

Statement

Application for a Certificate of Lawful Development for an Existing Use at 5A Primrose Gardens, Ruislip HA4 6TY



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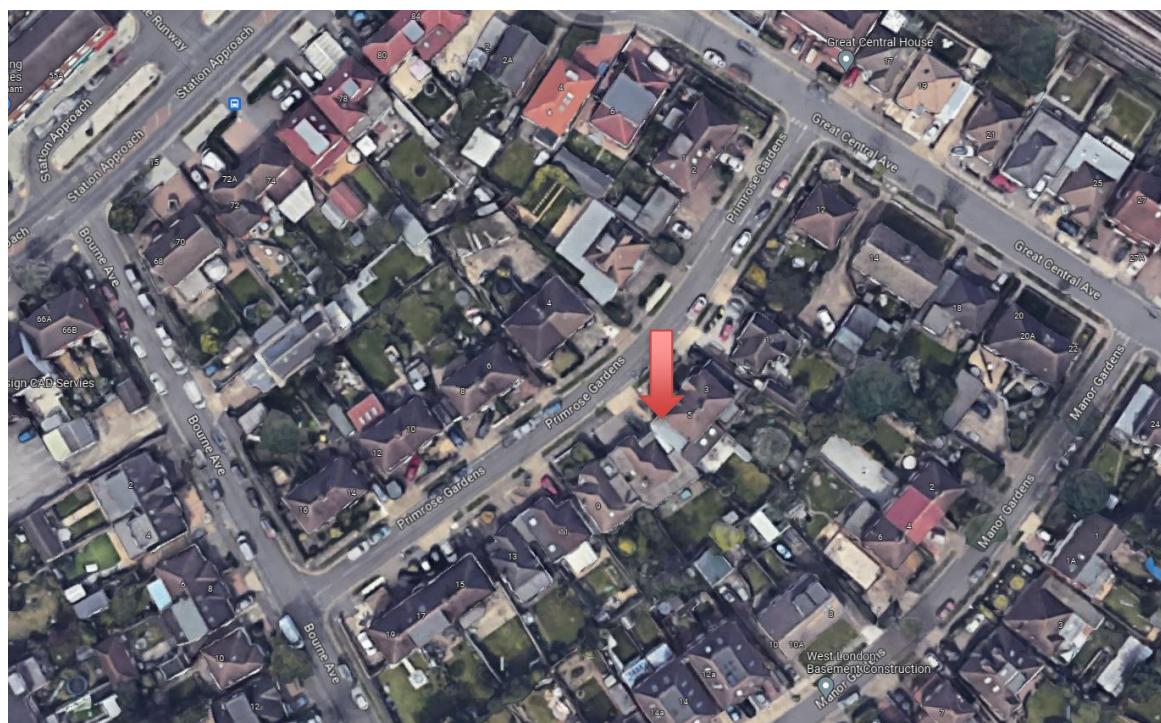
Introduction

The application relates to existing subdivision of the ground floor at property no.5 Primrose Gardens into two separate residential units. As a result, a new flat no.5A was provided within the side extension. The application for this side extension accommodating granny annexe was approved on 8th August 2018. Planning permission reference number is 61380/APP/2018/2364. The building works were completed in 2019 and subsequently the granny annexe was converted into a separate flat which was continuously used from June 2019.

This application is for a certificate of lawfulness for an existing use of flat no.5 being in continuous existence for a period of more than four years.

To establish the legitimacy of the subdivision the application is supported by the evidence such as copy of terms of contract with electricity providers, separate electricity bills, bank statements and completion certificate. The plan outlining the flat no.5A in red line also is attached to this application.

Location



The site is located to the South East of Primrose Gardens in Ruislip. The area is residential in character and appearance. The property is attached to no.3 to the North East and shares a side boundary with No.7 Primrose Gardens to the South West.

Supporting Documents and Evidence:

Date: October 2023

Evidence: Red Line Plan

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Drawing Number: 5096-1

Issued by: Dale Venn Architects LTD.

Date: 19.11.2018

Evidence: Term of contract for electricity

Issued by: British Gas

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Start date: **22.11.18**

Date: 18.05.2019

Evidence: Contract termination

Issued by: British Gas

Address: 5A Primrose Gardens, Ruislip HA4 6TY

End date: **06.06.2019**

Date: 17.09.2019

Evidence: Final Certificate

Issued by: London Building Control

Address: 5 Primrose Gardens, Ruislip HA4 6TY

Description of work: Single storey side extension to provide a granny annexe.

Date: 17.05.2019

Evidence: Term of contract for electricity

Issued by: Tonik Energy

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Time period: **07.06.19 - 06.06.20**

Evidence: Direct Debit Payments to Tonik Energy

Issued by: Santander Bank

Time period: **07.06.19 - 10.07.20**

Date 20.07.2020

Evidence: Electricity Statement

Issued by: E.ON

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Time period: **11.05.20 - 20.07.20**

Date 26.07.2020

Evidence: Electricity Statement

Issued by: E.ON

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Time period: **20.07.20 - 26.07.20**

Date 30.10.2020

Evidence: Electricity Statement

Issued by: E.ON

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Time period: **26.07.20 - 30.10.20**

Date 27.02.2021

Evidence: Electricity Statement

Issued by: E.ON

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Time period: **30.10.20 - 27.02.21**

Date 14.03.2021

Evidence: Electricity Statement

Issued by: E.ON

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Time period: **27.02.21 - 14.03.21**

Date 25.03.2021

Evidence: Electricity Statement

Issued by: E.ON

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Time period: **14.03.21 - 25.03.21**

Date 29.05.2021

Evidence: Electricity Statement

Issued by: E.ON

Address: 5A Primrose Gardens, Ruislip HA4 6TY

Time period: **25.03.21 - 29.05.21**

Date 28.08.2021
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **29.05.21 - 28.08.21**

Date 27.11.2021
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **28.08.21 - 27.11.21**

Date 02.03.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **28.11.21 - 01.03.22**

Date 21.03.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **02.03.21 - 20.03.22**

Date 17.04.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **21.03.22 - 16.04.22**

Date 03.06.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **17.04.22 - 02.06.22**

Date 01.07.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.06.22 - 30.06.22**

Date 04.07.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **01.07.22 - 03.07.22**

Date 03.08.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **04.07.22 - 02.08.22**

Date 03.09.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.08.22 - 02.09.22**

Date 03.10.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.09.22 - 02.10.22**

Date 03.11.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.10.22 - 02.11.22**

Date 03.12.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.11.22 - 02.12.22**

Date 03.12.2022
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.11.22 - 02.12.22**

Date 03.01.2023
Evidence: Electricity Statement
Issued by: E.ON

Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.12.22 - 02.01.23**

Date 03.02.2023
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.01.23 - 02.02.23**

Date 03.03.2023
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.02.23 - 02.03.23**

Date 03.04.2023
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.03.23 - 02.04.23**

Date 03.07.2023
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.06.23 - 02.07.23**

Date 03.09.2023
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.08.23 - 02.09.23**

Date 03.10.2023
Evidence: Electricity Statement
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **03.09.23 - 02.10.23**

Date 28.10.2023
Evidence: Statement history
Issued by: E.ON
Address: 5A Primrose Gardens, Ruislip HA4 6TY
Time period: **16.05.22 - 16.10.23**

