

Planning Statement

Application for Certificate of Lawful Use

Change of Use from HMO to 13x self contained flats

23-24 New Windsor Street, Uxbridge, UB8 2TX

DLA Ref:22/542

Date: September 2023

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1.0 INTRODUCTION

1.1.0 Background

1.1.1 This report relates to an application for a certificate of lawful use for the independent self-contained residential use for Flats 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11 and 12, at 23-24 New Windsor Street, Uxbridge.

1.2.0 Summary

1.3.1 The application is accompanied by statutory declarations, evidence for the Council's own position on the property, Council Tax statuses, Energy Performance Certificates, rent payments, tenancy deposit protection certificates, and other legal documentation. I consider that the evidence submitted is clear and concise to show that the Flats 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11 and 12, at 23-24 New Windsor Street have been occupied as separate self-contained dwellings and that a certificate is therefore justified.

2.0 SITE & CONTEXT ANALYSIS

2.1.0 Location

2.1.1 The site, shown in Figure 1 below, is located to the south of New Windsor Street, to the west of the centre of Uxbridge.

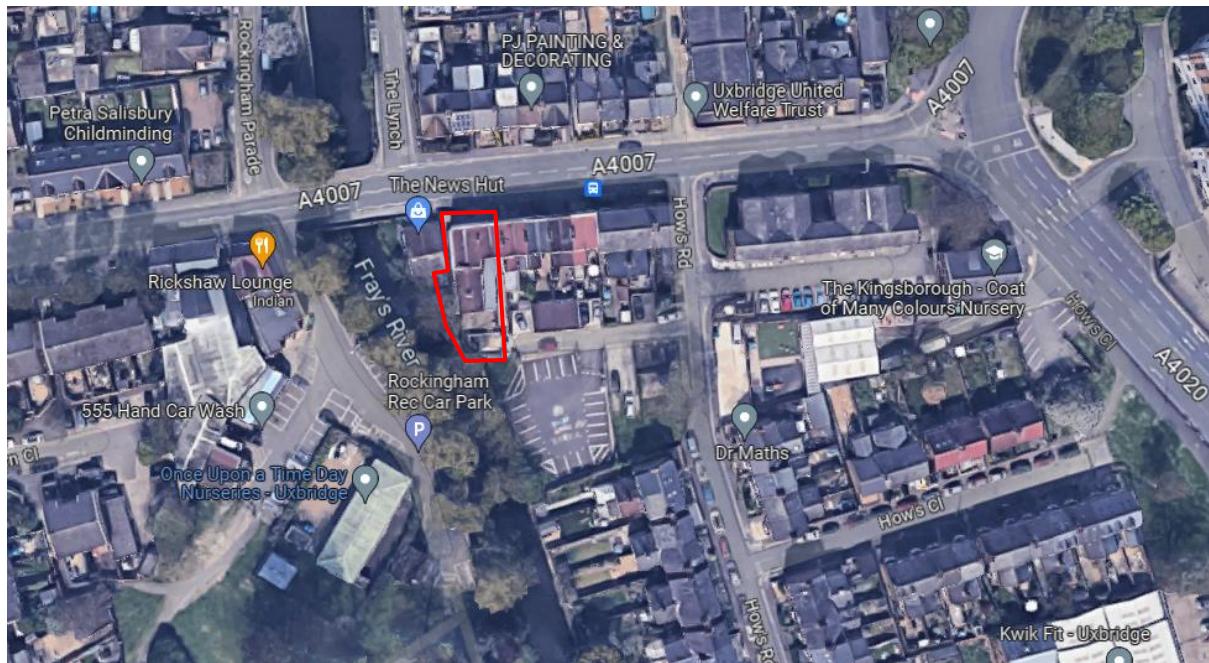


Figure 1 - Site location

2.2.0 Application Site

2.2.1 The application site consists of No. 23 &24 New Windsor Road, a two-storey building that was initially built as an HMO, however since August 2019, Flats 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11, and 12, had been converted into self-contained flats.

2.3.0 Context

2.3.1 The local area has a range of uses with no set characteristic. Within the vicinity there are a mix of housing types such as HMO's, flats, and houses, as well as number of various types of services and facilities.

