

Planning Statement for 47 Kingsend, Ruislip, HA4 7DD

Introduction

This planning statement is submitted in support of proposals relating to 47 Kingsend, Ruislip, HA4 7DD, a property located within the Hillingdon Council conservation area. The statement aims to clarify the status of the property, address any confusion regarding its classification, and provide context for the proposed internal and external alterations.

Property Description and Ownership

47 Kingsend is a detached residential property, situated on a substantial plot within a designated conservation area. The property includes an annexe, historically referred to as 47A Kingsend, which is physically attached to the main dwelling. The entirety of the plot encompassing both 47 and 47A, as well as the surrounding land, is held under a single title (Title Deed: MX373993), as evidenced by the attached title documentation.

It is important to note that, despite some references to the property as a 'semi-detached' dwelling, this is factually incorrect. The property is not a traditional semi-detached house, as both 47 and 47A are owned in their entirety by a single party and cannot be sold separately. The annexe (47A) forms part of the main detached house and is not a separate legal entity.

Clarification of Dwelling Status

The current confusion regarding the property's classification appears to stem from the presence of the annexe at 47A. However, the following points clarify the true status:

- **Single Ownership:** The entire plot, including both 47 and 47A, is owned by one party, as confirmed by the latest title deed (MX373993).
- **Legal Status:** There is no legal provision for 47A to be sold independently; it is an annexe to the main house.
- **Physical Layout:** The annexe is physically connected to the main house, with internal access points (including two sets of stairs), which have historically existed and can be reinstated as required.
- **Planning Precedent:** The property should not be treated as a semi-detached dwelling for planning or conservation purposes.

Proposed Use and Alterations

The owner intends to use the property as a single detached dwelling and completely remove 47A in its entirety including the front entrance door to 47A, there will only be one front entrance door to the detached dwelling at 47, therefore, the proposal is based on a single detached dwelling property.

Additionally, the fencing separating the rear gardens of 47 and 47A will be removed to create a single, larger family garden. This is permissible as the entire land is under single ownership, and no boundary changes affecting third parties are proposed.

Conservation Area Considerations

All proposed works respect the character and appearance of the conservation area. No external alterations are proposed that would alter the street scene or the historic character of the

property. Internal changes, such as reinstating internal doors or stairs, do not require planning permission and do not affect the conservation area.

- Title Deed: MX373993 (has been sent to the planning officer)
- Site plan showing the extent of ownership and proposed garden layout (has been sent to the planning officer)

Conclusion

In summary, 47 Kingsend is a detached property that will remove 47A in full including the front entrance door to 47A, there will only be one front entrance door to the detached dwelling at 47. The proposals do not impact the external appearance or character of the conservation area. The application should be assessed on this basis, and the property should not be treated as a semi-detached dwelling for planning purposes and is one single detached dwelling.

PRECEDENTS

- **51 Kingsend** approved in 2023 – REF - 3546/APP/2023/3334
 - The image below shows the planning approved front elevation which has a front door with two side lights and a front entrance roof canopy.
 - This is identical to what is being proposed at the application site 04 47 Kingsend



- Image below shows **18A Kingsend** with front door with two side lights.

