



## RE: Urgent Inquiry Regarding Enforcement Notice – 549 Uxbridge Road, Hayes UB4 8HP

**From** Desmond Adumekwe <DAdumekwe@hillingdon.gov.uk>

**Date** Wed 05/03/2025 14:29

**To** Prasen Jit <jitprasen@hotmail.com>

Dear Dr Kumar

Thank you for your correspondence on this matter. I can confirm that 549 Uxbridge Road, Hayes UB4 8HP is not located within an Article 4 restricted area.

Please note that under the Town & Country Planning Act 1990 it is lawful to change the use of a single dwelling house (Class C3) to a Class C4 HMO without planning permission. The Class C4 HMO use class covers small shared houses or flats occupied by between three and six unrelated individuals who share basic amenities, such as student homes. Class C4 HMOs retain the permitted development allowances of single dwellinghouses and as such can be extended in the same way lawfully.

Large HMOs (more than six people) are unclassified and therefore are of a *sui generis* use class. Express permission is required to change to a *sui generis* HMO use.

I hope this helps to clarify matters.

Yours sincerely

**Desmond Adumekwe**

Planning Enforcement Team Leader (Central & South)

Planning and Sustainable Growth

3N/02

Hillingdon Council

Email: [dadumekwe@hillingdon.gov.uk](mailto:dadumekwe@hillingdon.gov.uk)

Tel: internal: 01895 258 097

Tel: external: 07729 616 967



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

---

**From:** Prasen Jit <jitprasen@hotmail.com>

**Sent:** 05 March 2025 09:23

**To:** Desmond Adumekwe <DAdumekwe@hillingdon.gov.uk>

**Subject:** Re: Urgent Inquiry Regarding Enforcement Notice – 549 Uxbridge Road, Hayes UB4 8HP

Dear Mr. Adumekwe,

I hope this email finds you well.

Following our conversation yesterday, I sincerely appreciate your time and confirmation that **549 Uxbridge Road, Hayes UB4 8HP** does not fall under **Article 4 Directions**. As we are in the process of purchasing this property, our solicitors have requested formal written confirmation of this information for their records.

I would be most grateful if you could kindly provide this confirmation in writing at your earliest convenience, as it would greatly assist in progressing the transaction smoothly.

Thank you in advance for your time and assistance. I truly appreciate your help and look forward to your response.

Best regards,

**Dr. Prasenjit Kumar**

---

**From:** Desmond Adumekwe <[DAdumekwe@hillingdon.gov.uk](mailto:DAdumekwe@hillingdon.gov.uk)>  
**Sent:** 28 February 2025 10:38  
**To:** [jitprasen@hotmail.com](mailto:jitprasen@hotmail.com) <[jitprasen@hotmail.com](mailto:jitprasen@hotmail.com)>  
**Cc:** Planning <[planning@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk)>  
**Subject:** RE: Urgent Inquiry Regarding Enforcement Notice – 549 Uxbridge Road, Hayes UB4 8HP

Dear Prasen Jit

Thank you for your correspondence on this matter. An enforcement investigation remains open on this case under Ref: ENF/358/24 pertaining to an alleged *unlawful subdivision of the property and use of outbuilding as self-contained residential accommodation*. No enforcement notice has yet been served against the property.

The established lawful use of the property remains as a single-family dwelling. Please clarify the current use of the property including the outbuilding and how long to your knowledge this use has been ongoing. Please provide evidentiary information such as sales details, site plans, photographs and any occupation and tenancy agreements, bills etc over the last 4 years. This information should include information with regard the use of any outbuildings on site. In this way we can inform our investigation and close if satisfactory.

I hope that this helps to clarify matters at this time.

Yours sincerely

**Desmond Adumekwe**

Planning Enforcement Team Leader (Central & South)

Planning and Sustainable Growth

3N/02

Hillingdon Council

Email: [dadumekwe@hillingdon.gov.uk](mailto:dadumekwe@hillingdon.gov.uk)

Tel: internal: 01895 258 097

Tel: external: 07729 616 967



Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

---

**From:** Planning <[planning@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk)>

**Sent:** 26 February 2025 17:49

**To:** Desmond Adumekwe <[DAdumekwe@hillingdon.gov.uk](mailto:DAdumekwe@hillingdon.gov.uk)>

**Subject:** FW: Urgent Inquiry Regarding Enforcement Notice – 549 Uxbridge Road, Hayes UB4 8HP

Hi Des

For your information.

Regards

John

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

John Allum  
Planning Information Officer  
Planning and Sustainable Growth  
Place Directorate  
London Borough of Hillingdon  
Civic Centre  
Uxbridge  
UB8 1UW  
Tel. 01895 250230



---

**From:** Applications Processing Team <[applicationsprocessingteam@hillingdon.gov.uk](mailto:applicationsprocessingteam@hillingdon.gov.uk)>

**Sent:** 26 February 2025 16:23

**To:** Planning <[planning@hillingdon.gov.uk](mailto:planning@hillingdon.gov.uk)>

**Subject:** Fw: Urgent Inquiry Regarding Enforcement Notice – 549 Uxbridge Road, Hayes UB4 8HP

Hello

Please can you assist with the below enquiry

Kind regards

**Operations Team**

Planning and Sustainable Growth

Central Services

Hillingdon Council



We aim to respond to all queries within 48 hours.

---

**From:** Prasen Jit <[jitprasen@hotmail.com](mailto:jitprasen@hotmail.com)>  
**Sent:** 26 February 2025 2:46 PM  
**To:** Applications Processing Team <[applicationsprocessingteam@hillingdon.gov.uk](mailto:applicationsprocessingteam@hillingdon.gov.uk)>  
**Subject:** Urgent Inquiry Regarding Enforcement Notice – 549 Uxbridge Road, Hayes UB4 8HP

You don't often get email from [jitprasen@hotmail.com](mailto:jitprasen@hotmail.com). [Learn why this is important](#)

**Request for a Quick reply please:**

Dear Sir/Madam,

We are in the process of purchasing **549 Uxbridge Road, Hayes, UB4 8HP**, and it has come to our attention that an **enforcement notice** has been recorded on the local search report regarding the property.

The details we have are as follows:

Reference	Location	Nature of Complaint	Status
ENF/358/24	549 Uxbridge Road, Hayes UB4 8HP	Unlawful subdivision of a property	Complaint Received

As prospective new owners, we wish to ensure full **compliance with council regulations** and address any issues before commencing any work on the property. Therefore, we kindly request:

1. A copy of the full enforcement notice detailing the specific breaches and required corrective actions.

**2. Clarification on the council's expectations**

Once any necessary work is completed, we would also like to invite the council to **inspect the property** to confirm compliance.

Your urgent response would be greatly appreciated so that we can take the necessary actions before proceeding further.

Thank you for your time and assistance.

Best regards,

Dr P Kumar

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.