

Ramesh Parmar

**34A and 34B Joel Street Northwood Hills HA6 1PF**  
**Planning Statement**

October 2025  
ICE24.285.301.6.001

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ICE Environmental Policy 2025

***Objective 4:* Reduce waste and make better use of material resources**

## **1. Introduction**

- 1.1. The present document is a Planning Statement to accompany a Lawful Development – Existing Use application submission to London Borough of Hillingdon in respect of the first and second floor apartments at 34A and 34B Joel Street Northwood Hills HA6 1PF.
- 1.2. The site is located on the western side of Joel Street, at number 34, at the junction with Windsor Close. The ground floor commercial unit is occupied by Costa Coffee.
- 1.3. The first and second floor have been occupied as two separate residential units since at least 2010 as shown in the evidence attached to this report.
- 1.4. The statement should be read in conjunction with the following application drawing:

Drawing No.	Drawing Title
PL1.0	LOCATION PLAN

## **2. Document Status**

- 2.1 The report is issued to accompany the submission of an application to Hillingdon Council for a Certificate of Lawful Development on the 23 October 2025.

## **3. The Applicant and the Site**

- 3.1 The applicant is Ramesh Parmar, 5 Glenmore Parade, Ealing Road, Wembley, HA0 4PJ. The Applicant is the freeholder of the property.

## **4. The Planning Context & Evidence of Established Existing Use**

- 4.1. There is no planning consent for the conversion of the upper floors of the building into two separate units.
- 4.2. The two dwellings are registered at the Post Office post code database as two separate addresses 34A and 34B. Screenshots of the online post code database are attached at Appendix 1.
- 4.3. While the applicant understands that the post code database is not evidence of planning consent – the local authority is responsible for naming streets and numbering properties and this must be done before a property is registered in the post office database.
- 4.4. The properties have independent gas and electrical supplies.
- 4.5. As evidence of the established use of the building the applicant submits the following evidence for the period 2010-2014:
  - Tenancy Agreement for 34A in the name of Zhang Hong dated 1 May 2010
  - Rent account statement for 34A in the name of Lan Zhu - 2011
  - Tenancy Agreement for 34B in the name of T & S Batas dated 26 March 2012 (First and last pages)
  - Rent account statement for 34B in the name of Batas – 2012

- Tenancy Agreement for 34B in the name of T & S Batas dated 26 March 2013
- Tenancy Agreement for 34A in the name of E & V Caunto dated 23 May 2013
- Bank Statements showing receipt of rent for both properties in December 2013 and giving the name of payers matching those on the above tenancy agreements.
- Tenancy Agreement for 34A in the name of E & V Caunto dated 23 May 2014.

Copies of the above documents are attached at Appendix 2.

- 4.6 The applicant notes that these documents include the identification of the tenants and include information which could be considered as 'personal data' under the General Data Protection Regulations (GDPR). The planning authority should be aware of this when making public any documents relating to this application.
- 4.7 Where possible the applicant has sought to redact such information. Personal email addresses and the names of other individuals who are not related to the application property have been redacted from the bank statement.
- 4.8 The apartments have been continuously occupied as separate dwellings since 2010.
- 4.9 The same tenant Tabita Babas and family occupied 34B from 2014 to 2021 and the applicant submits the following documents as evidence for the period 2014-2021:
- Tenancy Agreement for 34B in the name of T & S Batas dated 25 April 2014
  - Tenancy Agreement for 34B in the name of T & S Batas dated 01 June 2015
  - Tenancy Agreement for 34B in the name of T & S Batas dated 01 June 2016
  - Tenancy Agreement for 34B in the name of T & S Batas dated 01 June 2020
  - Tenancy Agreement for 34B in the name of T & S Batas dated 01 June 2021
- 4.10 In July 2021 the same tenant was in correspondence with the letting agent and confirmed that she and her family '*have been living in this property for almost nine years*'.
- 4.11 Copies of the tenancy agreements listed at 4.9 above and the email of July 2021 are attached at Appendix 3.
- 4.12 Both apartments have EPCs and copies are attached at Appendix 4.
- 4.13 Apartment 34A was assessed on 8 February 2020 and the certificate is dated 11 February 2020. The certificate number is: 0788-1029-6262-6210-2260.
- 4.14 Apartment 34B was assessed on 26 May 2021 and the certificate is dated 27 May 2021. The certificate number is: 2263-0009-9205-9309-1210.

## 5. Planning History

- 5.1. The planning history of the site is as follows:

Reference	Proposal	Received	Status
11978/APP/2014/3222	Change of use from Class A1 to Class A2	08/09/2014	P/Approval not required
11978/APP/2003/2323	Details of materials for consent for two self-contained flats to the rear of the property.	03/10/2003	Approved
11978/APP/2002/2991	Change of use from retail (Use Class A1) to Food and Drink (Use Class A3)	19/12/2002	Refusal

Reference	Proposal	Received	Status
11978/APP/2001/2645	Conversion of rear of premises to form two self-contained flats.	17/12/2001	Approved
11978/APP/2001/2051	Erection of a single storey rear extension for use as a store	20/09/2001	Refusal (P)
11978/APP/2000/155	Erection of a temporary (one year) single storey building for use as a store (retrospective Application)	25/01/2000	Approved (Limited Time)
11978/M/98/1974	Erection of a single storey building for use as a temporary store from 01/02/99 to 31/01/00	07/10/1998	Approved (Limited Time)
11978/L/97/2161	Erection of a single storey building for use as a temporary store from 31/01/98 to 31/01/99	22/12/1997	Approved (Limited Time)
11978/K/97/2161	Erection of a single storey detached storage building for a temporary period	13/08/1997	Approved (Limited Time)
11978/J/96/1268	Erection of a single storey rear storage building	05/08/1996	Approved
11978/G/86/1299	Alterations to Elevation	16/07/1986	Approved
11978/F/82/901	Advertisement	29/04/1982	Approved

- 5.2. The development of two apartments to the rear of the site as application 11978/APP/2001/2645 is a separate property title and the applicant has never at any time had any interest in this property.

- 5.3. There are two enforcement notices as follows:

Reference	Location	Nature of Complaint	Status
ENF/842/17	34 Joel Street	Advertisement banner displayed without consent	No further action
ENF/100/14	Land to the rear of 2-34 Joel Street	Shipping containers stored on the land without planning permission	No further action

- 5.3 The applicant notes that there has been no enforcement action taken in respect of the development of two apartments at the first and second floors.
6. **Conclusion**
- 6.1 Apartment 34A has the enclosed tenancy agreement with E & V Caunto dated 23 May 2013 which confirms that the breach took place before 25 April 2024.
- 6.2 The time limit for enforcement of this unit as an unlawful development was the 24 May 2017.
- 6.3 Apartment 34B has the enclosed signed agreement for the occupation dated 26 March 2012 (Tabitas Subba Batas) – confirming that the breach took place before April 2024.
- 6.4 The time limit for enforcement on this unit as a separate dwelling expired on 27 March 2016.

- 6.5 There has been no enforcement action or any communication from the local authority in respect of the two residential units. Since the time limit for enforcement action has passed the use of the building for two apartments is deemed to be a lawful development.
- 6.6 The Applicant therefore requests that the planning authority issues a Certificate of Lawful Development for the conversion of the single unit into two apartments.

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