

**Appellant's response to the LPA statement
dated 17th September 2025**

Date of this document: 10th October 2025

Proposed development at:
32 Kingsend, Ruislip HA4 7DA

Local Planning Authority (LPA):	London Borough of Hillingdon (LBH)
Planning Application Reference:	9894/APP/2023/3569
Appeal Reference:	APP/R5510/W/25/3362372

IMPORTANT

Document navigation

Please note that this document has been created with embedded hyper-links to enable quick, easy and efficient reference to the supporting evidence provided in the respective appendix.

At the end of each appendix, a corresponding hyper-link is provided to enable the quick and easy return from the appendix to the point in the main document or appendix that you departed from.

The document is therefore best digested by reading each appendix at the point that it is referenced.

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1.0 Introduction

This document has been produced for the appellant in response to the Local Planning Authority's (LPA) statement dated 17th September 2025 regarding the formulation of the calculation in Local Policy DMH 4.

2.0 Summary

The appellant fundamentally disagrees with much of the Council's statement, most specifically in regards to the following matters:

- Number 28/28a Kingsend was only ever one property prior to its redevelopment into Osbourne Court. This is evidenced through legal title documents provided by HM Land Registry. The detail of this is provided in Section 3.
- The Council is over-counting the number of redevelopments in the street and under-counting the number of properties in the street.

Furthermore, there is additional property to be added to the list of property in the street. The detail of this is provided in Section 4.

Both of the matters outlined above are expanded upon in the respective sections specified above, and all of our statements made within these sections and their appendices are duly substantiated with written evidence, in the main with HM Land Registry Title Plans, and with reference to the the Law of Property Act 1925.

Section 3

No. 28/28a Kingsend was only ever one property prior to its redevelopment into Osbourne Court

The LPA has contended that 28/28a Kingsend was two dwellings and two properties.

The explanation that the Council has provided is:

'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.'

The Council's explanation is insufficiently evidential.

Council Tax banding - A dwelling being listed for Council Tax is not confirmation that it is also a property. There are several examples of this along Kingsend, for instance:

- The dwellings at 47 and 47a are listed individually for Council Tax, yet HM Land Registry has confirmed that these two dwellings are held on only one freehold, without any associated lease, they are therefore not separate legal entities from one another and so only constitute one property. This is confirmed in **Appendix 3.1**.
- The dwellings at 28b and 28c Kingsend, are two further dwellings that are individually listed for Council Tax, yet the HM Land Registry title Register confirms that these are also only held on one Freehold, without any leases, so these are not separate legal entities and therefore also still only constitute one property. This is confirmed in **Appendix 3.2**.
- There are also other examples of this along Kingsend, such as some of the flats in Kingsend Court that are set up in the above way. Further evidence of this can be supplied if the Inspector requires.

Planning Application description – the wording used on the Council's planning permission website is not confirmation either. **Appendix 3.3** refers. In fact, contrary to the Council's contention, the actual planning application form for the application confirms that 28/28a was considered as just one property by its owner and their Planning Consultant. In the box entitled 'Description of proposed development' they have written 'Erection of 9 flats and the demolition of the existing house', please note the house is referenced in the singular. This is shown in **Appendix 3.4**.

We also wish to point out that in 2008, 28/28a was sold as a whole (i.e. both dwellings in one financial transaction). Whilst not definitive proof in itself, it is a very good indicator, as it is fully in keeping with HM Land Registry records that 28/28a was just one property. This is shown in **Appendix 3.5**.

Additionally, we wish to highlight the Council's inconsistent approach to their categorisation of different properties, even when the properties have the same inherent attributes and legal status. Specifically, 28/28a and 47/47a are especially similar in all relevant matters, yet the Council has tried to categorise 28/28a as two properties, whilst simultaneously categorising 47/47a as just one property. This matters because if not rectified, it unreasonable impacts on the DMH4 calculation. This is fully demonstrated in **Appendix 3.6**.

Continued ...

Section 3, Continued ...

Irrespective, none of the above are definitive.

For a definitive decision we need to look to HM Land Registry.

The original property on this site was a detached house, known as No 28, which was built circa 1920's. The granny flat / annex, added by way of an addition above a garage circa 1972, was known as No 28a.

The original detached house (No 28) and the annex (No 28a), although two dwellings, only ever constituted one property prior to their redevelopment into Osbourne Court (consisting of eight (8) flats) circa 2012.

This is because 28a was not listed with HM Land Registry as a separate legal entity from No 28, despite 28/28a being sold and transferred in ownership several times since it was first entered on the electronic register with HM Land Registry in 1995 (by which time it was a legal obligation to register interests in land or building when sold or transferred). This is confirmed in **Appendix 3.7**.

As the annex at 28a was not on a separate freehold and it was not on a leasehold, it was not, and could not have been sold separately from No 28.

It is clear that for an asset (such as land and / or buildings) to be considered as property, it must be capable of being owned separately, in its own right. For this to have been the case, ownership of No 28a needed to have been registered separately from No 28 at HM Land Registry. HM Land Registry have confirmed that this was not the case.

HM Land Registry has confirmed that there has only ever been one freehold Register Title Number for this parcel of land. This is confirmed in **Appendix 3.8**.

Furthermore HM Land Registry has confirmed that there weren't any leases relating to 28/28a either until 2012 (when it was redeveloped into Osbourne Court). This is confirmed to us by the documents provided by HM Land Registry shown in **Appendix 3.9**

28/28a Kingsend was therefore only ever one property prior to its demolition and redevelopment into Osbourne Court.

Section 4

The Council is over-counting the number of redevelopments in the street and under-counting the number of properties in the street.

One of the main issues in this appeal is how Policy DMH 4 has been applied. The Council's calculation is flawed in two ways:

1. What counts as 'property'

- Under UK law, a *property* is not just a house. The term also includes freeholds on land (including land without a structure on it), as well as leases on buildings or land.
- The **Law of Property Act 1925** makes it clear that all freehold and leasehold rights are legal estates in land and therefore constitute a 'property.' Courts have confirmed this, for example in **Street v Montford [1985]**, which stated that a lease gives a property right.
- The Council has ignored freehold land that does not have a house on it, and they have also ignored leases, even though in law they are each a property. By including just a small number of these additional freeholds and leases available in the street, there are **over 76 properties**¹ in the street, not 67.

2. What counts as 'redevelopment'

- Local Policy DMH 4 states that: 'the redevelopment of dwellings into new blocks of flats will only be permitted where it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats'
- The policy talks about *redevelopment* into new blocks of flats. That means demolishing and replacing buildings.
- Some of the addresses the Council has included (street numbers 8, 16 and 18) were not redeveloped — they were simply **converted** by adapting the existing buildings. They shouldn't be counted as redevelopments under the wording of the policy.

The calculation

- There are only five (5) redevelopments in the street, at street numbers 28, 30, 36, 41 and 45.
- Including the proposed redevelopment at 32 Kingsend, makes a total of six (6).
- Six (6) redevelopments out of seventy six (76) plus properties in the street ($6 / 76 \times 100$) equates to a percentage of **7.89%** or less.

The resulting percentage is clearly **below the 10% cap** set by Policy DMH 4.

¹ There are many more properties along the street that could be included in the 'total number of properties along the street' element of the DMH4 policy calculation. We have included what we believe should be enough, plus some surplus, to evidence our point that the proposed development at 32 Kingsend is policy compliant.

We have not included any more at this stage in the interests of the time and the cost associated with both their identification and their review. However, if it is deemed that the information provided is not sufficient to provide a positive outcome for the appellant, then we ask that we are given the opportunity to provide more examples of property along the street that should be included. We trust that the Inspector will find this an acceptable way forward.

Continued ...

Section 4, Continued ...

Applying the policy as written

The Supreme Court in *Tesco v Dundee* [2012] made clear that planning policies *must be applied as written*, using the ordinary meaning of the words. The Council cannot substitute what the policy actually means, with what they might think it 'ought to mean' or what they might 'want it to mean', as this would be unlawful.

Here, the words are clear. 'Property' includes all forms of freehold and leasehold, and 'redevelopment' is not the same as 'conversion.' When the policy is applied correctly, the proposal is fully compliant.

Conclusion

The Council's approach artificially inflates the percentage of redevelopments in the street by under-counting the total properties in the street and over-counting what qualifies as redevelopment. Once corrected, the proposed development at 32 Kingsend clearly meets the requirements of Local Policy DMH 4.

Additions, retentions and removals

The Inspectorate has provided a list of property / postal addresses along the street of Kingsend, containing a total of seventy one (71) addresses, thirty one (31) on the northern side (even numbers) and forty (40) on the southern side (odd numbers) that are eligible for inclusion in the 'total number of properties in the street' element of the DMH4 calculation, herein after referred to as the 'list'.

With regard to this list, there are a number of other properties that must be added to the list, one that can be removed, and some that have been contested by the LPA, which we have evidenced (in the appendices referenced in the table on the next page) that should remain on the list.

The table on the next page provides a clear summary of the amendments that should be made to this list.

In the 'Appendix' column of the table on the following page, hyper-links to an appendix providing further explanation and supporting evidence for each line item are highlighted like **THIS**.

Continued ...

Table: Summary of List additions, retentions and removals

The table below provides a summary of the amendments to be made to the list.

The links in the 'Appendix' column of the table below provides further explanation and supporting evidence.

Total number of properties / addresses on the Inspectorate's list	71
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Property in the street to be **added** to the list:

Address	Appendix	Net change	Cumulative total
Freehold Land adjacent to 33 Kingsend	4.1.1	+1	72
Leasehold at 59 Kingsend	4.1.2	+1	73
Kingsend Court Flat 1 Leasehold	4.1.3	+1	74
Kingsend Court Flat 3 Leasehold	4.1.4	+1	75
Waitrose service road and delivery yard	4.1.5	+1	76
Additional land at 28B Kingsend	4.1.6	+1	77
Section sub-total		+6	77

Addresses we are agreeable to being **removed** from the list:

Address	Appendix	Net change	Cumulative total
47a Kingsend	4.2.1	-1	76
Section sub-total		-1	76

Property on the list (removed by the LPA) that should **remain** on the list:

Address	Appendix	Net change	Cumulative total
2 Kingsend	4.3.1	0	76
9 Kingsend (Waitrose supermarket)	4.3.2	0	76
28b Kingsend	4.3.3	0	76
Section sub-total		0	76

New working total of property in the street	Net change	Revised total
	+5	76

5.0 Conclusion

The appellant has evidenced:

- that the Council's suggestion that the former annex at 28a Kingsend be included in the DMH4 calculation as a separate property to 28, is incorrect, as HM Land Registry has confirmed that 28/28a was only ever one property.
- that currently there are only five (5) redevelopments in the road that qualify for inclusion in the DMH4 policy calculation, which plus the proposed development at 32 Kingsend, would bring the total number of redevelopments in the road to six (6).
- that there are at **least seventy six (76) properties** in the street of Kingsend.
- that with the proposed development at 32 Kingsend included, redevelopments along the road would equate to six (6) out of seventy six (76) properties, **or less than eight percent (7.89%)** of the total number of properties in the road.

The resulting percentage is clearly lower than the ten percent (10%) cap imposed by Local Policy DMH4.

Consequently, the proposal is compliant with Local policy DMH4.

The appellant therefore respectfully asks the Inspector to allow the appeal.

Appendices

Please read the following appendices in the context of where they are referenced in the main body of this document.

Appendix 3.1: Council Tax listing doesn't evidence a property – 47/47a

The dwellings at 47 and 47a Kingsend, are listed individually for the purpose of Council Tax (as shown below).

GOV.UK Check and challenge your Council Tax band		
BETA This is a new service – your feedback will help us to improve it.		
< Back		English Cymraeg
Address	Council Tax band	Local Authority
47, KINGSEND, RUISLIP, MIDDX, HA4 7DD	G	Hillingdon
47A, KINGSEND, RUISLIP, MIDDX, HA4 7DD	E	Hillingdon

Yet the HM Land Registry Title Register confirms that both dwellings are held on one Freehold, without any leases, as both of the Register entries shown below point to the same freehold for the building (shown to the right).

