

PLANNING STATEMENT

SITE: 96 & 96B Bourne Avenue
Hayes,
UB3 1QP

Prepared By:

ARCHITORIUM LTD

113 Cranbrook Road, Ilford, Essex. IG1 4PU

Ref. No. 22/715/LD

05/04/2022

96 & 96B, Hayes, UB3 1QP.

1. The application sites situated within the London borough of Hillingdon. The property is classed as 'C3' residential and consists of two flats.
2. As per the information / documentation supplied by the client, it was converted into 2 flats more than 4 years ago.
3. The flats are accessible via the street.
4. The surrounding consists of other residential buildings.
5. Our client has kept the use of the premises as 'C3'.
6. The following documents respective to each flat have been attached in support of the application to establish a lawful use.
7. Documents provided by the client read as Flats 96 and 96B on site.

Flat – 96:

- > Council Tax Bill
- > Property Information
- > Statutory Declaration
- > Council Tax Valuation

Flat – 96B:

- > Installation Of Fire Detection and Alarm System
- > Electrical Certificate
- > Gas Safety Record
- > Statutory Declaration
- > British Gas Bill
- > Council Tax Valuation
- > Electricity Bill
- > Building Regulation Compliance
- > Council Tax Bill

With evidence of the above documents provided by the client, we anticipate that 96 and 96B Bourne Avenue, Hayes, was converted into 2 flats four or more years ago therefore, it should be granted a lawful use certificate for 'C3' residential flats.

Pictures:



Front View of the Site



Rear View of the Site