
Knight Architectural Design Ltd

To the owner of 2A Dawley Road, Hayes UB3 1LN

4/12/23

To whom it may concern...

We have been instructed by our client, the owner of The Great Western public house to your norther boundary, to formally establish their allegation of encroachment onto their property by your structures.

You will see attached the results from our recent survey of the boundary and referencing to the H.M. Land Registry title plans regarding the legal perimeter you share with our client.

By calculation, there are two fixed node points – being the corner of the pub garden where their rear fence meets the garage at the end of your garden. The second point is the established masonry wall which separates the garden from the parking area – and also forms your front driveway starting point.

There can be no dispute that this on your title plan (No. AGL287175) and on that of the Great Western's (AGL84278) is a clear straight line.

However, it is again unquestionably clear that your fence line and side extension stray widely onto the land owned by our client. Worse still, your side extension (which you should note, we have notified to Hillingdon Planning Enforcement Officer – Harry Nar) has an eave detail which grossly strays illegitimately across our client's land. We note you have no planning consent for this extension which does not benefit from Permitted Development Rights (meaning you should have formal planning consent for it's erection).

Please also note that building regulations limit buildings to no more than one square metre of fire exposure at boundary lines and your existing structure does not meet the sixty-minute requirement for fire integrity so we are notifying Building Control at Hillingdon Council also.

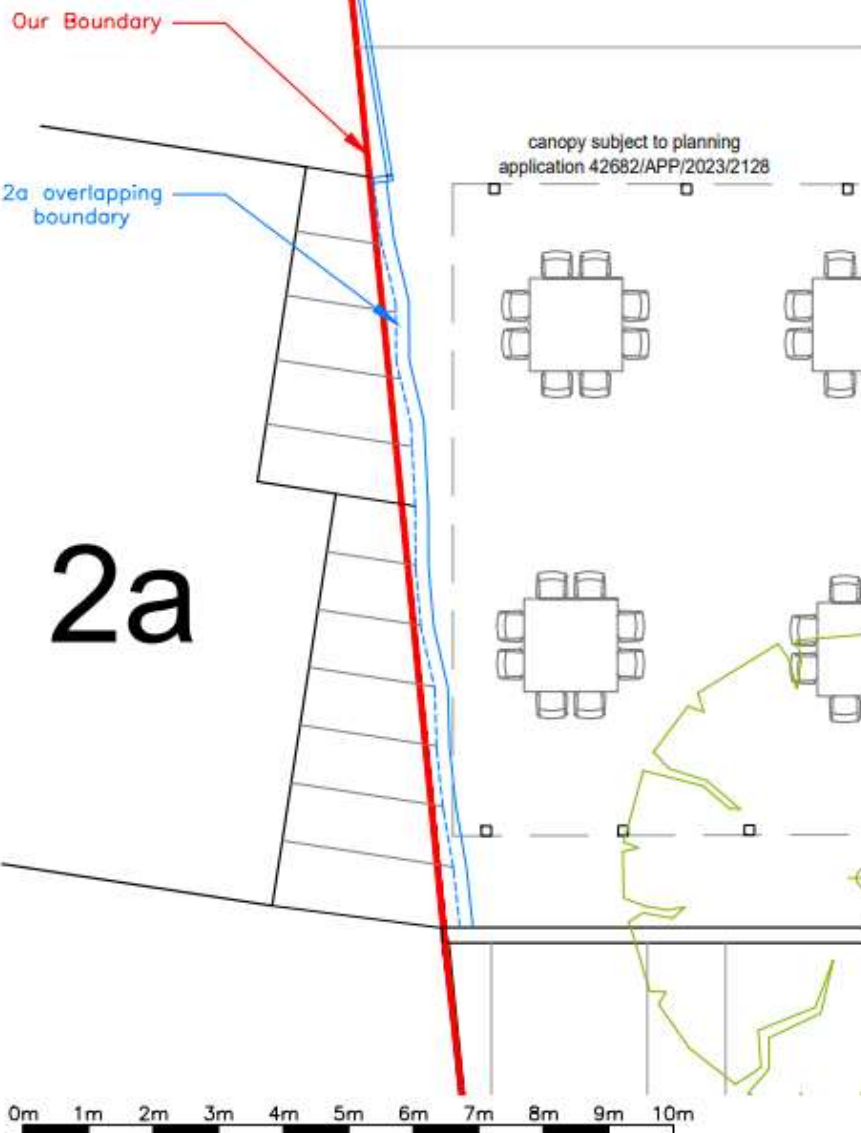
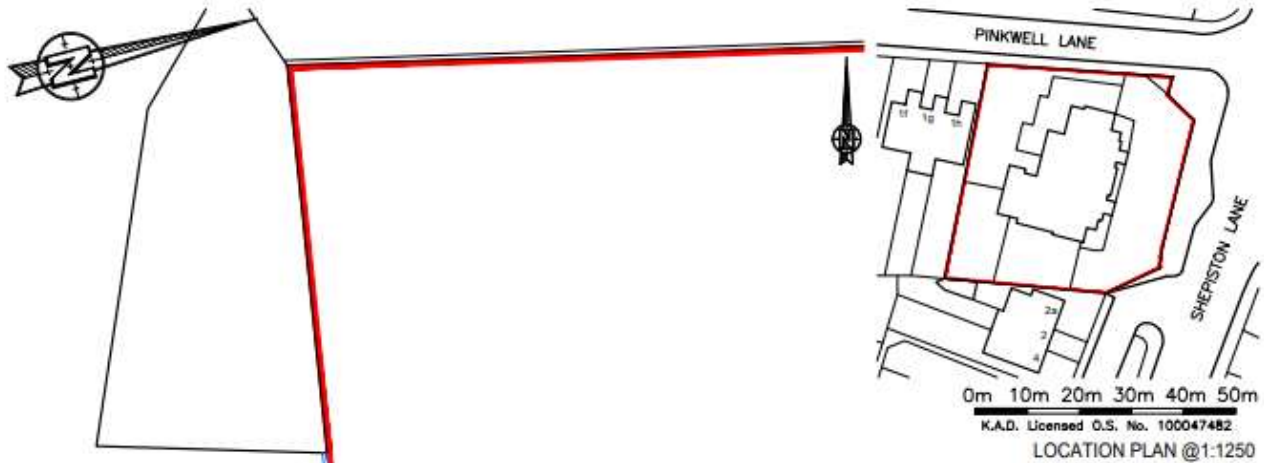
The timber structure in the pub garden is presently subject to planning 42682/APP/2023/3243.

