

Fwd: RE: 10 Roseville Road - ENF/351/22

Gurpreet Singh Dang <gurpreet.dang@outlook.com>

Mo, 22.08.2022 23:10

An: premi4@hotmail.com <premi4@hotmail.com>

 1 Anlagen (139 KB)

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----- Forwarded message -----

From: gurpreet.dang@outlook.com

Date: 22 Aug 2022 11:11

Subject: Fwd: RE: 10 Roseville Road - ENF/351/22

To: premi4@hotmail.com

Cc:

----- Forwarded message -----

From: Nicholas Ebanks <nebanks@hillingdon.gov.uk>

Date: 11 Aug 2022 11:13

Subject: RE: 10 Roseville Road - ENF/351/22

To: Gurpreet Dang <gurpreet_dang@hotmail.com>, gurpalpremi <gurpalpremi@yahoo.co.uk>

Cc: gurpreet.dang@outlook.com, Mitra Davami <MDavami@Hillingdon.Gov.UK>

Dear Gurpal and Gurpreet,

Thank you for your correspondence on this matter, I am sorry that there appears to have been some confusion in what you have permission to do with the outbuilding, however I must refer you back to your initial planning application (Reference 49338/APP/2021/1972) which was submitted on 18 June 2021 for "*Detached outbuilding to rear (Application for Certificate of Lawful Development for a Proposed Development)*".

A Certificate of Lawful Use or Development was granted on the 10 August 2021 with conditions stipulating the permitted use of the outbuilding which I have made reference to in the previous emails (please read the below messages if you are uncertain). I have also attached a copy of the Certificate of Lawful Use or Development which has the conditions attached for your information.

As it currently stands the use of the outbuilding to the rear of 10 Roseville Road, Hayes, as a self-contained accommodation forms a breach of planning control which needs to be resolved. I have provided you with an informal 28 day compliance period (which will end on the 26th August 2022) to remove the kitchen and cooking facilities from the outbuilding, failure to comply will lead to an Enforcement Notice being served on the legal owners and anyone with a material interest in this property.

Kind Regards

Nicholas Ebanks

Planning Enforcement Officer

Residence Services

London Borough of Hillingdon

Civic Centre (3N/02)

Uxbridge

UB8 1UW

Telephone: (+ 44) 1895 250 230

From: Gurpreet Dang <gurpreet_dang@hotmail.com>

Sent: 03 August 2022 14:36

To: Nicholas Ebanks <nebanks@hillington.gov.uk>; gurpalpremi
<gurpalpremi@yahoo.co.uk>

Cc: gurpreet.dang@outlook.com; Mitra Davami <MDavami@Hillingdon.Gov.UK>

Subject: Re: 10 Roseville Road - ENF/351/22

Dear Nicholas,

When we were building the outer building, Mitra was instructed by the council to come view the outer building before it is completed. She herself advised that if we put in a kitchen into the outer building, we will have to pay council tax, and someone will be allowed to live in there. She even said that if our parents live in there, then we will only have to pay a discounted rate of council tax. We did ask in the initial meeting whether we need to do anything else, and she clearly said no, we only need to apply for the council tax. Thereafter, Mitra came again in early May 2022 to view the property once completed and took photos. She took a copy of the contract assigned to the tenants and said that Council Tax will be issued, which Mitra issued for us. This to us confirms what was discussed, and therefore the council tax issued, revived by us in July and paid in full.

She never said we are not allowed to have tenants in there. If anything, she confirmed everything was fine and that we will receive the council tax letter soon. Please see attached proof of council tax and your records will show that we have paid the amount in full, which to us confirms our conversation with Mitra and the letter following that conversation. The letter clearly addresses the council tax for Annex of 10 Roseville Road. We have always taken advice by an official body of Hillingdon Council and therefore made sure we are compliant every step of the way. Based on Mitra's advice, we spent

another £3,500 on the kitchen and appliances. We further spent £300 on blinds and curtains and £1105.90 on Council Tax. The fact that Mitra has visited us twice, given advice that it is fine to rent out the Annex and furthermore issued a council tax payment for the annex shows that there has been a verbal agreement between the council and us. Mitra even said we could apply for a separate door number, eg:10a.