2.4.0 Planning Constraints

2.4.1 The only Planning constraint upon the site is that it is located within the Rockingham Bridge Conservation Area.

3.0 RELEVANT PLANNING HISTORY

3.1.0 There is no relevant history of the application site.

4.0 THE EXISTING USE

4.1.0 Within the building, Flats 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11 and 12 have been occupied as independent self-contained residential dwellings for a continuous period since at least February 2019. Figure 2 below shows the general arrangement of the build as well as the flats. The ground floor contains Flats 1, 2, 3, 4, 5, 6, and 6a, whilst the first floor contains Flats 7, 8, 9, 10, and 12, with Flat 11 split between the two floors – all of which have their own bathrooms, bedroom/living space, as well as cooking facilities.

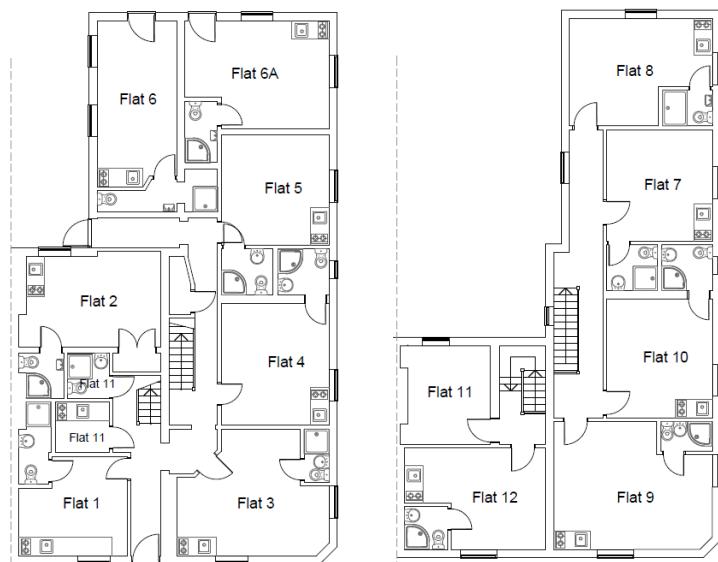


Figure 2 - Ground floor plan (left) and first floor plan

4.2.0 No external alterations would be made to the building.

5.0 THE SUPPORTING EVIDENCE

5.1.0 Flat 1

5.1.1 Appendix 1 is a document which shows the various amount of evidence to demonstrate that Flat 1 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 1 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 1 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.1.2 Paragraph 1.2.0 of the Appendix 1 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 1 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.1.3 Paragraph 1.3.0 of the Appendix 1 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 1 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.1.4 Paragraph 1.4.0 of the Appendix 1 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QldPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 1 can be shown to have their own separate Council tax status. This wouldn't be the case it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.1.5 Paragraph 1.5.0 of the Appendix 1 document shows Council tax bills dated between March 2019 -2023. This further demonstrates that Flat 1 is used as a separate dwelling given its separate Council tax payments.

5.1.6 Paragraph 1.6.0 of the Appendix 1 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 1 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done

in 2011 (covering the 2011-2021 period) and was re-assessed in 2021 (covering the period 2021-2031). This therefore demonstrates that the Flat 1 has been individual residential use during the past 4+ years.

5.1.7 Paragraph 1.7.0 of the Appendix 1 document shows examples of Assured Shorthold Tenancy Agreements for Flat 1. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.1.8 Paragraph 1.8.0 of the Appendix 1 document shows the details of rent payments for Flat 1 since September 2019. These rent payments further demonstrate that Flat 1 has been in a separate residential use continuously for the past 4+ years.

5.1.9 Paragraph 1.9.0 of the Appendix 1 document show the details of Tenancy Deposit Protection certificates for Flat 1 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snip from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.2.0 **Flat 2**

5.2.1 Appendix 2 is a document which shows the various amount of evidence to demonstrate that Flat 2 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.2.0 of Appendix 2 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 2 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.2.2 Paragraph 1.2.0 of the Appendix 2 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 2 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.1.3 Paragraph 1.3.0 of the Appendix 2 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023.

Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 2 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.2.4 Paragraph 1.4.0 of the Appendix 2 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QldPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 2 can be shown to have their own separate Council tax status. This wouldn't be the case if it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.2.5 Paragraph 1.5.0 of the Appendix 2 document shows Council tax bills dated October 2019 and August 2020, when the applicant was processing the Council Tax – however the occupant took this on past this date. This further demonstrates that Flat 2 is used as a separate dwelling given its separate Council tax payments during the past 4+ years.