Please take this as formal notice that unless the structure is brought back to your boundary line with 28days, we shall be seeking a court order for the works to force the line back to your boundary at your cost with associated legal costs incurred.

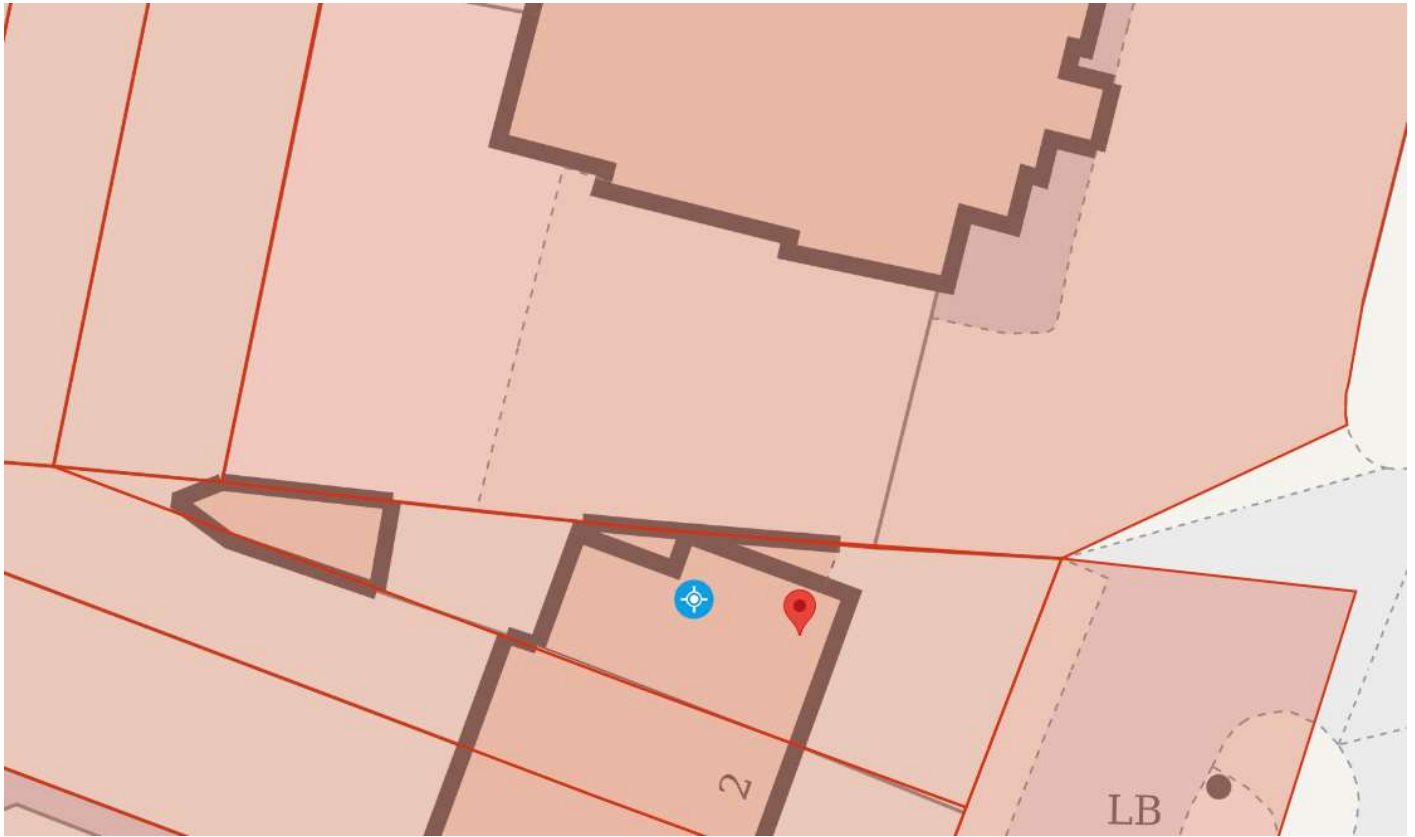
Yours faithfully,

Ian Knight

See over for evidence plans & images



No.	Revision	By	Date
K NIGHT AD ARCHITECTURAL DESIGN K.A.D. Ltd First Floor Unit 1 The Quarterback Port Gardens PO8 4TP T: 01480 680794 E: admin@k-a-d.co.uk W: www.k-a-d.co.uk			
Client: MR MULTANI			
Project: THE GREAT WESTERN DAWLEY ROAD HAYES UB3 1NF			
Drawing: BOUNDARY ISSUES			
Scale: 1:100@A4		Date: AUG 2023	
Prepared by:	Reviewed:	Appr'd:	Date:
KAD	01	A	EX



Mosaic of His Majesty's Land Registry Title Map (above)

