

## **Changing the status of ancillary outbuildings**

***I own an (unlisted) period home in a Conservation Area, with a stable block – which I have secured planning permission to convert into a separate dwelling. I hope to let the converted stable out initially. However, if after conversion I then wanted to use the stable as ancillary accommodation to the house (e.g. for guests), do I need to reapply for planning permission?***

I assume you wish to protect your position and have a degree of flexibility in the future should this be necessary. If, in the first instance, you convert the stable building into a separate dwelling and utilise the building for this purpose for 12 months, in line with your approval, you can then revert it back to form ancillary residential accommodation linked to the original dwelling without the need for planning permission.

However, there are some non-planning related issues to consider such as Council Tax. As a new dwelling for rental accommodation, Council Tax will need to be paid. However, if the dwelling is then used as ancillary accommodation, you should not be liable. Problems may arise when you change from one use to the other.