5.2.6 Paragraph 1.6.0 of the Appendix 2 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 2 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2012 (covering the 2012-2022 period) and was re-assessed in 2022 (covering the period 2022-2032). This therefore demonstrates that the Flat 2 has been individual residential use during the past 4+ years.

5.2.7 Paragraph 1.7.0 of the Appendix 2 document shows examples of Assured Shorthold Tenancy Agreements for Flat 2. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snippet from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.2.8 Paragraph 1.8.0 of the Appendix 2 document shows the details of rent payments for Flat 2 since September 2019. These rent payments further demonstrate that Flat 2 has been in a separate residential use continuously for the past 4+ years.

5.2.9 Paragraph 1.9.0 of the Appendix 2 document shows the details of Tenancy Deposit Protection certificates for Flat 2 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snippet from a copy of these documents when each new

tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.3.0 **Flat 3**

5.3.1 Appendix 3 is a document which shows the various amount of evidence to demonstrate that Flat 3 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 3 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 3 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.3.2 Paragraph 1.2.0 of the Appendix 3 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 3 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.3.3 Paragraph 1.3.0 of the Appendix 1 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 3 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.3.4 Paragraph 1.4.0 of the Appendix 1 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QIdPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 3 can be shown to have their own separate Council tax status. This wouldn't be the case it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.3.5 Paragraph 1.5.0 of the Appendix 3 document shows Council tax bills dated between March 2019 -2023. This further demonstrates that Flat 3 is used as a separate dwelling given its separate Council tax payments.

5.3.6 Paragraph 1.6.0 of the Appendix 3 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 3 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2011 (covering the 2011-2021 period) and was re-assessed in 2021 (covering the period 2021-2031). This therefore demonstrates that the Flat 3 has been individual residential use during the past 4+ years.

5.3.7 Paragraph 1.7.0 of the Appendix 3 document shows examples of Assured Shorthold Tenancy Agreements for Flat 3. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.3.8 Paragraph 1.8.0 of the Appendix 3 document shows the details of rent payments for Flat 3 since September 2019. These rent payments further demonstrate that Flat 3 has been in a separate residential use continuously for the past 4+ years.

5.3.9 Paragraph 1.9.0 of the Appendix 3 document show the details of Tenancy Deposit Protection certificates for Flat 3 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snip from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.4.0 **Flat 4**

5.4.1 Appendix 4 is a document which shows the various amount of evidence to demonstrate that Flat 4 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 1 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 4 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.4.2 Paragraph 1.2.0 of the Appendix 4 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 4 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.4.3 Paragraph 1.3.0 of the Appendix 4 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 4 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.4.4 Paragraph 1.4.0 of the Appendix 4 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QldPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 4 can be shown to have their own separate Council tax status. This wouldn't be the case if it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.4.5 Paragraph 1.5.0 of the Appendix 4 document shows Council tax bills dated August 2020 and November 2021 when the applicant was processing the Council Tax – however the occupant took this on past this date. This further demonstrates that Flat 4 is used as a separate dwelling given its separate Council tax payments.

5.4.6 Paragraph 1.6.0 of the Appendix 4 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 4 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2011 (covering the 2011-2021 period) and was re-assessed in 2021 (covering the period 2021-2031). This therefore demonstrates that the Flat 1 has been individual residential use during the past 4+ years.

5.4.7 Paragraph 1.7.0 of the Appendix 4 document shows examples of Assured Shorthold Tenancy Agreements for Flat 4. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.4.8 Paragraph 1.8.0 of the Appendix 1 document shows the details of rent payments for Flat 4 since September 2019. These rent payments further demonstrate that Flat 1 has been in a separate residential use continuously for the past 4+ years.