GOV.UK

Search for land and property information

My documents Sign in

Beta This is a new service – [give your feedback](#) to help us to improve it (link opens in new tab).

[47a Kingsend, Ruislip, HA4 7DD](#)

[47 Kingsend, Ruislip, HA4 7DD](#)

Summary of freehold

Address	47a Kingsend Ruislip HA4 7DD This is the address held by Royal Mail
Property description	47 Kingsend, Ruislip (HA4 7DD) This is how HM Land Registry have described the property in the register ▶ What is the difference between address and property description?
Tenure type	Freehold ▶ What's freehold?
Last sold for	£1,190,000 on 25 June 2021

The foregoing demonstrates that a dwelling being registered for Council Tax does not constitute it being a separate property.

Source: <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=FFpmUAFXG7KdGsjV38PV1A&page=2>
Source: <https://search-property-information.service.gov.uk/search/search-by-postcode/results>

~~~ End of Appendix 3.1 ~~~

To return to the departure point in the main document, please click **HERE**

The dwellings at 28b and 28c Kingsend, are listed individually for the purpose of Council Tax (as shown below).

Source: [https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=h-AXEJ-Dpr7DE6EC98\\_1Kw&page=1](https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=h-AXEJ-Dpr7DE6EC98_1Kw&page=1)

Source: <https://search-property-information.service.gov.uk/search/search-by-postcode/results>

To return to the departure point in the main document, please click [HERE](#)

### Appendix 3.3: LPA planning application website description of application

The LPA has contended that 28/28a Kingsend were listed as two houses on the redevelopment planning application (5740/APP/2007/1043) their explanation being:

*'... and under ref: 5740/APP/2007/1043 the description of development included 'demolition of 2 existing houses'.*

From the above, we assume that the Council are referring to the description ascribed to the application on their planning application website, which is shown below.



#### PLANNING APPLICATIONS SEARCH

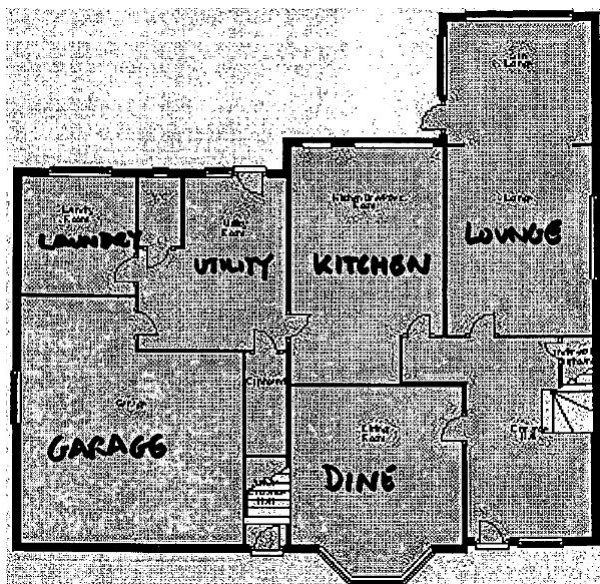
[Back to Search page](#)

| Reference                          | Location                  | Proposal                                                                                                                                                                                                           | Received | Status   |
|------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------|
| <a href="#">5740/APP/2007/1043</a> | 28 & 28A KINGSEND RUISLIP | ERECTION OF A THREE STOREY BUILDING, WITH ACCOMMODATION IN THE ROOFSpace, COMPRISING OF 7 TWO-BEDROOM FLATS, WITH ASSOCIATED ACCESS AND PARKING (INVOLVING DEMOLITION OF 2 EXISTING HOUSES) (OUTLINE APPLICATION). | 04-04-07 | Appealed |

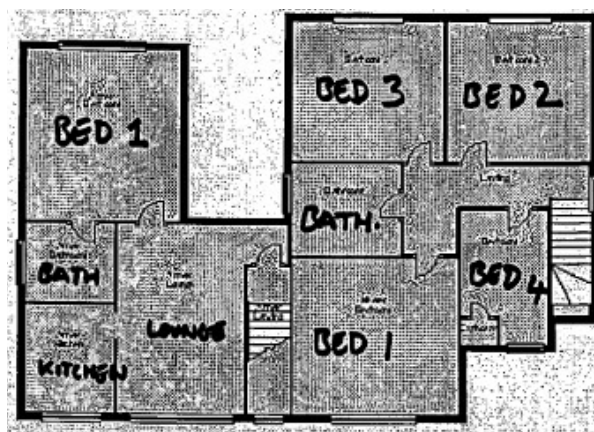
The above description is clearly not evidential.

Firstly, the above description is an arbitrary description, it is not a legal definition.

Secondly, the annex was on the first floor above the garage. In turn, the garage was integral to the envelope of the original house. There was therefore only one building on the site and the whole of the building's ground floor footprint served the original house (as shown below). It is therefore inconceivable that the annex could be considered a house in its own right. The summary on the LPA's planning website is therefore inherently flawed.



28/28a Kingsend – Ground floor plan



28/28a Kingsend – First floor plan

Floor plans sourced from: Planning application 5740/APP/2007/1043

~~~ End of Appendix 3.3 ~~~

To return to the departure point in the main document, please click [HERE](#)

Appendix 3.4: Planning Application Form description 28/28a

The screenshot below is of the application form that accompanied the planning application to redevelop 28/28a into what is now known as Osbourne Court (5740/APP/2007/1043).

The form appears to have been submitted by the property's owner and their Planning Consultant. In the box highlighted, it is plain to see that they described what was to be demolished as a 'house'. Please note that they used a singular rather than plural description i.e. 'house', rather than 'houses'.

| | |
|---|---|
| Description of proposed development
Erection of 9 flats involving the demolition of the existing house. | |
| Town Planning Form
5740/APP/2007/1043 | |
| Applicant
Mr L Dainty
28 and 28a Kingsend
Ruislip
Middx
C/o agent | Agent
Rob Clarke
R Clarke Planning Consultants Ltd
Kewferry Farm
Rickmansworth Road
Northwood
Middx. HA6 2RF

Rclarkeltd@aol.com
Tel. No: 01923 449355
Fax. No 01923 449355
Mobile 077996 20153 |
| Fee £530 | |
| Site address
28 and 28a Kingsend, Ruislip, Middx. | |
| Site area
01217sqm 0.1217 HECTARES | |
| Description of proposed development
Erection of 9 flats involving the demolition of the existing house. | |
| State whether applicant owns or controls any adjoining land
None | |
| State whether the proposal involves: | |
| New buildings or extensions to existing buildings | yes |
| Alterations | no |
| Change of use | no |
| Construction of new access to highway | Vehicular No |
| | Pedestrian No |
| Alterations of an existing access to a highway | Vehicular No |
| | Pedestrian No |
| If residential development state number of dwelling units | |
| If "YES" state gross area of land or proposed building(s) affected by proposed change of use | |
|  | |

Source: https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C5740_APP_2007_1043%5C289177_1.pdf&module=pl

~~~ End of Appendix 3.4 ~~~

To return to the departure point in the main document, please click [HERE](#)

### **Appendix 3.5: 28/28a sold in a single transaction**

We also wish to point out that in 2008, 28/28a was sold as a whole (i.e. both dwellings in one financial transaction). Whilst not definitive proof in itself, it is a very good indicator, as it is fully in keeping with HM Land Registry records that 28/28a was just one property. This has been confirmed to us by HM Land Registry on the telephone, which they subsequently confirmed on email (Appendix S3.5 refers).

An official copy of this addition date to the Title Register has been requested from HM Land Registry so that they may be included in this appendix. However, the provision of back copies of the Title Register is a service that HM Land Registry only provide by post.

[At the time of submitting this response to the Inspectorate, receipt of the official copies from HM Land Registry was still awaited.](#)

~~~ End of Appendix 3.5 ~~~

To return to the departure point in the main document, please click [HERE](#)

Appendix 3.6 Comparison of 28/28a to 47/47a categorisation

The LPA is categorising similar properties differently, even though they have inherently the same attributes and legal status.

In their email statement of 17th September 2025 the Council has contended that 28/28a were two dwellings and two properties (a point that we have disproved in Section 1) whilst simultaneously, yet conversely contending that 47 and 47a Kingsend are two dwelling, but just one property.

The property formerly at 28/28a Kingsend and the property currently at 47/47a Kingsend shared precisely the same physical attributes and legal status, yet the Council are categorising them differently. The Council has offered no explanation for this and are therefore being unreasonably inconsistent in their approach.

As can be clearly seen from the table below, the physical attributes and their legal status of 28/28a and 47/47a are identical.

| Attribute | 28 | 28a | 47 | 47a | Same / Different | Appendix |
|--|-----|-----|-----|-----|------------------|----------|
| Original building on the site was a single detached house | Yes | | Yes | | Same | 3.6.1 |
| Annex described in planning application as an extension | | Yes | | Yes | Same | 3.6.2 |
| The annex is a self contained living space | | Yes | | Yes | Same | 3.6.3 |
| No intercommunicating rooms or areas between the annex and the original house | | No | | No | Same | 3.6.3 |
| The annex has its own front door directly to the street | | Yes | | Yes | Same | 3.6.4 |
| Both the original house and the annex are subject to their own Council Tax banding | Yes | Yes | Yes | Yes | Same | 3.6.5 |
| HM Land Registry freehold entry on Title Register for the original house | Yes | | Yes | | Same | 3.6.6 |
| HM Land Registry leasehold entry on the title register for the annex | | No | | No | Same | N/A |

Continued ...

Appendix 3.6 Comparison of 28/28a to 47/47a categorisation, Continued ...

Furthermore, the Council's categorisation is even more incredulous when considering the provision of private outdoor amenity space afforded to the occupant(s) of 28a and 47a.

The annex at 28a did not have any dedicated private outdoor amenity space (garden area), instead the rear garden was shared with the main house (28).

Conversely, 47a has a fenced off area of rear garden, separated from the garden of 47 Kingsend, which appears to be for the exclusive use of the occupants 47a Kingsend. This is shown in the table below and expanded upon in the associated appendix (3.6.7).

| Attribute | 28 | 28a | 47 | 47a | Same / Different | Appendix |
|--|-----|-----|-----|-----|------------------|----------|
| Dedicated garden (exclusively private outdoor amenity space) | Yes | No | Yes | Yes | Different | 3.6.7 |

It has not gone unnoticed that the consequence of the Council's attempt to categorise these properties differently is unduly beneficial to the way the Council are suggesting the policy calculation should be formulated:

- by trying to count 28/28a as two properties, rather than just the one property that it was, over-counts the number of properties that qualify for inclusion in the DMH4 policy calculation.
- Whilst simultaneously trying to remove other, legitimately on the list (such as 2, 9, 28b) thereby under-counting the total number of properties in the street.