We have since then had you contact us to say it's not allowed, but please note that we were advised that we are allowed. So, if there has been a mistake by an official figure of the Hillingdon Council, then that isn't our fault. Based on our verbal agreement and the fact that Gurpal and Gurpreet were both witnessed the conversation with Mitra. I believe this should be allowed for us. Could you please confirm why isn't it allowed if we are paying for the council tax and renting out our own personal space?

This situation is very unprofessional and unethical, we shouldn't have to suffer after having spent all that money based on advice given to us by a member of the Hillingdon Council. Therefore, I request for our case to be put forward to the highest figure at Hillingdon Council and request for the outer building to be granted for self-contained accommodation.

Should you have any further questions, please let us know.

We look forward to hearing from you.

Kind regards

Gurpal and Gurpreet.

From: Nicholas Ebanks <nebanks@hillington.gov.uk>

Sent: Friday, July 29, 2022 12:21

To: Gurpreet Dang <gurpreet_dang@hotmail.com>; gurpalpremi <gurpalpremi@yahoo.co.uk>

Cc: gurpreet.dang@outlook.com <gurpreet.dang@outlook.com>; Mitra Davami <MDavami@Hillingdon.Gov.UK>

Subject: RE: 10 Roseville Road - ENF/351/22

Hello Gurpreet,

Thank you for your message, I believe there may be some confusion with what my colleague Mitra Davami mentioned, I understand that you were advised that if you have a kitchen sink in the outbuilding you may be liable for additional council tax on the outbuilding, this does not

give you permission to rent out the outbuilding or convert it to a self-contained accommodation.

The permission granted to you under application 49338/APP/2021/1972 on 10th August 2021 for “*Detached outbuilding to rear (Application for Certificate of Lawful Development for a Proposed Development)*” states the outbuilding to the rear of your property cannot be rented or used for the purpose of a self-contained accommodation as this will form a breach of planning control.

Condition 4.

The use of the outbuilding hereby approved shall be for the purpose(s) stated on the application form and drawing/s. Use of the outbuilding for purposes such as a living room, bedroom, kitchen, bathroom, study, as a separate unit of accommodation or for business purposes constitutes a primary use that is not incidental and likely to invalidate this certificate. Furthermore, the Local Planning Authority may pursue enforcement against breaches of planning control, which may involve legal action through the Courts

It is noted that the submitted plans do not match the built structure and from the photographs you have supplied there now appears to be kitchen and cooking facilities. We are therefore providing you an informal 28 day compliance period (**ending 26th August 2022**) to remove the kitchen and cooking facilities from the outbuilding to avoid formal enforcement action being taken against the owner(s) of this property.

The Council has a range of enforcement powers which can be used for restoring the property to its previous lawful condition including the issue of an enforcement notice, obtaining a court injunction and prosecution for any non-compliance. An enforcement notice is served on all freeholders, lessees, mortgagees and other persons having a material interest in the property. Failure to comply with an enforcement notice is an offence that may result in an unlimited fine (previously limited to £20,000) if convicted. Continued non-compliance can result in further prosecutions for further offences, incurring additional fines. An enforcement notice is also entered on the Local Land Charges records which could make the future sale or financing of the property more difficult.

Kind Regards

Nicholas Ebanks

Planning Enforcement Officer

Residence Services

London Borough of Hillingdon

Civic Centre (3N/02)

Uxbridge

UB8 1UW

Telephone: (+ 44) 1895 250 230

From: Gurpreet Dang <gurpreet_dang@hotmail.com>

Sent: 29 July 2022 09:45

To: Nicholas Ebanks <nebanks@hillingdon.gov.uk>; gurpalpremi
<gurpalpremi@yahoo.co.uk>

Cc: gurpreet.dang@outlook.com; Oluwapero Akiwowo <OAkiwowo@hillingdon.gov.uk>

Subject: Re: 10 Roseville Road - ENF/351/22

Sorry I didn't reply to all so sending this again with everyone in the loop.