5.4.9 Paragraph 1.9.0 of the Appendix 4 document show the details of Tenancy Deposit Protection certificates for Flat 4 – all of which are produced by an accredited third party

assessor. Paragraph 1.9.0 shows a snip from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.5.0 **Flat 5**

5.5.1 Appendix 5 is a document which shows the various amount of evidence to demonstrate that Flat 5 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 5 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 1 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.5.2 Paragraph 1.2.0 of the Appendix 5 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 5 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.5.3 Paragraph 1.3.0 of the Appendix 5 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 5 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.5.4 Paragraph 1.4.0 of the Appendix 1 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QldPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 5 can be shown to have their own separate Council tax status. This wouldn't be the case it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.5.5 Paragraph 1.5.0 of the Appendix 5 document shows Council tax bills dated April 2022 and May 2021 when the applicant was processing the Council Tax – however the occupant took

this on past this date. This further demonstrates that Flat 5 is used as a separate dwelling given its separate Council tax payments.

5.5.6 Paragraph 1.6.0 of the Appendix 5 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 5 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2011 (covering the 2011-2021 period) and was re-assessed in 2021 (covering the period 2021-2031). This therefore demonstrates that the Flat 15 has been individual residential use during the past 4+ years.

5.5.7 Paragraph 1.7.0 of the Appendix 5 document shows examples of Assured Shorthold Tenancy Agreements for Flat 5. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.5.8 Paragraph 1.8.0 of the Appendix 5 document shows the details of rent payments for Flat 5 since September 2019. These rent payments further demonstrate that each of the flats have been in a separate residential use continuously for the past 4+ years.

5.5.9 Paragraph 1.9.0 of the Appendix 5 document shows the details of Tenancy Deposit Protection certificates for Flat 5 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snip from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.6.0 **Flat 6**

5.6.1 Appendix 6 is a document which shows the various amount of evidence to demonstrate that Flat 6 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 6 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 1 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.6.2 Paragraph 1.2.0 of the Appendix 6 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 6 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.6.3 Paragraph 1.3.0 of the Appendix 6 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 6 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.1.4 Paragraph 1.6.0 of the Appendix 1 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G10vxNf9diNJc3QldPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 6 can be shown to have their own separate Council tax status. This wouldn't be the case it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.6.5 Paragraph 1.5.0 of the Appendix 6 document shows Council tax bills dated between March 2019 -2023. This further demonstrates that Flat 6 is used as a separate dwelling given its separate Council tax payments.

5.6.6 Paragraph 1.6.0 of the Appendix 6 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 6 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in June2019 (covering the 2019-2029 period). This therefore demonstrates that the Flat 6 has been individual residential use during the past 4+ years.

5.6.7 Paragraph 1.7.0 of the Appendix 6 document shows examples of Assured Shorthold Tenancy Agreements for Flat 6. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.6.8 Paragraph 1.8.0 of the Appendix 6 document shows show the details of rent payments for Flat 6 since September 2019. These rent payments further demonstrate that Flat 6 has been in a separate residential use continuously for the past 4+ years.

5.6.9 Paragraph 1.9.0 of the Appendix 6 document show the details of Tenancy Deposit Protection certificates for Flat 6 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snip from a copy of these documents when each new

tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.6a.0 **Flat 6a**

5.6a.1 Appendix 6a is a document which shows the various amount of evidence to demonstrate that Flat 6a has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 6a shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 6a was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.6a.2 Paragraph 1.2.0 of the Appendix 6a document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 6a was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.6a.3 Paragraph 1.3.0 of the Appendix 6a document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 6a was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.6a.4 Paragraph 1.4.0 of the Appendix 6a document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 6a confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2019 (covering the 2019-2029 period). This therefore demonstrates that the Flat 6a has been individual residential use during the past 4+ years.

5.6a.5 Paragraph 1.5.0 of the Appendix 6a document shows examples of Assured Shorthold Tenancy Agreements for Flat 6a. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.6a.6 Paragraph 1.6.0 of the Appendix 6a document shows the details of rent payments for Flat 6a since September 2019. These rent payments further demonstrate Flat 1 has been in a separate residential use continuously for the past 4+ years.

5.6a.7 Paragraph 1.9.0 of the Appendix 6a document show the details of Tenancy Deposit Protection certificates for Flat 6a – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snip from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.7.0 **Flat 7**

5.7.1 Appendix 1 is a document which shows the various amount of evidence to demonstrate that Flat 1 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 1 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 7 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.7.2 Paragraph 1.2.0 of the Appendix 7 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 7 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.7.3 Paragraph 1.3.0 of the Appendix 7 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 7 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.7.4 Paragraph 1.4.0 of the Appendix 7 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QldPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 7 can be shown to have their own separate Council tax status. This wouldn't be the

case it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.7.5 Paragraph 1.5.0 of the Appendix 7 document shows Council tax bills dated between March 2019 -2023. This further demonstrates that Flat 7 is used as a separate dwelling given its separate Council tax payments.