We have however proved in Section 3 that 28/28a, although two dwellings, was only one property prior to its redevelopment into Osbourne Court. This explanation therefore just serves to highlight the undue, inconsistency that the Council has applied to this application.

~~~ End of Appendix 3.6 ~~~

To return to the departure point in the main document, please click [HERE](#)

**Appendix 3.6.1:** Originally both properties were detached houses (single dwellings)

To do - This is available on the LPA planning application website and needs to be incorporated into this Appendix

~~~ End of Appendix 3.6.1 ~~~

To return to the departure point in the main document, please click [HERE](#)

Appendix 3.6.2: Annex described in planning application as an extension

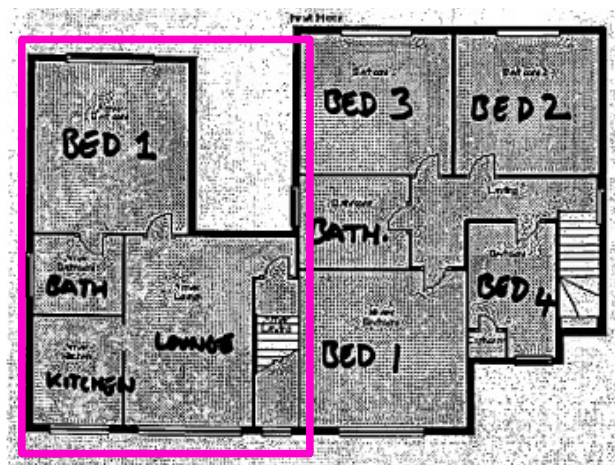
To do - This is available on the LPA planning application website and needs to be incorporated into this Appendix

~~~ End of Appendix 3.6.2 ~~~

To return to the departure point in the main document, please click [HERE](#)

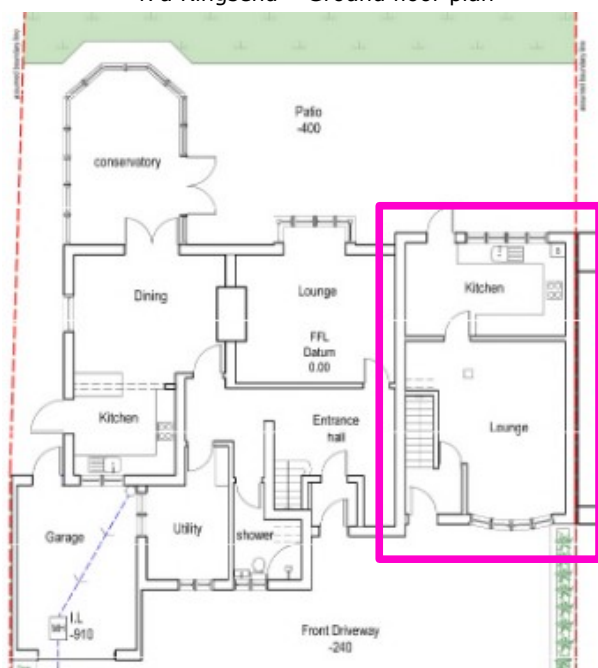
### Appendix 3.6.3: Both annexes were self-contained living space

The floor plans below show that the annex at 28a and the annex annex at 47a are / were both self-contained living spaces with no intercommunicating rooms or areas between either annex and the original house.

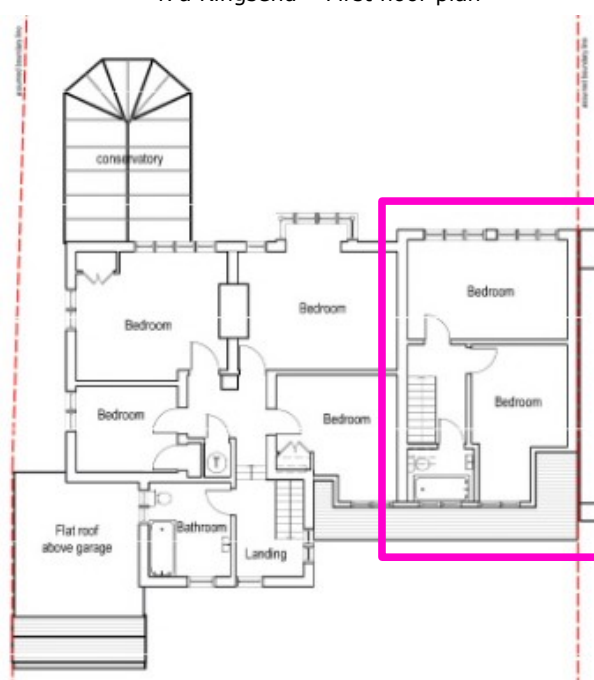


28a Kingsend – Annex on first floor above the garage

47a Kingsend – Ground floor plan



47a Kingsend – First floor plan



<sup>1</sup> Sources: LBH Planning application website:

[https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv\\_pl\\_files%5C5740\\_APP\\_2007\\_1043%5C300334\\_1.pdf&module=pl](https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C5740_APP_2007_1043%5C300334_1.pdf&module=pl)  
[https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv\\_pl\\_files%5C8157\\_APP\\_2025\\_874%5C04+EXG+GF.pdf&module=pl](https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C8157_APP_2025_874%5C04+EXG+GF.pdf&module=pl)  
[https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv\\_pl\\_files%5C8157\\_APP\\_2025\\_874%5C05+EXG+FF.pdf&module=pl](https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C8157_APP_2025_874%5C05+EXG+FF.pdf&module=pl)

~~~ End of Appendix 3.6.3 ~~~

To return to the departure point in the main document, please click [HERE](#)

3.6.4: Both annexes had their own front door access direct to the street

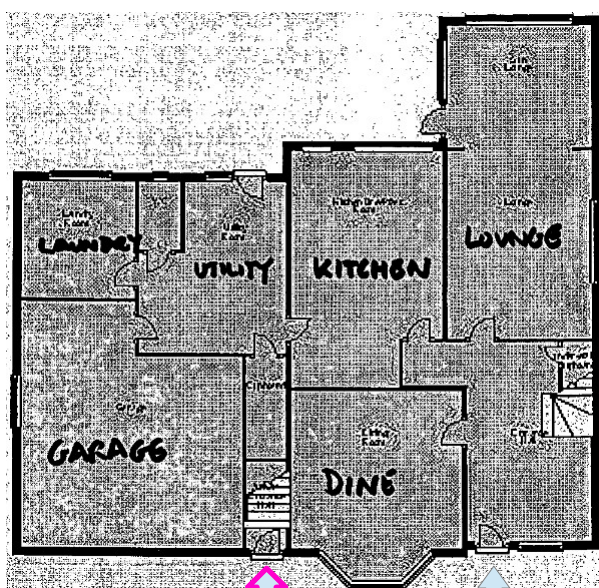
The annex at 28a Kingsend had its own front door, allowing direct access from the annex to the street in precisely the same way that the annex at 47a has.

The image to the right clearly shows that 47a Kingsend has its own separate front door.

Front door to 47



Front door to 47a



Front door to 28a

Front door to 28

The image on the left is an extract of the floor plan of 28a¹.

The annex at 28a was on the first floor, above the garage of 28.

Upon entering the front door of 28a, the annex was at the top of a flight of stairs.

¹ Source: LBH Planning application website: https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C5740_APP_2007_1043%5C300333_1.pdf&module=pl

~~~ End of Appendix 3.6.4 ~~~

To return to the departure point in the main document, please click [HERE](#)

### Appendix 3.6.5: Council Tax charged to both annexes (28a and 47a)

The following extracts from the Gov.UK Council Tax banding website<sup>1</sup> shows that both the original detached property at 47 Kingsend and the annex at 47a Kingsend are both banded for Council Tax in the same way that 28/28a was until it was redeveloped into Osbourne Court:

| GOV.UK Check and challenge your Council Tax band                                       |                  |                                   |
|----------------------------------------------------------------------------------------|------------------|-----------------------------------|
| BETA This is a new service – your <a href="#">feedback</a> will help us to improve it. |                  |                                   |
| <a href="#">English</a>   <a href="#">Cymraeg</a>                                      |                  |                                   |
| <a href="#">Back</a>                                                                   |                  |                                   |
| <a href="#">Search again</a>                                                           |                  |                                   |
| Showing 1 - 20 of 59 results                                                           |                  | Last updated on 28 September 2025 |
| Address                                                                                | Council Tax band | Local Authority                   |
| <a href="#">47, KINGSEND, RUISLIP, MIDDX, HA4 7DD</a>                                  | G                | <a href="#">Hillingdon</a>        |
| <a href="#">47A, KINGSEND, RUISLIP, MIDDX, HA4 7DD</a>                                 | E                | <a href="#">Hillingdon</a>        |
| <a href="#">28, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a>                                  | Deleted          | <a href="#">Hillingdon</a>        |
| <a href="#">28A, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a>                                 | Deleted          | <a href="#">Hillingdon</a>        |

28 and 28a now being replaced with flats 1-8 Osbourne Court:

|                                                                         |   |                            |
|-------------------------------------------------------------------------|---|----------------------------|
| <a href="#">1, OSBOURNE COURT 28, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a> | E | <a href="#">Hillingdon</a> |
| <a href="#">2, OSBOURNE COURT 28, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a> | E | <a href="#">Hillingdon</a> |
| <a href="#">3, OSBOURNE COURT 28, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a> | E | <a href="#">Hillingdon</a> |
| <a href="#">4, OSBOURNE COURT 28, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a> | E | <a href="#">Hillingdon</a> |
| <a href="#">5, OSBOURNE COURT 28, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a> | E | <a href="#">Hillingdon</a> |
| <a href="#">6, OSBOURNE COURT 28, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a> | E | <a href="#">Hillingdon</a> |
| <a href="#">7, OSBOURNE COURT 28, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a> | D | <a href="#">Hillingdon</a> |
| <a href="#">8, OSBOURNE COURT 28, KINGSEND, RUISLIP, MIDDX, HA4 7DA</a> | E | <a href="#">Hillingdon</a> |

<sup>1</sup> The above screen extracts have been provided from : <https://www.tax.service.gov.uk/check-council-tax-band/search>

~~~ End of Appendix 3.6.5 ~~~

To return to the departure point in the main document, please click [HERE](#)

Appendix 3.6.6: HM Land Registry freehold entry on Title Register for the original houses

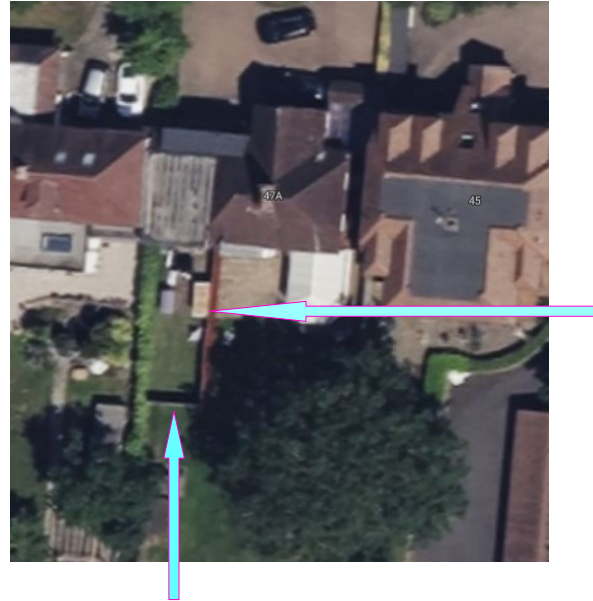
To do – This has been requested from HM Land Registry as an Official copy of the Title Register. This needs to be incorporated into this appendix as soon as the document is received from HM Land Registry.

~~~ End of Appendix 3.6.6 ~~~

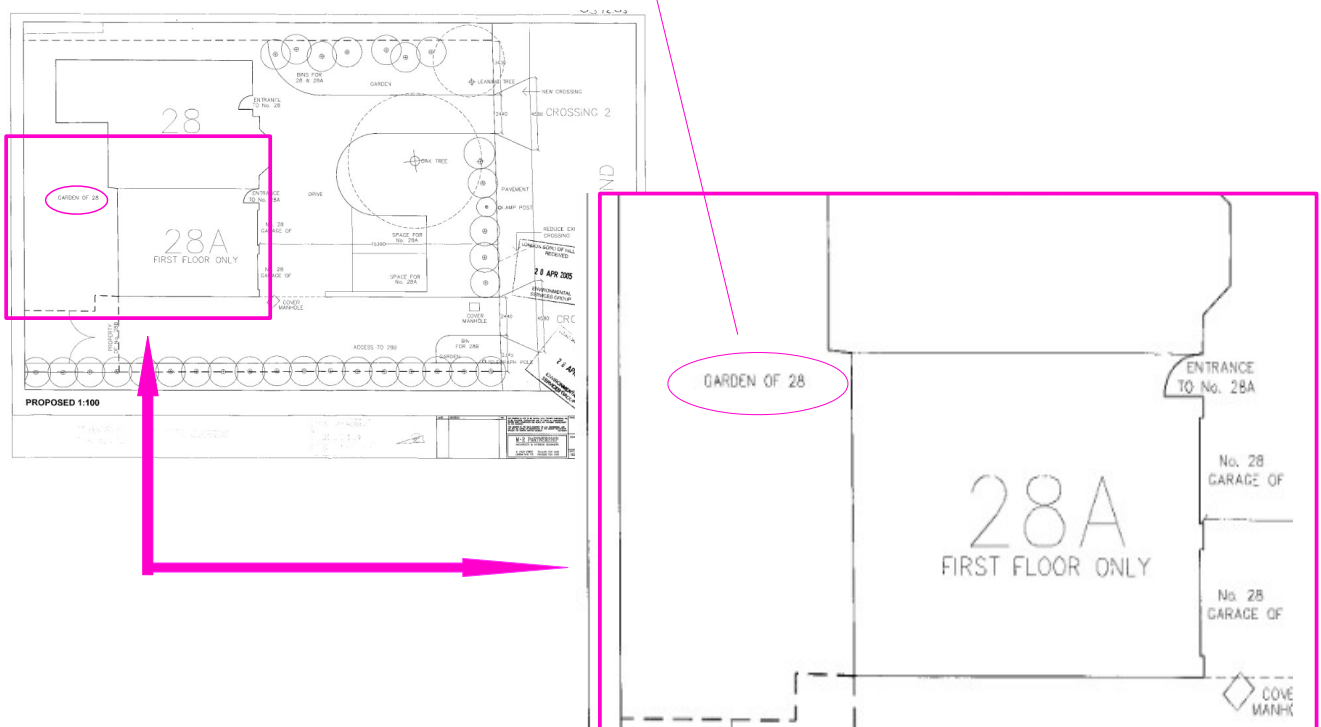
To return to the departure point in the main document, please click [HERE](#)

### Appendix 3.6.7: Access to private outdoor amenity space (garden area)

The image to the right appears to show that the occupants of 47a have direct access to exclusively private outdoor amenity space (rear garden) ring fenced out of the original 47 Kingsend garden.



The plan provided below, obtained from the the LPA planning website, shows that there wasn't any private outdoor space allocated for the occupant of the annex at 28a Kingsend. The garden is clearly annotated as '**Garden of 28**'.



<sup>1</sup> Source: [https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv\\_pl\\_files%5C5740\\_APP\\_2005\\_1265%5C129461\\_1.pdf&module=pl](https://planning.hillingdon.gov.uk/OcellaWeb/viewDocument?file=dv_pl_files%5C5740_APP_2005_1265%5C129461_1.pdf&module=pl)

