

Planning Statement

Application for a Certificate of Lawful Development for an Existing Use at Flat 10, Springfield House, Hayes End Road, Hayes



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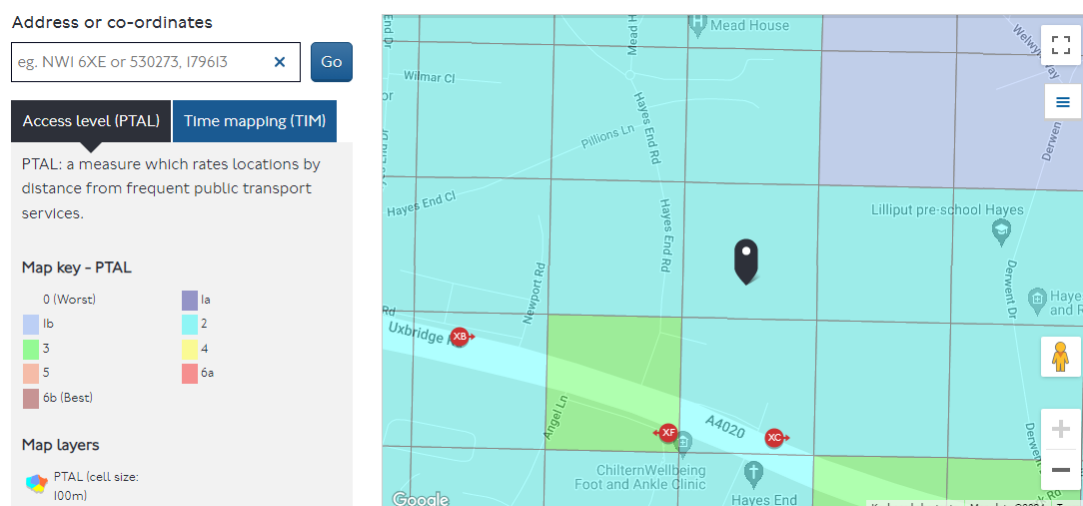
Introduction

This application is a resubmission of the previously refused application ref. no. 17011/APP/2023/1848. The application pertains to the existing subdivision of the ground floor penthouse into two flats. The flat has been continuously occupied by the same tenant since December 2017.

The building works were completed in November 2016, and the Completion Certificate was issued by Building Control on 17th December 2016. Subsequently, the penthouse was divided from a two-bedroom flat into two one-bedroom flats. Since 18th December 2017, the new flat no. 10 has been rented through Christofer Nevill letting agency to a tenant who occupied the property continuously until 31st January 2024. Tenancy agreements for the periods 2017/18 and 2019/20 are provided, and the tenancy became permanent on 18th December 2020.

The attached drawing, specifying doors and ventilation (no. 4807 - 20A PENTHOUSE PLANS), was submitted to Hillingdon Council Building Control. The works were carried out according to this drawing and approved by the Building Inspectors. The division into two flats did not impact the existing ventilation arrangements, and all new rooms are provided with appropriate means of ventilation.

The existing parking provides 14 spaces for all ten apartments. The site lies within an area with a PTAL score of 2. The current building consists of ten one-bedroom apartments. According to the current London Plan, the requirement for residential parking for a one-bedroom flat is less than one space per unit. Therefore, the conversion does not result in an unsatisfactory number of parking spaces.



This application is for a certificate of lawfulness for the existing use of flat no. 10, which has been in continuous existence for a period of more than four years.

To establish the legitimacy of the subdivision, the application is supported by evidence such as copies of tenancy agreements, council tax bills, a letter from accountants, plans outlining the flat, and a completion certificate from Building Control.

Location



The site is located on the east side of Hayes End Road, within a predominantly residential district. The site area is 0.17 hectares and lies just within the designated Metropolitan Green Belt. The site is surrounded by suburban development, with terraced and semi-detached houses lining the western side of the road. Larger structures stand on the eastern side of the road, including buildings used for offices and workshops.

The flat in question is located within the penthouse atop the two-storey building, which was formerly an office building that has been converted into flats.

Supporting Documents and Evidence:

Evidence: Red Line Plan

Date: May 2024

Address: Springfield House, Hayes End Road, Hayes

Drawing Number: 4807-103 SITE PLAN

Issued by: Dale Venn Architects LTD.

Evidence: Existing Floor Plan

Date: June 2023

Address: Springfield House, Hayes End Road, Hayes

Drawing Number: 102A THIRD FLOOR PLAN AS EXISTING

Issued by: Dale Venn Architects LTD.

Evidence: Pre- Existing Floor Plan

Date: June 2023

Address: Springfield House, Hayes End Road, Hayes

Drawing Number: 101 THIRD FLOOR PLAN PRE EXISTING

Issued by: Dale Venn Architects LTD.

Evidence: Construction drawing

Date: September 2015

Address: Springfield House, Hayes End Road, Hayes

Drawing Number: 4807 - 20A PENTHOUSE PLANS

Issued by: Dale Venn Architects LTD.

Evidence: Completion Certificate

Date: 17th November 2016

Address: Springfield House, Hayes End Road, Hayes

Issued by: London Borough of Hillingdon

Evidence: Letter form accountants

Date: 28th February 2024

Re: Springfield House, Hayes End Road, UB4 8EH

Issued by: GK. & Co. LLP

Evidence: Council tax bill

Issued by: London Borough of Hillingdon

Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH

Date: 2018/2019

Evidence: Council tax bill

Issued by: London Borough of Hillingdon

Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH

Date: 2019/2020

Evidence: Council tax bill
Issued by: London Borough of Hillingdon
Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH
Date: 2022/2023

Evidence: Council tax bill
Issued by: London Borough of Hillingdon
Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH
Date: 2023/2024

Evidence: Council tax account activity
Liability started from: 15/12/2017
Issued by: London Borough of Hillingdon
Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH
Date: 2018/2019

Evidence: Council tax account activity
Liability started from: 15/12/2017
Issued by: London Borough of Hillingdon
Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH
Date: 2019/2020

Evidence: Council tax account activity
Liability started from: 15/12/2017
Issued by: London Borough of Hillingdon
Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH
Date: 2020/2021

Evidence: Council tax account activity
Liability started from: 15/12/2017
Issued by: London Borough of Hillingdon
Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH
Date: 2021/2022

Evidence: Council tax account activity
Liability started from: 15/12/2017
Issued by: London Borough of Hillingdon
Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH
Date: 2022/2023

Evidence: Council tax account activity
Liability started from: 15/12/2017
Issued by: London Borough of Hillingdon
Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH
Date: 2023/2024

Evidence: Tenancy agreement

Issued by: Christopher Nevill Lettings

Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH

Date: 18th December 2017

Evidence: Tenancy agreement

Issued by: Dutton Gregory Solicitors

Address: Flat 10, Springfield House, Hayes End Road, Hayes, Middx UB4 8EH

Date: 18th December 2019