

Properties in Kingsend, Ruislip, Middlesex

(planning appeal ref: APP/R5510/W/25/3362372)

Property No	Type
Northern side (even numbers)	
2	Ground floor office unit
4	Detached dwellinghouse
6	Detached dwellinghouse
8	1 property converted into flats <i>Officer notes – Four addresses listed for council tax (Nos. 8, 8A, 8B, 8C)</i>
14	Detached dwellinghouse <i>Officer notes - 17859/73/1265 Extension, alterations, conversion to 2 s/c flats. (doesn't appear to have been implemented)</i>
16	1 property converted into flats* <i>Officer notes - Four addresses listed for council tax (Nos. Flats 1-4)</i>
18	1 property converted into flats* <i>Officer notes - *3221/APP/2012/878 Conversion of 16 and 18 allowed on appeal PINS ref: APP/R5510/A/13/2197430</i> <i>Four addresses listed for council tax (Nos. Flats 5-8)</i>
18A	Detached dwellinghouse
20	Detached dwellinghouse
22	Detached dwellinghouse
24	Detached dwellinghouse
26	Detached dwellinghouse
26A	Detached dwellinghouse
26B	Detached dwellinghouse
28	Site redeveloped into flats – now Osborne Court (Appellant states 1 existing property demolished for this)

	<i>Officer notes - Three storey flatted development approved at 28 & 28A under ref: 5740/APP/2007/1043 and subsequent planning application ref: 5740/APP/2008/1214</i> <i>Four addresses listed for council tax (Nos. Flats 1-8)</i> <i>Nos. 28 & 28A were both listed for Council tax until 28 April 2008 and under ref: 5740/APP/2007/1043 the description of development included 'demolition of 2 existing houses'. The location plan shows two separate dwellings within the red line boundary. Therefore 2 properties were demolished in this instance.</i>
28B	Detached dwellinghouse <i>Officer notes - Appears to be 2 addresses listed, both registered for council tax – 28B and 28C with effect from 1 April 2019, 73975/APP/2018/2572 Conversion of 1 x 6-bed detached dwelling to 2 x 3-bed dwellings</i>
30	Site redeveloped into flats – now Elthoren Court (Appellant states 1 existing property demolished for this) <i>Officer notes - Two storey flatted development approved under ref: 46299/APP/2006/2165</i>
32	Detached dwellinghouse
34A	Detached dwellinghouse
34	Detached property containing dental practice
36	Site redeveloped into flats – now St George's (Appellant states 1 existing property demolished for this) <i>Officer notes - 34193/D/89/2065 Erection of two/three storey block of flats with associated car parking</i> <i>Six addresses listed for council tax (Nos. Flats 1-6)</i>
38	Detached dwellinghouse
40	Detached dwellinghouse
40A	Detached dwellinghouse
42	Detached dwellinghouse
42A	Detached dwellinghouse
44	Detached dwellinghouse
46	Semi-detached dwellinghouse

48	Semi-detached dwellinghouse
50	Detached dwellinghouse
52	Detached dwellinghouse
Southern side (odd numbers)	
Kingsend Court	Original purpose built block of 6 flats/maisonettes (no evidence of redevelopment of a dwelling)
5	Detached dwellinghouse
7	Semi-detached dwellinghouse
7A	Semi-detached dwellinghouse
9	Waitrose
11	Detached dwellinghouse
13	Semi-detached dwellinghouse
15	Semi-detached dwellinghouse
17	Detached dwellinghouse <i>Officer notes - 43150/89/0502 Erection of a single-storey side extension and conversion of property to 2 self-contained flats There were 2 addressed listed for council tax between 1 April 1993 and 23 October 2006 (after which time it was relisted as a single dwelling)</i>
19	Detached dwellinghouse
21	Detached dwellinghouse
23	Detached dwellinghouse
25	Detached dwellinghouse
27	Detached dwellinghouse
29	Detached dwellinghouse
31	Detached dwellinghouse
33	Detached dwellinghouse
35	Detached dwellinghouse

37	Detached dwellinghouse
39	Detached dwellinghouse
41	Site redeveloped into flats – now Nelson Court (Appellant states 1 existing property demolished for this) <i>Officer notes - 2792/APP/2006/3451 Flatted development approved 14 addresses listed for council tax (Nos. Flats 1-14)</i>
43	Detached dwellinghouse
45	Site redeveloped into flats – now Marlow Court (Appellant states 1 existing property demolished for this) <i>Officer notes - 16787/APP/2000/1380 Three storey flatted development - Allowed on appeal under PINS ref: APP/R5510/A/01/1065487. Renewed under LPA ref: 16787/APP/2006/446 6 addresses listed for council tax (Nos. Flats 1-6)</i>
47	Semi-detached dwellinghouse (originally a detached dwelling, but extended to side & a dwelling created which is now known as No 47A) <i>Officer comments – there is no planning record for the subdivision of No.47 to create No.47A.</i>
47A	Semi-detached dwellinghouse <i>Officer comments – It is noted that there exists a council tax entry for No.47A with effect from 25 February 2002. However No.47A is considered to form part of the same unit as No.47. It is not separate to No.47 as shown on the existing plans of a current householder application ref: 8157/APP/2025/874 which include the whole building. No.47A is likely an annexe and as a separate residential unit has not been established in the planning history, No.47A should not be counted as a separate address for the purposes of this appeal.</i>
49	Detached dwellinghouse
51	Detached dwellinghouse
53	Detached dwellinghouse
55	Detached dwellinghouse
55A	Detached dwellinghouse
57	Detached dwellinghouse
59	Detached dwellinghouse

59A	Detached dwellinghouse
61	Detached dwellinghouse
61A	Detached dwellinghouse
63	Detached dwellinghouse
63A	Detached dwellinghouse
65A	Semi-detached dwellinghouse
65	Semi-detached dwellinghouse
67	Detached dwellinghouse

Officer summary –

Number of redevelopments – 6 properties (Nos. 28 and 28A, 30, 36, 41 and 45)

Number of conversions – 4 properties (Nos. 8, 16, 18 and 28B/C), 1 previous conversion reverted back to a single dwelling (No.17)

Total – 10 (9 excluding Nos.28B/C backland site)

Property count, with frontage on Kingsend

Northside - 29 properties excluding No.2 (office) and No. 28B (backland site that was been converted to 2no dwellings)

Southside – 38 properties excluding No. 9 (Waitrose) and No.47A (no planning history for a new dwelling and not separate to No.47)

Total – 67 properties

If we still exclude the backland site at No.28B we can reiterate the conclusion of CBRs email dated 14 May 2025 that if 32 Kingsend was also redeveloped into a new block of flats, it would serve to increase Kingsend's flatted developments to 14.9% which would run contrary to the requirements of Policy DMH 4.

If Nos.28B/C are included in the calculation, then it would be currently 10 properties out of 68 that have been redeveloped/converted – 14.7%. When including the appeal site, the total would be 16.17%.