~~~ End of Appendix 3.6.7 ~~~

To return to the departure point in the main document, please click [HERE](#)

Appendix 3.7: 28/28a HM Land Registry transaction history

The Land Registration Act 1925, Section 123 mandated that all interests in property in the County of Middlesex, subsequently becoming the London Borough of Hillingdon, must be registered when they were next sold or their ownership transferred.

HM Land Registry moved from paper title to electronic title circa 1990. A summary of Addition Dates to the Title Register for 28/28a Kingsend, Title Reference MX239739 spanning the past 35 years is provided below.

| Date | Title Register format | Registered owner | Notes |
|-------------------------------|-----------------------|---------------------------------------|---------------------------|
| 21st March 1974 | Paper title | Joan Olive Dainty | |
| 5 th April 1995 | Electronic title | Joan Olive Dainty | |
| 16 th May 1996 | Electronic title | Joan Olive Dainty and Lawrence Dainty | Lawrence Dainty added |
| 27 th May 2004 | Electronic title | Lawrence Dainty | Joan Olive Dainty removed |
| 31 st March 2008 | Electronic title | Howarth Homes PLC | |
| 16 th October 2009 | Electronic title | WE Black Ltd | |

As shown in the table above (highlighted in light red) 28/28a was sold in 2008 for redevelopment. Prior to 2008, there are three previous Addition Dates on the electronic Title Register (since it was a requirement to register interest in land with HM Land Registry) 1995, 1996, 2004 and 2008.

In conjunction with the email confirmations from HM Land Registry provided in Appendix 3.8 and Appendix 3.9 that confirm that there has only ever been one freehold for this piece of land that there were not any leases on it until 2012, the above chronology of addition dates demonstrates that if there had been any other freeholds or leases for this site they would have had to have been registered with HM Land Registry at the above dates.

The confirmation emails provided by HM Land Registry are corroborated by the historical copies of the register of title subsequently provided by HM Land Registry and shown below.

As no other freeholds or leases were registered, 28/28a must be considered as a single property.

The historical copies of the register of title on the following pages of this appendix confirm that there were no leases on Register Number MX 239739 until 2012. If there had been, they would have had to have been shown on each of the Register Addition Date entries made in 1995, 1996, 2004 and 2008.

Continued ...

Appendix 3.7: 28/28a HM Land Registry transaction history, Continued ...

Although the appellant has obtained historical copies of the register for the Addition Dates in 1995, 1996, 2004, 2008, 2009 and 2012 from HM Land Registry, only 1995, 2008 and 2012 have been included in this appendix in the interest of readability and brevity¹. As from these dates alone it is clear that there were no leases on the land or building in 1995 and none when it was sold for redevelopment in 2008. The first lease being applied to Register Title number MX239739 in 2012 after 28/28a had been redeveloped into Osbourne Court. The first lease created at that stage (for communal areas) is shown on the reverse page of the 2012 copy, provided on the last page of this appendix.

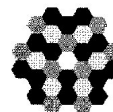
¹ If the Inspector wishes to see the copies from the interim dates these can of course be provided.

Continued ...

Appendix 3.7: 28/28a HM Land Registry transaction history, Continued ...

Copy of Title Register in **1995**, showing no leases (Page **1** of 2).

Land Registry



Historical
copy of
register of
title

Title number MX239739 Edition date 05.04.1995

- This copy shows the entries in the register of title on 5 April 1995.
- This edition was last updated on 5 April 1995 at 09:31:00.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

HILLINGDON

- 1 (27.03.1951) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 28 Kingsend.
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (21.03.1974) Proprietor: JOAN OLIVE DAINTY of 28 Kingsend, Ruislip, Middx.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land tinted pink on the filed plan (with other land) dated 16 August 1912 made between (1) The Provost and Scholars of Kings College Cambridge and (2) Ruislip Manor Limited contains restrictive covenants.

NOTE:-Particulars of covenants issued with Certificate. Copy particulars filed.

- 2 A Conveyance of the land tinted blue on the filed plan (with other land) dated 9 September 1916 made between (1) The Provost and Scholars of Kings

Appendix 3.7: 28/28a HM Land Registry transaction history, Continued ...

Copy of Title Register in **1995**, showing no leases (Page 2 of 2).

Title number MX239739

C: Charges register continued

College Cambridge and (2) Ruislip Manor Limited contains restrictive covenants.

NOTE:-Particulars of covenants issued with Certificate. Copy particulars filed.

- 3 A Conveyance of the land tinted pink on the filed plan dated 30 August 1912 made between (1) Ruislip Manor Limited and (2) Alfred Martin Ventros Porteous contains restrictive covenants.

NOTE:-Conveyance issued with Certificate; copy filed.

- 4 A Conveyance of the land tinted blue on the filed plan dated 11 December 1916 made between (1) Ruislip Manor Limited and (2) Alfred Martin Ventross Porteous contains restrictive covenants.

NOTE:-Conveyance issued with Certificate; copy filed.

- 5 A Transfer of the land edged and numbered NGL336903 in green on the filed plan dated 7 September 1978 made between (1) Joan Olive Dainty and (2) Bernard Stuart Mooney contains a covenant by the Vendor.

NOTE:-Copy in certificate Original filed under NGL336903.

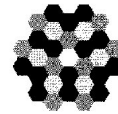
- 6 The land is subject to the rights granted by the Transfer dated 7 September 1978 referred above.

End of register

Appendix 3.7: 28/28a HM Land Registry transaction history, Continued ...

Copy of Title Register in **2004**, showing no leases (Page **1** of 2).

Land Registry



Historical
copy of
register of
title

Title number MX239739 Edition date 27.05.2004

- This copy shows the entries in the register of title on 27 May 2004.
- This edition was last updated on 27 May 2004 at 10:10:24.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

HILLINGDON

- 1 (27.03.1951) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 28 Kingsend, Ruislip (HA4 7DA).
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (16.05.1996) Proprietor: LAURENCE HOOPER STANLEY DAINTY of 28 Kingsend, Ruislip, Middx HA4 7DA.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land tinted pink on the filed plan (with other land) dated 16 August 1912 made between (1) The Provost and Scholars of Kings College Cambridge and (2) Ruislip Manor Limited contains restrictive covenants.

NOTE: -Particulars of covenants issued with Certificate. Copy particulars filed.

- 2 A Conveyance of the land tinted blue on the filed plan (with other land) dated 9 September 1916 made between (1) The Provost and Scholars of Kings

Appendix 3.7: 28/28a HM Land Registry transaction history, Continued ...

Copy of Title Register in **2004**, showing no leases (Page 2 of 2).

Title number MX239739

C: Charges register continued

College Cambridge and (2) Ruislip Manor Limited contains restrictive covenants.

NOTE:-Particulars of covenants issued with Certificate. Copy particulars filed.

- 3 A Conveyance of the land tinted pink on the filed plan dated 30 August 1912 made between (1) Ruislip Manor Limited and (2) Alfred Martin Ventros Porteous contains restrictive covenants.

NOTE:-Conveyance issued with Certificate; copy filed.

- 4 A Conveyance of the land tinted blue on the filed plan dated 11 December 1916 made between (1) Ruislip Manor Limited and (2) Alfred Martin Ventross Porteous contains restrictive covenants.

NOTE:-Conveyance issued with Certificate; copy filed.

- 5 A Transfer of the land edged and numbered NGL336903 in green on the filed plan dated 7 September 1978 made between (1) Joan Olive Dainty and (2) Bernard Stuart Mooney contains a covenant by the Vendor.

NOTE:-Copy in certificate Original filed under NGL336903.

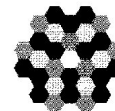
- 6 The land is subject to the rights granted by the Transfer dated 7 September 1978 referred to above.

End of register

Appendix 3.7: 28/28a HM Land Registry transaction history, Continued ...

Copy of Title Register in **2012**, showing a lease now applied (Page 1 of 2).

Land Registry



Historical copy of register of title

Title number MX239739 Edition date 12.01.2012

- This copy shows the entries in the register of title on 12 January 2012.
- This edition was last updated on 12 January 2012 at 14:47:13.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

HILLINGDON

- 1 (27.03.1951) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 28 Kingsend, Ruislip (HA4 7DA).
- 2 The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (16.10.2009) PROPRIETOR: W E BLACK LIMITED (Co. Regn. No. 00425267) of Hawridge Place, Hawridge, Chesham, Buckinghamshire HP5 2UG.
- 2 (16.10.2009) The price stated to have been paid on 7 October 2009 was £750,000 plus VAT.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land tinted pink on the filed plan (with other land) dated 16 August 1912 made between (1) The Provost and Scholars of Kings College Cambridge and (2) Ruislip Manor Limited contains restrictive covenants.

NOTE: -Copy particulars filed.

Appendix 3.7: 28/28a HM Land Registry transaction history, Continued ...

Copy of Title Register in **2012**, showing a lease now applied (Page 2 of 2).

