

# 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**