5.7.6 Paragraph 1.6.0 of the Appendix 7 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 7 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2012 (covering the 2012-2022 period) and was re-assessed in 2022 (covering the period 2022-2032). This therefore demonstrates that the Flat 7 has been individual residential use during the past 4+ years.

5.7.7 Paragraph 1.7.0 of the Appendix 7 document shows examples of Assured Shorthold Tenancy Agreements for Flat 7. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.7.8 Paragraph 1.8.0 of the Appendix 7 document shows the details of rent payments for Flat 7 since September 2019. These rent payments further demonstrate that Flat 7 has been in a separate residential use continuously for the past 4+ years.

5.7.9 Paragraph 1.9.0 of the Appendix 7 document show the details of Tenancy Deposit Protection certificates for Flat 7 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snip from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.8.0 **Flat 8**

5.8.1 Appendix 8 is a document which shows the various amount of evidence to demonstrate that Flat 8 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 8 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 8 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.1.2 Paragraph 1.2.0 of the Appendix 8 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 8 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.8.3 Paragraph 1.3.0 of the Appendix 8 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 8 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.8.4 Paragraph 1.4.0 of the Appendix 8 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QIdPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 8 can be shown to have their own separate Council tax status. This wouldn't be the case it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.8.5 Paragraph 1.5.0 of the Appendix 8 document shows Council tax bills dated between October 2022 when the applicant was processing the Council Tax. This further demonstrates that Flat 8 is used as a separate dwelling given its separate Council tax payments.

5.8.6 Paragraph 1.6.0 of the Appendix 8 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 8 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2012 (covering the 2012-2022 period) and was re-assessed in 2022 (covering the period 2022-2032). This therefore demonstrates that the Flat 8 has been individual residential use during the past 4+ years.

5.8.7 Paragraph 1.7.0 of the Appendix 8 document shows examples of Assured Shorthold Tenancy Agreements for Flat 8. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.8.8 Paragraph 1.8.0 of the Appendix 8 document shows the details of rent payments for Flat 8 since September 2019. These rent payments further demonstrate that Flat 8 has been in a separate residential use continuously for the past 4+ years.

5.8.9 Paragraph 1.9.0 of the Appendix 8 document shows the details of Tenancy Deposit Protection certificates for Flat 8 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snippet from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.9.0 Flat 9

5.9.1 Appendix 9 is a document which shows the various amount of evidence to demonstrate that Flat 9 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 9 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 9 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.9.2 Paragraph 1.2.0 of the Appendix 9 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 9 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.9.3 Paragraph 1.3.0 of the Appendix 9 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 9 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.9.4 Paragraph 1.4.0 of the Appendix 9 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QldPYOdQ&page=2>. As shown at Paragraph 1.4.0 Flat 9 can be shown to have their own separate Council tax status. This wouldn't be the

case it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.9.5 Paragraph 1.5.0 of the Appendix 9 document shows Council tax bills dated between 2019 - 2021 when the applicant was processing the Council Tax. This further demonstrates that Flat 9 is used as a separate dwelling given its separate Council tax payments.

5.9.6 Paragraph 1.6.0 of the Appendix 9 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 9 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2011 (covering the 2011-2021 period) and was re-assessed in 2021 (covering the period 2021-2031). This therefore demonstrates that the Flat 9 has been individual residential use during the past 4+ years.

5.9.7 Paragraph 1.7.0 of the Appendix 9 document shows examples of Assured Shorthold Tenancy Agreements for Flat 9. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.9.8 Paragraph 1.8.0 of the Appendix 9 document shows the details of rent payments for Flat 1 since September 2019. These rent payments further demonstrate that Flat 1 has been in a separate residential use continuously for the past 4+ years.