Title number MX239739

C: Charges register continued

- 2 A Conveyance of the land tinted blue on the filed plan (with other land) dated 9 September 1916 made between (1) The Provost and Scholars of Kings College Cambridge and (2) Ruislip Manor Limited contains restrictive covenants.
NOTE: Copy particulars filed.
- 3 A Conveyance of the land tinted pink on the filed plan dated 30 August 1912 made between (1) Ruislip Manor Limited and (2) Alfred Martin Ventros Porteous contains restrictive covenants.
NOTE: Copy Conveyance filed.
- 4 A Conveyance of the land tinted blue on the filed plan dated 11 December 1916 made between (1) Ruislip Manor Limited and (2) Alfred Martin Ventross Porteous contains restrictive covenants.
NOTE: Copy Conveyance filed.
- 5 A Transfer of the land edged and numbered NGL336903 in green on the filed plan dated 7 September 1978 made between (1) Joan Olive Dainty and (2) Bernard Stuart Mooney contains a covenant by the Vendor.
NOTE: Original filed under NGL336903.
- 6 The land is subject to the rights granted by the Transfer dated 7 September 1978 referred to above.
- 7 (12.01.2012) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

| | Registration date and plan ref. | Property description | Date of lease and term | Lessee's title |
|---|---------------------------------|---|--|----------------|
| 1 | 12.01.2012 | 1 - 8 Osbourne Court
(common parts only) | 01.01.2012
125 years from
25/12/2011 | AGL247879 |

End of register

Page 2

As no other freeholds or leases were registered prior to 2012, 28/28a was undoubtedly a single property.

~~~ End of Appendix 3.7 ~~~

To return to the departure point in the main document, please click [HERE](#)

### **Appendix 3.8: HM Land Registry email confirming only one freehold for 28/28a**

The email below from HM Land Registry (October 2025) confirms that there is, and back to 1995, only ever has been, one freehold associated with the site on which 28 Kingsend and its granny flat / Annex (28a) once stood.

The Enquiry Reference provided in the email by HM Land Registry may be used to confirm the authenticity of the email.

**Enquiry Reference:** 250929-5226521 **Title Number:** MX239739

Dear Customer

Thank you for your call,

The title MX239739 was registered electronically from 1995 and potentially in paper format prior to this. There are no other freehold titles for this property/land.

This was registered as 28 Kingsend until January 2012 when this was updated 1-8 Osbourne Court, 28 Kingsend.

Yours faithfully

Hannah  
HM Land Registry

*We only provide factual information and impartial advice about our procedures.*

~~~ End of Appendix 3.8 ~~~

To return to the departure point in the main document, please click [**HERE**](#)

Appendix 3.9: HM Land Registry email confirming no leases for 28/28a

The email below from HM Land Registry (October 2025) confirms that there were no leaseholds on the land on which 28 Kingsend and its granny flat / Annex (28a) once stood prior to 2012 (which is after 28 and 28a were demolished and redeveloped into Osbourne Court).

The Enquiry Reference provided in the email by HM Land Registry may be used to confirm the authenticity of the email.

Enquiry Reference: 250929-5226521 Title Number: MX239739

Dear Customer

As discussed, I can confirm that there was no leasehold prior to January 2012.

Yours faithfully

Bethan
HM Land Registry

We only provide factual information and impartial advice about our procedures.

~~~ End of Appendix 3.9 ~~~

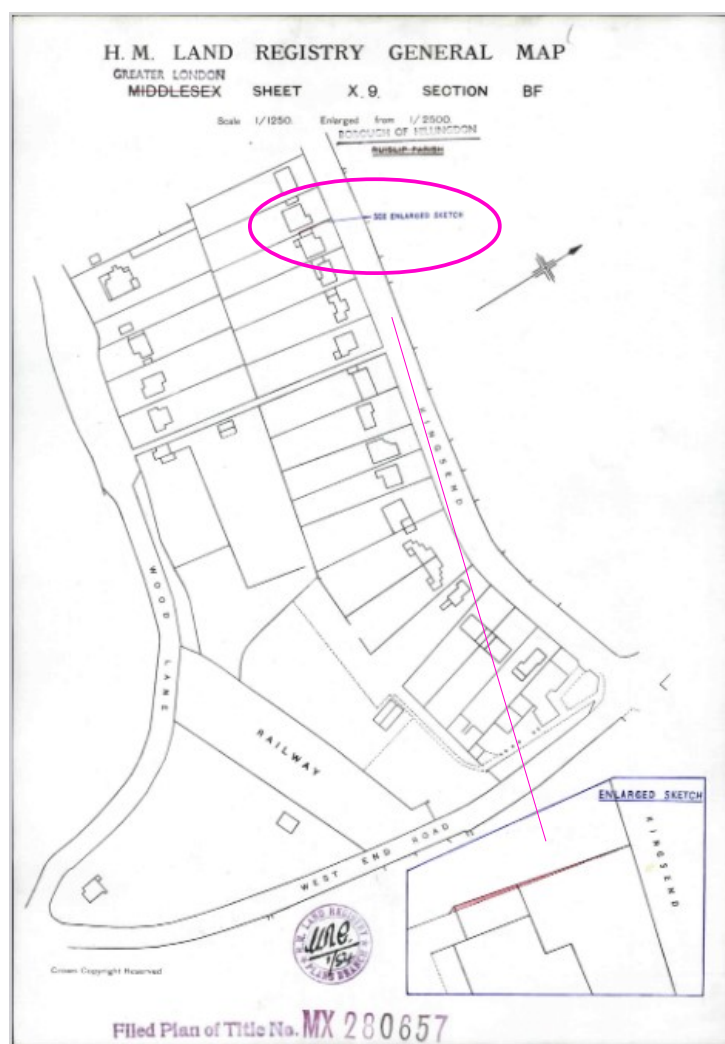
To return to the departure point in the main document, please click [\*\*HERE\*\*](#)

## Appendix 4.1: Property to be ADDED to the list

### Appendix 4.1.1: Freehold Land adjacent to 33 Kingsend

In addition to the freehold for the land and detached house at 33 Kingsend, there is also an additional freehold listed with HM Land Registry for land adjacent to 33 Kingsend. This piece of land is situated on the eastern side of the plot, between the front of the house and the pavement.

The title plan for this freehold has been provided by HM Land Registry and is shown below.



In accordance with the Law of Property Act 1925, this freehold constitutes another property along Kingsend that needs to be added to the list of the total properties in the street.

~~~ End of Appendix 4.1.1 ~~~

To return to the departure point in the main document, please click [HERE](#)

Appendix 4.1.2: Leasehold at 59 Kingsend

In addition to the freehold for 59 Kingsend and another freehold for 59a Kingsend, there is also a lease associated with 59 Kingsend. This is shown in the following extract from the Title Register for 59 Kingsend.

 **GOV.UK**
Search for land and property information

Title register for:

59 Kingsend, Ruislip, HA4 7DD (Leasehold)

Title number: NGL301148

Accessed on 02 October 2025 at 17:06:02

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

 **This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

Register summary

| | |
|---------------------|-----------|
| Title number | NGL301148 |
|---------------------|-----------|

The Title Number for the leasehold at 59 Kingsend (NGL301148) is distinct from both the freehold at 59 Kingsend (AGL261665) and the freehold at 59a Kingsend (NGL148249) (extracts of the Title Registers for both of these properties being shown on the following page to confirm this).

In accordance with the Law of Property Act 1925, the lease on 59 Kingsend constitutes another property along Kingsend that needs to be added to the list.

Continued ...

Appendix 4.1.2: Leasehold at 59 Kingsend, Continued ...

The following extract is from the Title Register for the freehold at 59 Kingsend.

 **GOV.UK**
Search for land and property information

Title register for:

59 Kingsend, Ruislip, HA4 7DD (Freehold)

Title number: AGL261665

Accessed on 02 October 2025 at 16:58:59

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

 **This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

Register summary

| | |
|---------------------|-----------|
| Title number | AGL261665 |
|---------------------|-----------|

The following extract is from the Title Register for the freehold at 59a Kingsend.

 **GOV.UK**
Search for land and property information

Title register for:

59a Kingsend, Ruislip, HA4 7DD (Freehold)

Title number: NGL148249

Accessed on 07 October 2025 at 13:05:03

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

 **This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

Register summary

| | |
|---------------------|-----------|
| Title number | NGL148249 |
|---------------------|-----------|

~~~ End of Appendix 4.1.2 ~~~

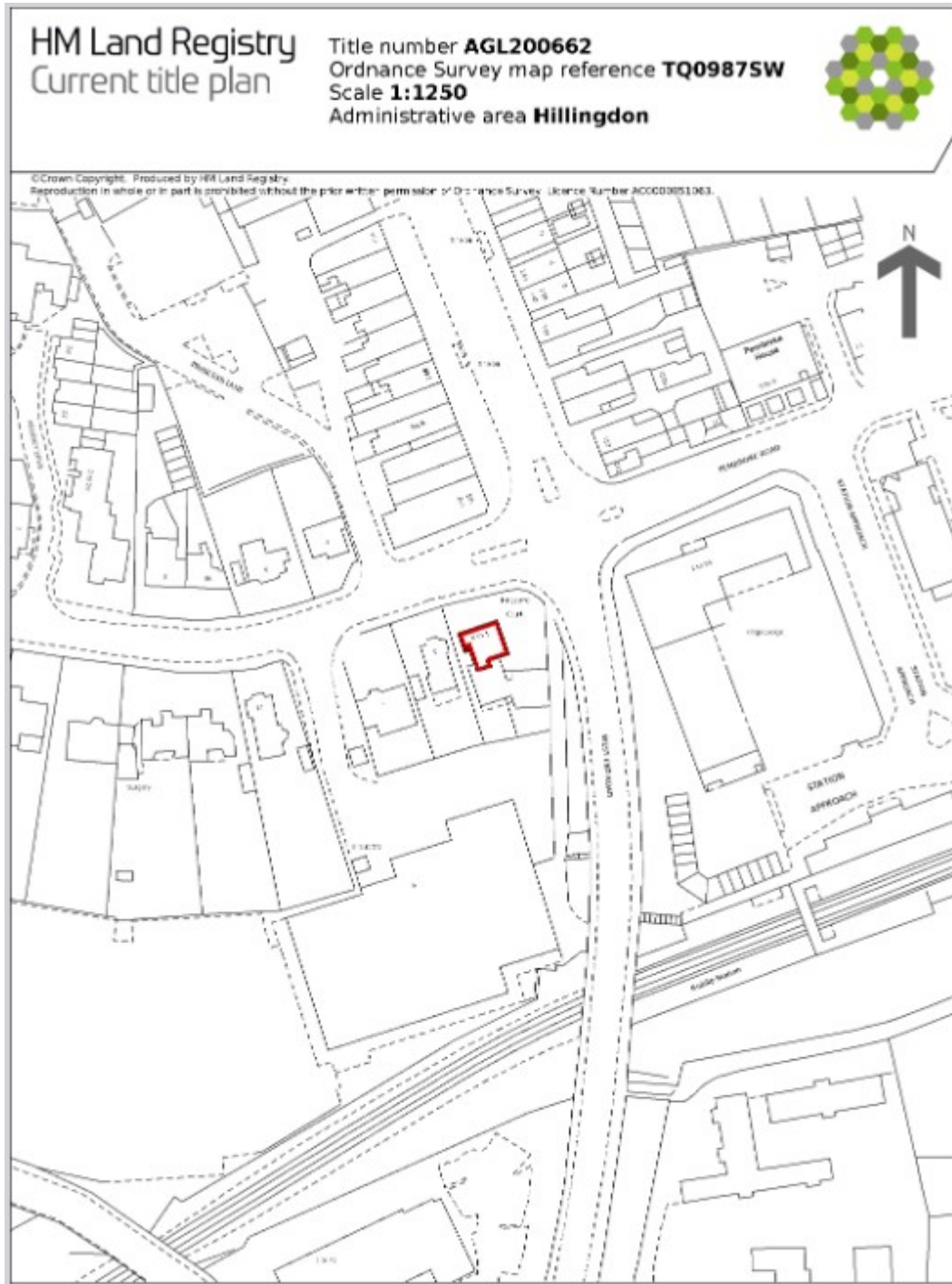
To return to the departure point in the main document, please click [HERE](#)

### Appendix 4.1.3: Kingsend Court Flat 1 Leasehold

In addition to the freehold for Kingsend Court, there is also a lease for Flat 1.

In accordance with the Law of Property Act 1925, this leasehold flat constitutes another property along Kingsend that needs to be added to the list.

The title plan for this lease has been provided by HM Land Registry and is shown below.



