impacts of short-term holiday lets in tourist hotspots such as coastal towns, national parks and cities, which in turn have had a knock-on effect on availability and affordability of homes generally for local communities.

# PLANNING TO CREATE A SHORT-TERM HOLIDAY LET OR WANT TO SECURE YOUR EXISTING ONE?

As it stands, planning class C5 has not been implemented, with no clear timeframe on when this change is expected to come in. Therefore existing lets can be regularised through a Certificate of Lawfulness, as these would come under use class C3. For proposed short term lets, this can be dealt with in the same manner.

So, if you want to use your existing house as a holiday let for more than 90 days outside of London, or have an existing holiday let, the time to get a Certificate submitted to the Council is now!

ET Planning can prepare and submit your application to the Council, to ensure a smooth process. Get in touch with us today to discuss your planning strategy.



## ABOUT US

ET Planning is a leading planning consultancy, committed to providing expert advice and bespoke solutions for navigating the complexities of the planning system across England and Wales. Our key specialisms include working on a wide range of holiday let developments nationally.

Our friendly and approachable team includes fully qualified chartered planners with a combined professional experience of over 75 years, and who have previously worked for a large number of Local Planning Authorities as well as various Private Consultancies across London and the South East. This depth of knowledge allows us to deliver practical, policy-aware solutions that maximise your project's potential while minimising risk.

