

**From:** [REDACTED]  
**Sent:** 30 January 2026 12:37  
**To:** [REDACTED]  
**Cc:** [REDACTED] >  
**Subject:** RE: Action Required: HS/FA/25/00570 - 3 Ellenslea Road, St Leonards-on-sea, TN37 6HX

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Dear [REDACTED]

Please find attached marketing report.

Kind Regards

[REDACTED]



OCC Building A 105 Eade Road London, N4 1TJ

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**From:** [REDACTED]  
**Sent:** 28 January 2026 17:35  
**To:** [REDACTED]  
**Subject:** RE: Action Required: HS/FA/25/00570 - 3 Ellenslea Road, St Leonards-on-sea, TN37 6HX

Dear [REDACTED]

We are entering the final part of the assessment; however, we have hit a policy conflict with HC1 of the Hastings Local Plan which says

Policy HC1 of the Hastings Development Management Plan states that the conversion of existing buildings of all or part of a dwelling into another use or into multiple dwellings will be supported providing that:

**a) the building can no longer be retained in its entirety for single family housing occupancy;**

This can often be overcome with tilted balance, however, this proposal would only count as 1 no. unit as HMOs are excluded from the 'communal accommodation' uplift calculation set by central government. What this means is that without resolution, there is no fallback position as the dwelling has all the amenities one would expect for a larger dwelling (such as sufficient outdoor space) and it cannot be argued that it is unsuitable for retention.

To resolve this, we will require a) to be compliant. The common way to do this is to submit evidence of marketing the entire dwelling and demonstrating that a sale as a 6-bed maisonette was not successful. It may be useful to approach the original estate agent (I believe it was sold at auction), and find out how long it had been vacant and why, how long it had been marketed and why (and what the sales prices were, no. of offers etc.), and eventually was then sold at auction after X time.

Kind regards,

[REDACTED]  
[REDACTED]

Development Management

Hastings Borough Council