~~~ End of Appendix 4.1.3 ~~~

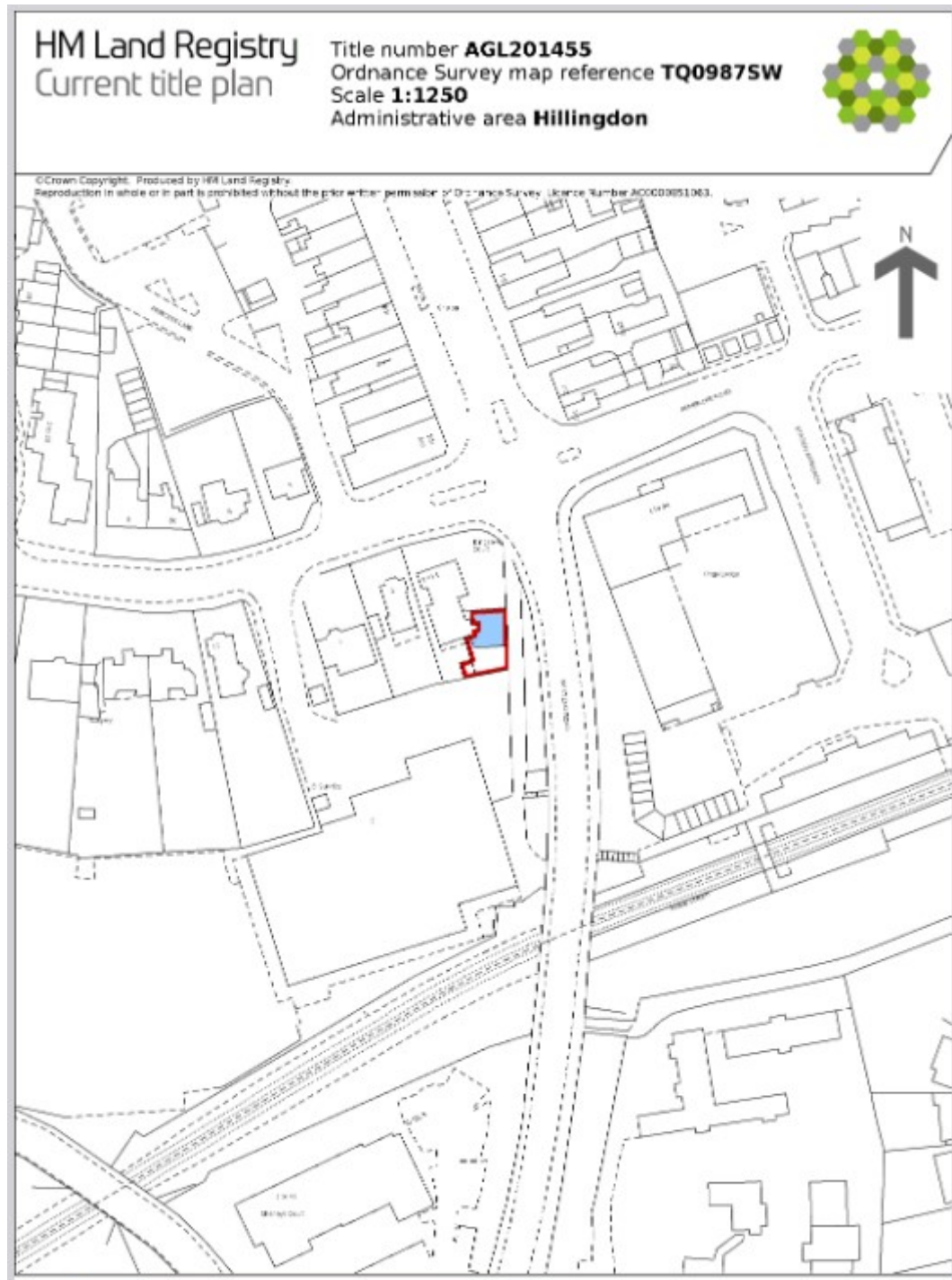
To return to the departure point in the main document, please click [HERE](#)

Appendix 4.1.4: Kingsend Court Flat 3 Leasehold

In addition to the freehold for Kingsend Court, there is also a lease for Flat 3.

In accordance with the Law of Property Act 1925, this leasehold flat constitutes another property along Kingsend that needs to be added to the list.

The Title Plan for this lease, a copy of which is provided below, has been provided by HM Land Registry.



~~~ End of Appendix 4.1.4 ~~~

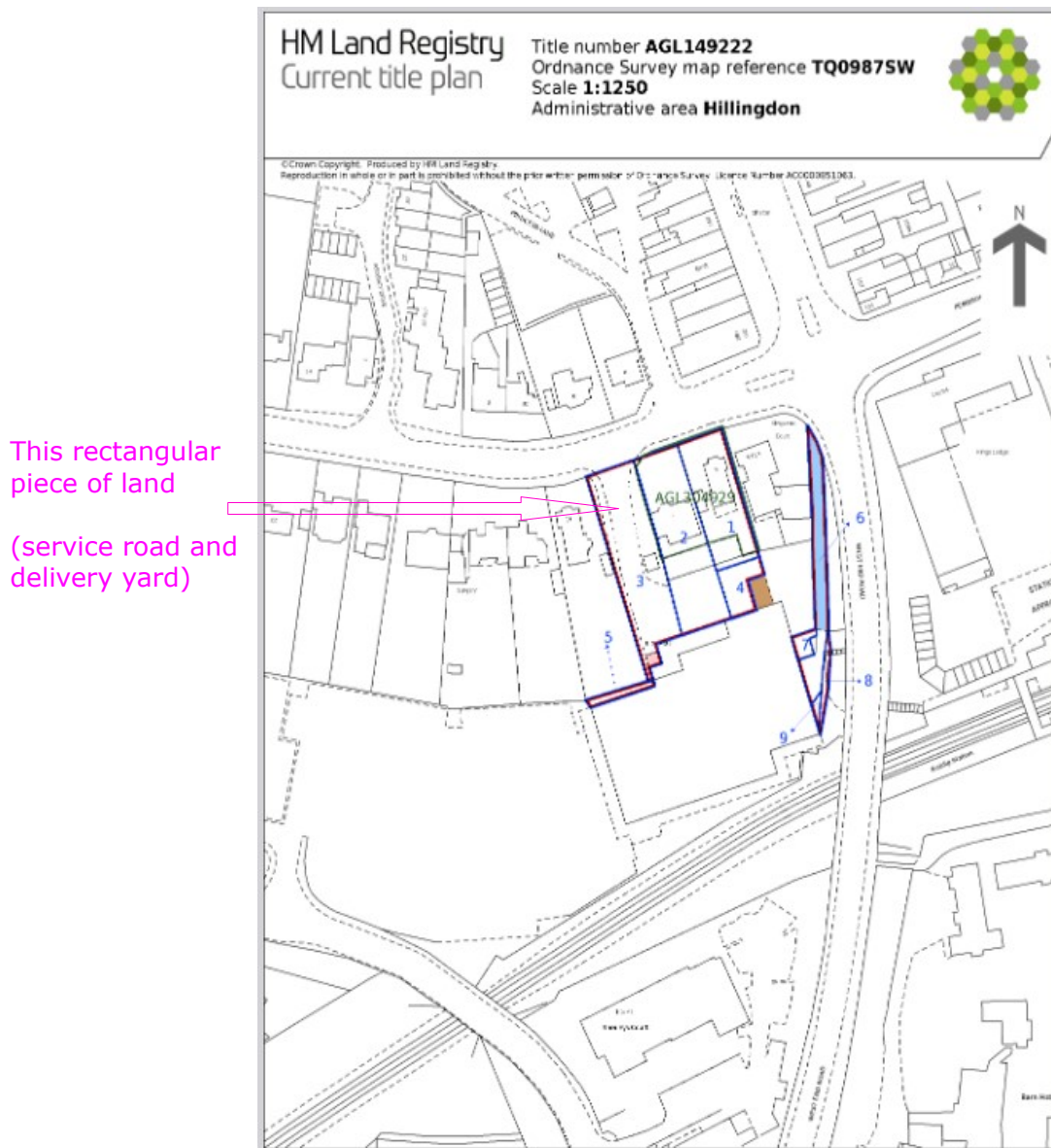
To return to the departure point in the main document, please click [HERE](#)

#### Appendix 4.1.5: Waitrose supermarket service road and delivery yard

In addition to the freehold held by Waitrose for the supermarket building, Waitrose also own another freehold piece of land between the store and the street of Kingsend. Waitrose use this piece of land as a service road and as the supermarket's delivery yard.

This land is used by all Waitrose HGV lorries to make deliveries to the supermarket and also serves as the loading bay area for Waitrose home delivery vans.

The title plan for this freehold, provided by HM Land Registry, is shown below.



In accordance with the Law of Property Act 1925, this freehold constitutes another property along Kingsend that needs to be added to the list.

~~~ End of Appendix 4.1.5 ~~~

To return to the departure point in the main document, please click [HERE](#)

Appendix 4.1.6: Additional land at 28B Kingsend

In addition to the freehold for the two dwellings at 28b and 28c Kingsend, there is a further piece of land that has a separate freehold. This piece of land is adjacent to the building and contained within the fenced off area attributable to 28b.

Furthermore, this piece of land can only be accessed by using the same driveway as 28b and is only accessible once through the gated entrance to 28b Kingsend.

In accordance with the Law of Property Act 1925, this additional freehold constitutes another property along Kingsend that needs to be added to the list.

The Title Plan for this freehold, provided by HM Land Registry, is shown below.



~~~ End of Appendix 4.1.6 ~~~

To return to the departure point in the main document, please click [HERE](#)

## **Appendix 4.2: Addresses to be REMOVED from the list**

### **Appendix 4.2.1: 47a Kingsend**

47a Kingsend has not been registered with HM Land Registry as a property in its own right, it does not have its own freehold, separate from 47 Kingsend, nor is there a lease on this dwelling. It is therefore not a legal entity in its own right and should be considered to still be part of 47 Kingsend.

This is the same situation as was the case for 28 Kingsend and its granny flat / annex (28a) which was covered in Section 3.

The appellant is therefore agreeable to this address being removed from the list.

~~~ End of Appendix 4.2.1 ~~~

To return to the departure point in the main document, please click [HERE](#)

Appendix S4.3: Property on the list (removed by the LPA) that should be RETAINED on the list

Appendix 4.3.1: 2 Kingsend

The Title Register from HM Land Registry shows the office at 2 Kingsend as a leasehold (the relevant extract of which is provided below).