5.9.9 Paragraph 1.9.0 of the Appendix 9 document show the details of Tenancy Deposit Protection certificates for Flat 9 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snip from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.10.0 **Flat 10**

5.10.1 Appendix 10 is a document which shows the various amount of evidence to demonstrate that Flat 10 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 10 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 10 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.10.2 Paragraph 1.2.0 of the Appendix 10 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 1 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.10.3 Paragraph 1.3.0 of the Appendix 10 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 10 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.10.4 Paragraph 1.4.0 of the Appendix 10 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QldPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 10 can be shown to have their own separate Council tax status. This wouldn't be the case it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

5.10.5 Paragraph 1.5.0 of the Appendix 1 document shows Council tax bills dated June 2019 and May 2021 when the applicant was processing the Council Tax. This further demonstrates that Flat 10 is used as a separate dwelling given its separate Council tax payments.

5.10.6 Paragraph 1.6.0 of the Appendix 10 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 10 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2012 (covering the 2012-2022 period) and was re-assessed in 2022 (covering the period 2022-2032). This therefore demonstrates that the Flat 10 has been individual residential use during the past 4+ years.

5.10.7 Paragraph 1.7.0 of the Appendix 10 document shows examples of Assured Shorthold Tenancy Agreements for Flat 10. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snip from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.10.8 Paragraph 1.8.0 of the Appendix 10 document shows the details of rent payments for Flat 10 since September 2019. These rent payments further demonstrate that Flat 10 has been in a separate residential use continuously for the past 4+ years.

5.10.9 Paragraph 1.9.0 of the Appendix 10 document show the details of Tenancy Deposit Protection certificates for Flat 10 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snip from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.11.0 **Flat 11**

5.11.1 Appendix 11 is a document which shows the various amount of evidence to demonstrate that Flat 11 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 11 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 11 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.11.2 Paragraph 1.2.0 of the Appendix 11 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 11 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.11.3 Paragraph 1.3.0 of the Appendix 11 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 11 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.11.4 Paragraph 1.4.0 of the Appendix 11 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QIdPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 11 can be shown to have their own separate Council tax status. This wouldn't be the

case it wasn't considered as an individual dwelling, and this was case for a period of 4+ years ago.

- 5.11.5 Paragraph 1.5.0 of the Appendix 11 document shows Council Rent Register document dated 2012 that confirms the flat has had set rates since its conversion in 1981. This further demonstrates that Flat 11 has been used as a separate dwelling given its separate Council rent rates.
- 5.11.6 Paragraph 1.6.0 of the Appendix 11 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 11 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2011 (covering the 2011-2021 period) and was re-assessed in 2021 (covering the period 2021-2031). This therefore demonstrates that the Flat 11 has been individual residential use during the past 4+ years.
- 5.11.7 Paragraph 1.7.0 of the Appendix 11 document shows the details of various rent payments for Flat 11 since September 2019. With numerous examples given to cover each year, these rent payments further demonstrate that Flat 11 has been in a separate residential use continuously for the past 4+ years.

5.12.0 **Flat 12**

- 5.12.1 Appendix 12 is a document which shows the various amount of evidence to demonstrate that Flat 12 has been in residential use a period of at least 4+ years since September 2019. Paragraph 1.1.0 of Appendix 12 shows a signed Statutory Declaration made by Viswajit Palasuntheram. Viswajit, the owner of the freehold of the property, signed under oath in front of a Solicitor from WGS Solicitors on 14th September 2023, to confirm that Flat 12 was converted into an independent dwelling and has been continuously lived in a dwelling for a period of 4+ years dating from at least September 2019 to the present day.
- 5.12.2 Paragraph 1.2.0 of the Appendix 12 document is a signed Statutory Declaration made by Elzbieta Lubinska and signed in front of a Solicitor from WGS Solicitors on 18th September 2023. Elzbieta, who has cleaned at the property on a weekly basis for the last 10+ years, signed under oath to confirm that Flat 12 was converted into an independent dwelling and has been continuously lived in as a dwelling for a period of 4+ years dating from at least September 2019 to the present day.
- 5.12.3 Paragraph 1.3.0 of the Appendix 12 document is a signed Statutory Declaration made by Eden Williams and signed in front of a Solicitor from WGS Solicitors 18th September 2023. Eden, who has been employed by the freeholders for over 10 years, has visited the site and

the flat on numerous occasions, and has liaised with the occupant(s). Eden signed under oath to confirm that to confirm that Flat 12 was converted into an independent dwelling and has been continuously lived in as dwelling for a period of 4+ years dating from at least September 2019 to the present day.