Dear Nicholas

A colleague of yours called Mitra Davami from the business Assurance team, her contact number 07783167863, email address: m.davami@hillingdon.gov.uk came to view the Annex early this year and confirmed to us that it was fine to rent out. At this point we did not have a kitchen in there. Based on her instructions/advice we then asked our builder to implement a kitchen. She even said that we have to apply and pay for council tax for the Annex building that is in our garden. Please see attached to find proof of us paying council tax for the annex building which is separate from the council tax we pay for our house. Mrs Mitra furthermore visited the property for the second time on 5 May 2022 to look at the annex and confirmed she was happy with it and that we are compliant.

kindly, please look into this matter and get back to me as soon as possible.

Kind regards,
Gurpreet and Gurpal

From: Nicholas Ebanks <nebanks@hillingdon.gov.uk>
Sent: Thursday, July 28, 2022 17:52
To: gurpalpremi <gurpalpremi@yahoo.co.uk>
Cc: Gurpreet <gurpreet_dang@hotmail.com>; gurpreet.dang@outlook.com
<gurpreet.dang@outlook.com>; Oluwapero Akiwowo <OAkiwowo@hillingdon.gov.uk>
Subject: RE: 10 Roseville Road - ENF/351/22

Dear Gurpal,

I am the enforcement officer assigned to case ENF/351/22 - 10 Roseville Road, Hayes.

I would like to inform you that the outbuilding to the rear of your property cannot be rented or used for the purpose of a self-contained accommodation as this will form a breach of planning control.

The permission granted to you under application 49338/APP/2021/1972 on 10th August 2021 for “*Detached outbuilding to rear (Application for Certificate of Lawful Development for a Proposed Development)*” states.

Condition 4.

The use of the outbuilding hereby approved shall be for the purpose(s) stated on the application form and drawing/s. Use of the outbuilding for purposes such as a living room, bedroom, kitchen, bathroom, study, as a separate unit of accommodation or for business purposes constitutes a primary use that is not incidental and likely to invalidate this certificate. Furthermore, the Local Planning Authority may pursue enforcement against breaches of planning control, which may involve legal action through the Courts

It is noted that the submitted plans do not match the built structure and from the photographs you have supplied there now appears to be kitchen and cooking facilities. We are therefore providing you an informal 28 day compliance period (**ending 26th August 2022**) to remove the kitchen and cooking facilities from the outbuilding to avoid formal enforcement action being taken against the owner(s) of this property.

The Council has a range of enforcement powers which can be used for restoring the property to its previous lawful condition including the issue of an enforcement notice, obtaining a court injunction and prosecution for any non-compliance. An enforcement notice is served on all freeholders, lessees, mortgagees and other persons having a material interest in the property. Failure to comply with an enforcement notice is an offence that may result in an unlimited fine (previously limited to £20,000) if convicted. Continued non-compliance can result in further prosecutions for further offences, incurring additional fines. An enforcement notice is also entered on the Local Land Charges records which could make the future sale or financing of the property more difficult.

Should you have any further enquiries concerning this matter, please do not hesitate to contact me.

Kind Regards

Nicholas Ebanks

Planning Enforcement Officer

Residence Services

London Borough of Hillingdon

Civic Centre (3N/02)

Uxbridge

UB8 1UW

Telephone: (+ 44) 1895 250 230

From: gurpalpremi <gurpalpremi@yahoo.co.uk>

Sent: 06 July 2022 19:52

To: Oluwapero Akiwowo <Oakiwowo@hillingdon.gov.uk>

Cc: Gurpreet <gurpreet_dang@hotmail.com>

Subject: 10 Roseville Road

You don't often get email from gurpalpremi@yahoo.co.uk. [Learn why this is important](#)

Hi Oakiwowo

Further to our conversation today, I would like to state we want to give the outbuilding on rent and I was told by your colleague that I need to pay the council tax for the building and to wait for a letter. I am still waiting to receive the letter. Kindly, please confirm when will we receive this. Also, this colleague of yours took photos of the outbuilding and inspected it back in May.

Please note at the moment there is no one living at the back. I have attached photos as proof. Kindly please also confirm can we start giving it on rent as soon as we find someone?

I look forward to hearing from you.

Many thanks

Gurpal Premi

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