Search for land and property information

Title register for:

2 Kingsend, Ruislip, HA4 7DA (Leasehold)

Title number: AGL454975

Accessed on 06 October 2025 at 20:43:11

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

| | |
|---------------------|-----------|
| Title number | AGL454975 |
|---------------------|-----------|

In accordance with the Law of Property Act 1925, this leasehold constitutes a property along Kingsend that should be retained on the list.

~~~ End of Appendix 4.3.1 ~~~

To return to the departure point in the main document, please click [\*\*HERE\*\*](#)

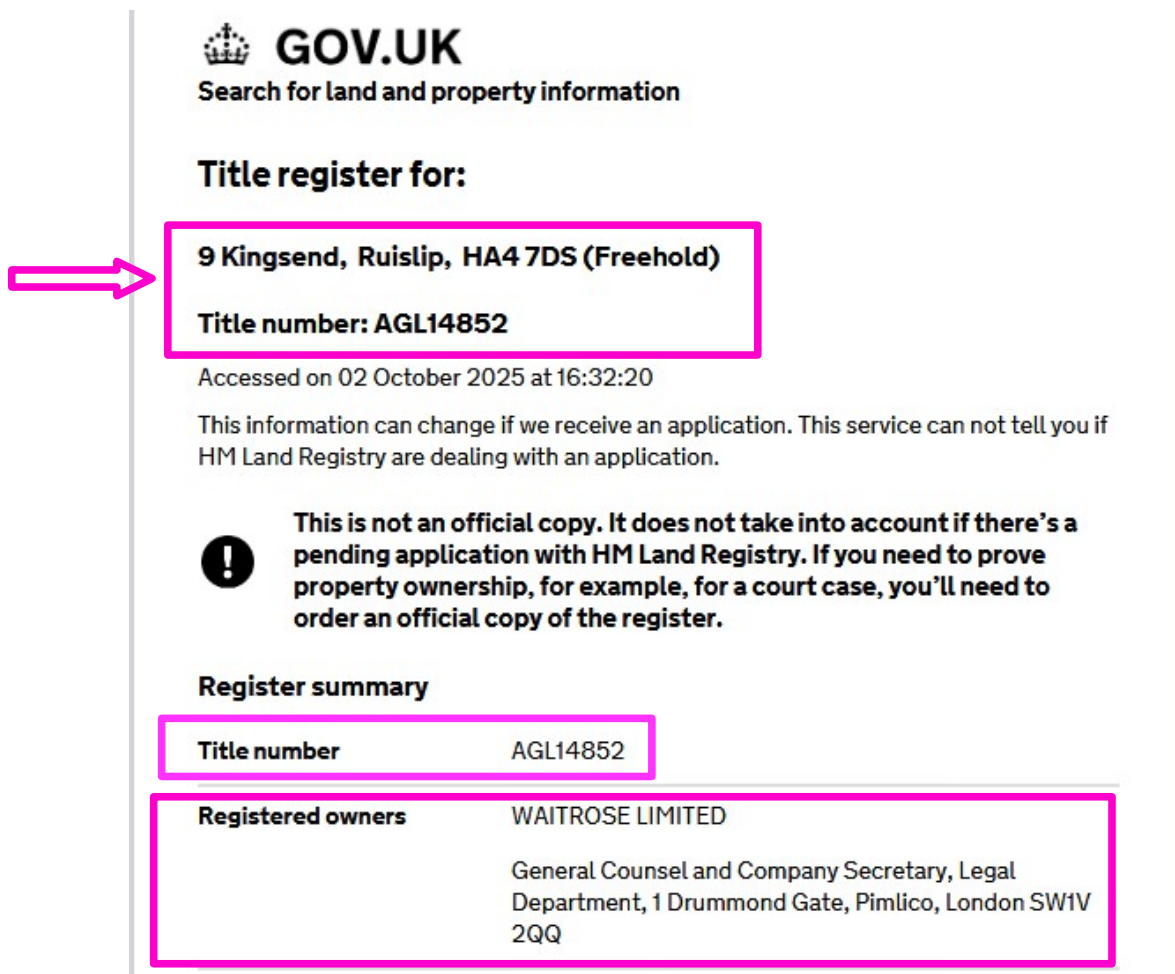
### Appendix 4.3.2: 9 Kingsend (Waitrose supermarket)

9 Kingsend is the address of Waitrose supermarket in Ruislip. The 9 Kingsend postal address is used for business rates, the supermarket's Royal Mail address and is the address used by the LPA for recent and historical planning applications (shown on the next page).

In their response, the LPA requested that 9 Kingsend (Waitrose) be removed from the list. However, they did not offer any explanation, let alone a justification for why it should be removed.

The Waitrose supermarket is listed by HM Land Registry as a freehold property located at 9 Kingsend. The Council's position on this is therefore clearly untenable.

In accordance with the Law of Property Act 1925, the Waitrose supermarket building constitutes a property along Kingsend that needs to be retained on the list.



**GOV.UK**  
Search for land and property information

**Title register for:**

**9 Kingsend, Ruislip, HA4 7DS (Freehold)**

**Title number: AGL14852**

Accessed on 02 October 2025 at 16:32:20

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

**! This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

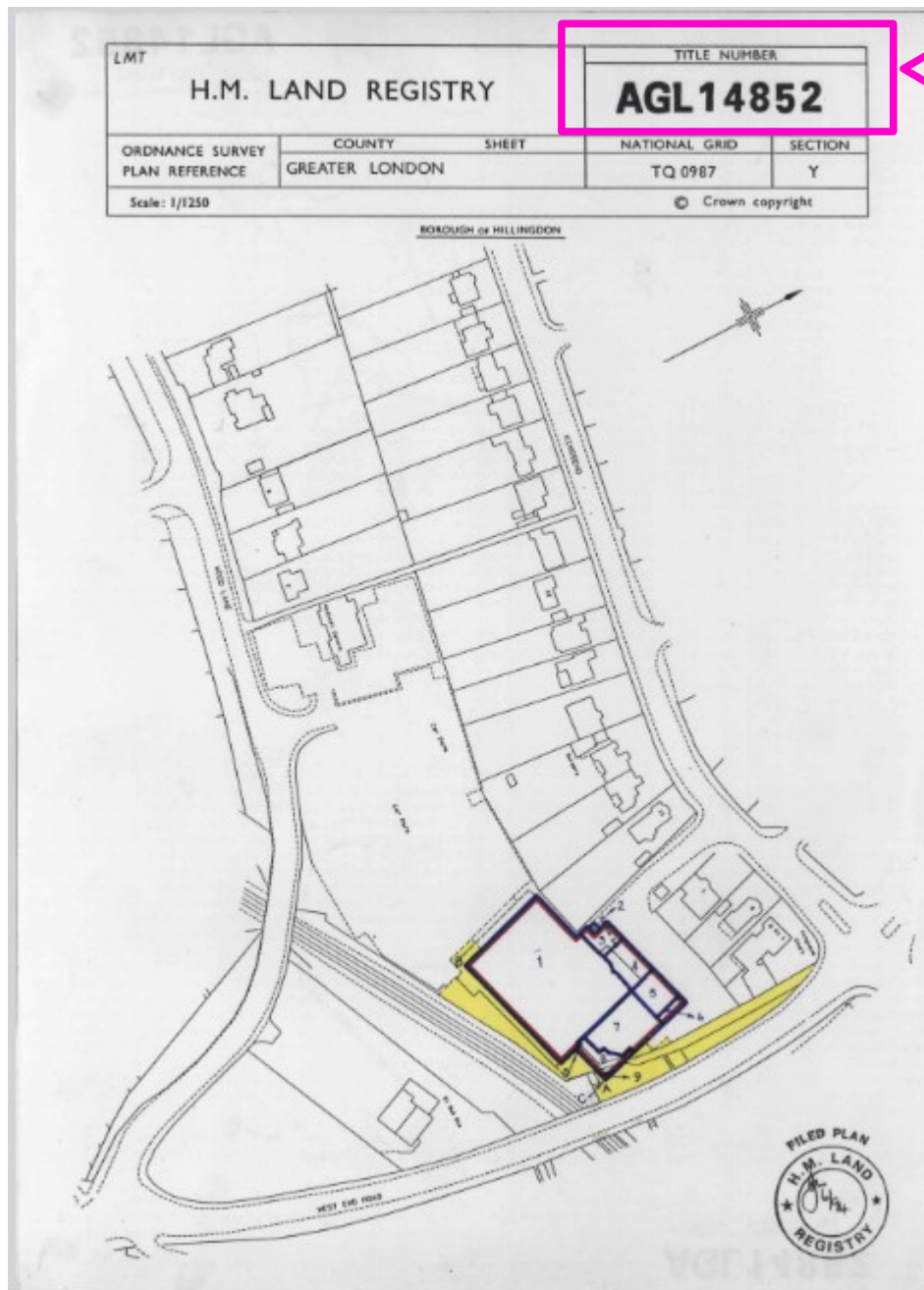
**Register summary**

|                          |                                                                                                                              |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>Title number</b>      | AGL14852                                                                                                                     |
| <b>Registered owners</b> | WAITROSE LIMITED<br>General Counsel and Company Secretary, Legal<br>Department, 1 Drummond Gate, Pimlico, London SW1V<br>2QQ |

The title plan for this freehold, a copy of which is provided below, has been provided by HM Land Registry and clearly shows that the address of the Waitrose Supermarket in Ruislip is 9 Kingsend.

**Continued ...**

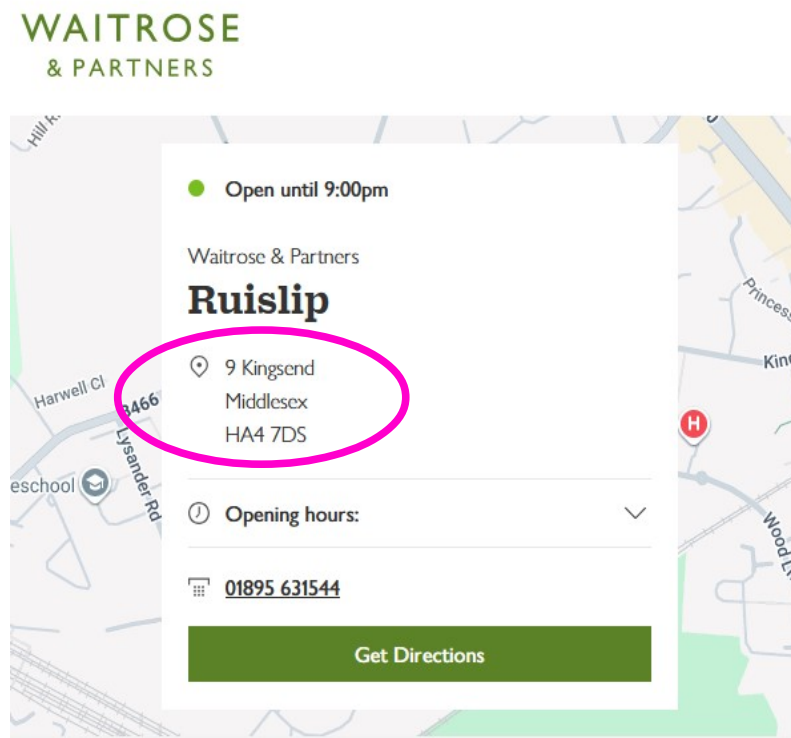
#### Appendix 4.3.2: 9 Kingsend (Waitrose supermarket), Continued ...



The Title Plan from HM Land Registry above clearly shows that the Waitrose supermarket building is registered under title number AGL14852. This reference corresponds with the reference on the Title Register provided on the previous page, wherein it is also confirms the address as 9 Kingsend. Registered owner Waitrose Limited.

**Continued ...**

## Appendix 4.3.2: 9 Kingsend (Waitrose supermarket) Continued ...



The screenshot extract above from the Waitrose website<sup>1</sup>, clearly shows that Waitrose consider the stores address to be 9 Kingsend.

<sup>1</sup> Source: <https://www.waitrose.com/find-a-store/ruislip>

|  HILLINGDON<br>LONDON                                             |                       |                                                              |          |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------------------------------------------|----------|-----------|
| PLANNING APPLICATIONS SEARCH                                                                                                                         |                       |                                                              |          |           |
| Reference                                                                                                                                            | Location              | Proposal                                                     | Received | Status    |
| <a href="https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=36969/APP/2025/2390&amp;from=planningSearch">36969/APP/2025/2390</a> | 9 KINGSEND<br>RUISLIP | Proposed removal of existin<br>Condenser units and 2no. /    | 15-09-25 | Undecided |
| <a href="https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=36969/ADV/2025/39&amp;from=planningSearch">36969/ADV/2025/39</a>     | 9 KINGSEND<br>RUISLIP | Replacement of existing sig<br>illuminated, 13 no. non-illur | 05-09-25 | Undecided |
| <a href="https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=36969/APP/2025/2303&amp;from=planningSearch">36969/APP/2025/2303</a> | 9 KINGSEND<br>RUISLIP | Facade alteration for the in                                 | 03-09-25 | Undecided |

Source:

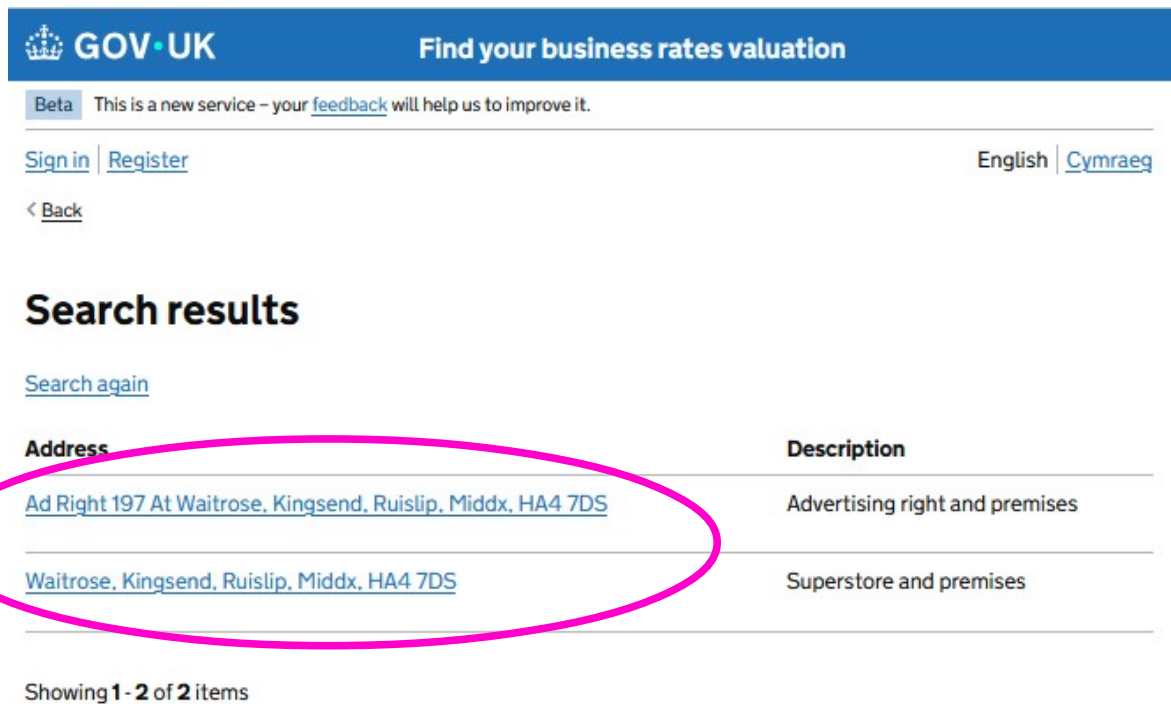
<https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=36969/APP/2025/2390&from=planningSearch>  
<https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=36969/ADV/2025/39&from=planningSearch>  
<https://planning.hillingdon.gov.uk/OcellaWeb/planningDetails?reference=36969/APP/2025/2303&from=planningSearch>

The screenshot extract above clearly shows that the LPA continue to list planning applications for the Waitrose Supermarket in Ruislip using the 9 Kingsend, Ruislip address.

**Continued ...**

## Appendix 4.3.2: 9 Kingsend (Waitrose supermarket), Continued ...

The screenshot extract below from the Gov.UK business rates website, clearly shows that the Waitrose Supermarket in Ruislip is listed for business rates with its address being 9 Kingsend.



| GOV.UK Find your business rates valuation                                              |                                   |
|----------------------------------------------------------------------------------------|-----------------------------------|
| Beta This is a new service – your <a href="#">feedback</a> will help us to improve it. |                                   |
| <a href="#">Sign in</a>   <a href="#">Register</a>                                     | English   <a href="#">Cymraeg</a> |
| <a href="#">&lt; Back</a>                                                              |                                   |
| <h2>Search results</h2>                                                                |                                   |
| <a href="#">Search again</a>                                                           |                                   |
| Address                                                                                | Description                       |
| <a href="#">Ad Right 197 At Waitrose, Kingsend, Ruislip, Middx, HA4 7DS</a>            | Advertising right and premises    |
| <a href="#">Waitrose, Kingsend, Ruislip, Middx, HA4 7DS</a>                            | Superstore and premises           |
| Showing 1 - 2 of 2 items                                                               |                                   |

In accordance with the Law of Property Act 1925, the Waitrose supermarket building constitutes a property along Kingsend that needs to be retained on the list.

<sup>3</sup> Source: <https://www.tax.service.gov.uk/business-rates-find/results>