5.12.4 Paragraph 1.4.0 of the Appendix 12 document, and the attached link, shows the relevant Council Tax details for the property at No.23&24 New Windsor Street, Uxbridge - <https://www.tax.service.gov.uk/check-council-tax-band/search?postcode=G1dvxNf9diNJc3QldPYOdQ&page=2> . As shown at Paragraph 1.4.0 Flat 12 can be shown to have their own separate Council tax status. This wouldn't be the case if it wasn't considered as an individual dwelling, and this was the case for a period of 4+ years ago.

5.12.5 Paragraph 1.5.0 of the Appendix 12 document shows Council tax bills dated May 2019 and April 2022 when the applicant processed the Council Tax. This further demonstrates that Flat 12 is used as a separate dwelling given its separate Council tax payments.

5.12.6 Paragraph 1.6.0 of the Appendix 12 document shows the Energy Performance Certificates, produced by an accredited third party assessor. The assessment for Flat 12 confirm that it has its own separate rating, relates to its own individual flat. The first assessment was done in 2012 (covering the 2012-2022 period) and was re-assessed in 2022 (covering the period 2022-2032). This therefore demonstrates that the Flat 12 has been individual residential use during the past 4+ years.

5.12.7 Paragraph 1.7.0 of the Appendix 12 document shows examples of Assured Shorthold Tenancy Agreements for Flat 12. These are legal documents which refer specifically to each individual flat as a dwelling. Paragraph 1.7.0 shows a snippet from a copy of a document, with 1 example per year within the last 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

5.12.8 Paragraph 1.8.0 of the Appendix 12 document shows the details of rent payments for Flat 12 since September 2019. These rent payments further demonstrate that Flat 12 has been in a separate residential use continuously for the past 4+ years.

5.12.9 Paragraph 1.9.0 of the Appendix 12 document shows the details of Tenancy Deposit Protection certificates for Flat 12 – all of which are produced by an accredited third party assessor. Paragraph 1.9.0 shows a snippet from a copy of these documents when each new tenancy deposit was received within the 4 years prior to this application. Please note that full copies and other dates can be provided if required upon request of the LPA.

6.0 PLANNING CONSIDERATIONS

6.1 The Planning and Compensation Act 1991 introduced Certificates of Lawful Use for existing as well as proposed developments. In the Government's Planning Practice Guidance the section headed 'Who is responsible for providing sufficient information to support an application' makes it clear that the relevant test of the evidence is the balance of probability.

"In the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability."

6.2 Section 171B (2) of the Town and Country Planning Act 1990 states that:
'Where there has been a breach of planning control consisting in the change of use of any building to use as a single dwellinghouse, no enforcement action may be taken after the end of the period of four years beginning with the date of the breach.'

6.3.0 The 3x statutory declarations submitted are clear and precise and confirm that Flats 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11, and 12 have been occupied as individual self-contained dwellings for a continuous period of at least four years since at least September 2019. Additional evidence in the form of Council Tax statuses, third party accredited Energy Performance Certificates, rent payments, as well as the legal documents of the Assured Shorthold Tenancy Agreements and tenancy deposit protection certificates further corroborate that Flats 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11 and 12 have been occupied as individual self-contained dwellings for a continuous period of at least four years.

6.4.0 I consider that the evidence submitted is clear and concise to show that Flats 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11 and 12 within the building have all been occupied as separate, self-contained dwellings, for a continuous period of 4+ years and that a certificate is therefore justified.

7.0 CONCLUSIONS

7.1.0 This report relates to an application for a certificate of lawfulness for the use of Flats 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11 and 12 at 23-24 New Windsor Street, Uxbridge, as self-contained residential dwellings. The submitted evidence gives clear, precise and unambiguous information to support the application and therefore a certificate of lawful use is justified for the use of the Flats 1, 2, 3, 4, 5, 6, 6a, 7, 8, 9, 10, 11 and 12 as independent self-contained units. Moreover as set out in paragraph 6.1 the test for the evidence is the balance of probabilities, which is satisfied.

DLA | Heritage

DLA | Strategic

DLA | Commercial

DLA | Residential

DLA | Leisure

DLA | *Solutions*