~~~ End of Appendix 4.3.2 ~~~

To return to the departure point in the main document, please click [HERE](#)

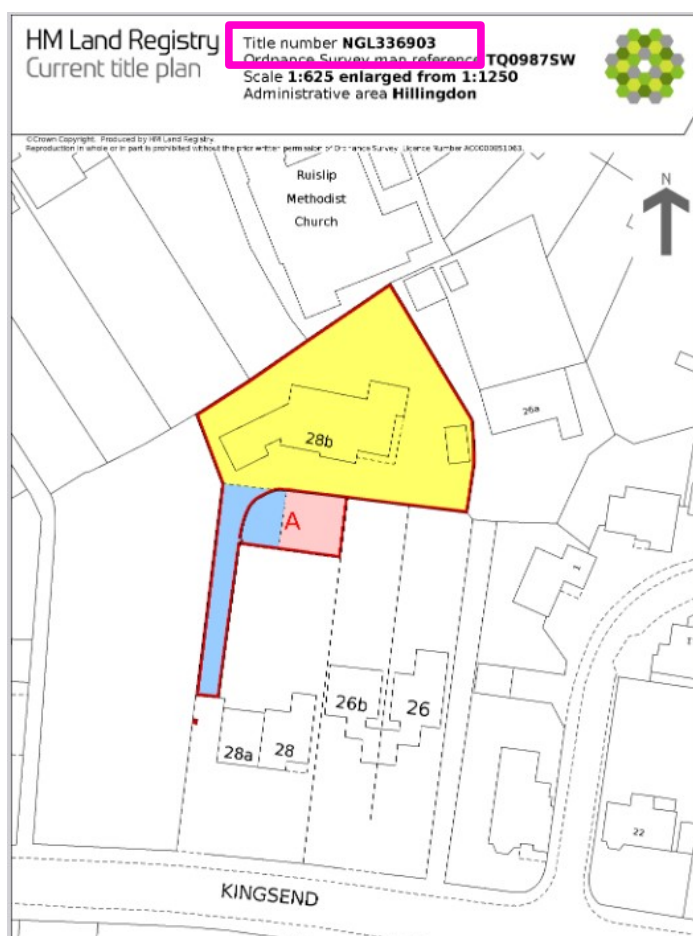
Appendix 4.3.3: 28b Kingsend

Although the street number sign at the roadside only says 28b there are actually two dwellings at the end of this driveway, namely street numbers 28b and 28c (planning application 5740/APP/2008/1214 refers). However, both 28b and 28c appear to be owned under the same freehold, so we shall deal with them here as two dwellings and as one property.

The Council has suggested that 28b Kingsend be removed from the list, 'because it has no frontage to Kingsend'. The Council's position on this is untenable, the only access to 28b Kingsend is from the street of Kingsend via its own private driveway down the side of Osbourne Court and then an easement to the carriageway. Furthermore, HM Land Registry has the property registered in Kingsend.

It is incredulous that the Council would take this stance, when previously they have contended that back-land properties still have an impact on traffic, on-street parking, the arboreal aesthetic, landscaping, the street scene and local heritage. Precisely the planning considerations that policy DMH4 states that it seeks to protect. The Council's contention is even more nonsensical when considering that the footprint of the building on this site is possibly larger than every other building on the street, other than the Waitrose supermarket superstore.

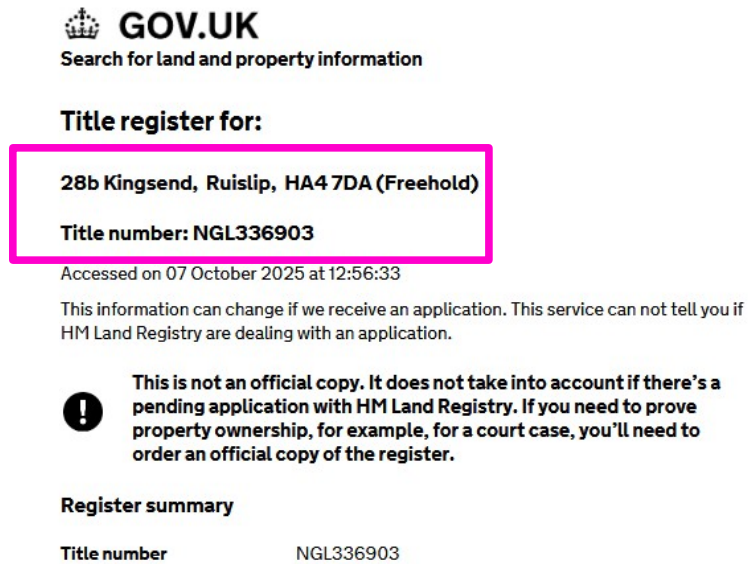
The Council's attempt to remove this property from the list is also unreasonably inconsistent with their classification of other property in the street. At number 26a Kingsend, there is another back-land property, that the Council has not asked be removed from the list. There is no discernable difference between 28b/c and 26a from location and access perspectives, yet the Council has attempted to classify them differently. This is further covered in [Appendix 4.3.3.1](#).



Continued ...

Appendix 4.3.3: 28b Kingsend, Continued ...

The Title Number provided on the Title Plan on the previous page (NGL336903) corresponds with the Title Number (NGL336903) on the Title Register below, wherein it is also confirmed that the address on HM Land Registry Title Register is 28b Kingsend.



 **GOV.UK**
Search for land and property information

Title register for:

28b Kingsend, Ruislip, HA4 7DA (Freehold)

Title number: NGL336903

Accessed on 07 October 2025 at 12:56:33

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.

 **This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.**

Register summary

| | |
|---------------------|-----------|
| Title number | NGL336903 |
|---------------------|-----------|

This property is therefore listed as 28b Kingsend with HM Land Registry.

The property at 28B should therefore be retained on the list.

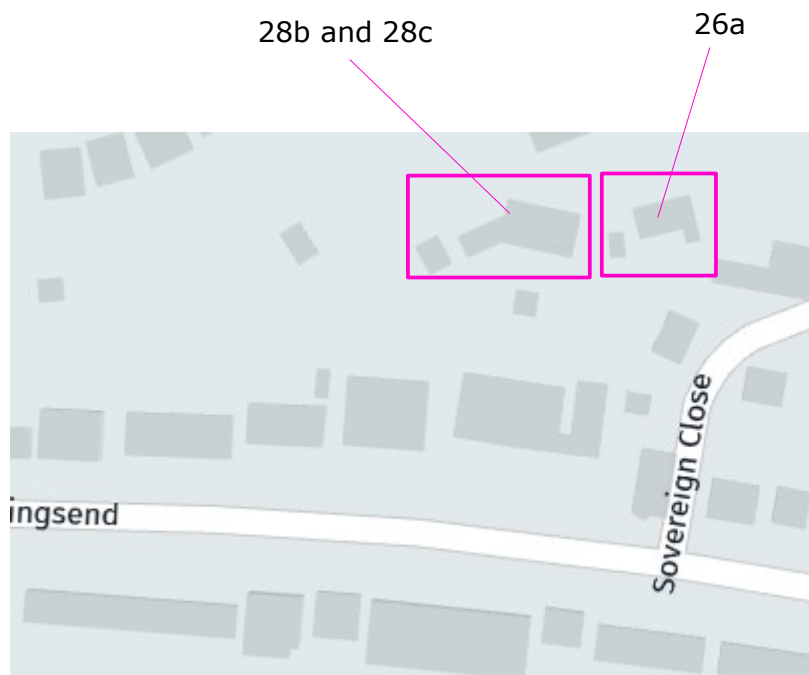
~~~ End of Appendix 4.3.3 ~~~

To return to the departure point in the main document, please click [HERE](#)

#### **Appendix 4.3.3.1: Why are 28b/28c being treated differently from 26a**

The Council has contended that 28b/28c Kingsend should be removed from the list.

Aside from the fact that removing 28b and 28c from the list serves to under-count the total number of properties in the street, it is also an example of the inconsistent treatment that the Council has applied to the calculation for DMH4 as they have not requested that 26a Kingsend, another back-land development with a long drive to the street of Kingsend, be removed as well.



Both of these property are listed by HM Land Registry with their address in Kingsend, they should therefore both be included in the list

~~~ End of Appendix 4.3.3.1 ~~~

To return to the departure point in the main document, please click [HERE](#)

End of document