

Design & access statement
84 COWLEY MILL ROAD UB8 2QD

1. SCHEME

- 1.1** This application is for Lawful Development for an Existing use of 3 units as studio units

2.0 SITE CONTEXT

- 2.1** The site is located on the angle of intersection of Cowley Mill road and Waterloo Road.
- 2.3** The area is a mix used area but more of residential by outlook.
- 2.4** The road contains a mixture of house styles, generally of two storeys in height.
- 2.5** The site itself is currently occupied by a two storey terrace flat.
- 2.6** The site is an end terraced property with a mixed used ground comprising of office use by estate agent and a ground floor residential unit.
- 2.7** **This site has been converted as early as 2009 and has been in continual use since then – please look at the appendix A for the rented deposit in the Barclays Bank Statement for 2010 and as marked.**
- 2.8** **Please check attached appendix B showing witness statement from the account in charge of Mr. E Rahman.**
- 2.9** **Please see attached sworn affidavit from the tenants. Appendix C and D**
- 2.9.1** **Please see Appendix E – G for the receipt of council tax.**

3.0 PLANNING HISTORY

- 3.1** Till about 2009 the site was composed of a single dwelling flat of 2 bedrooms. While the Estate Agent occupying part of the ground floor.
- 3.2** The conversion from a single dwelling was done there about 2009 albeit without planning permission as was wrongly advised.
- 3.3** This is the second paid application concerning this site and we fee the council despite the heap of evidence that shows this property was converted as when stated. We did submit statutory declarations as well from the tenants which the council failed to recognise.

- 3.4** The major deference in this application is the discovery of the letter directly from the council which shows and confirmed that the council where also fully aware of the changes as far back as 2010. Also included with this application is the insurance taken in respect of the same site as far back 2010.

4.0 Design Consideration

- 4.1 The conversion was only an internal cosmetic change that took place in 2009.
- 4.2 The focus of the design is to maximise the possible development of the land without any obstruction to light and other amenities of the neighbouring properties.
- 4.3 The conversion has no external amendment, hence, no external impact on the street scene,
- 4.4 The design also set to maintain the character of the area by using material that would match the existing in terms style, colour, size and scale.
- 4.5 Paramount to the proposed design conversion is making sure that the privacy of the neighbouring properties is not negatively impacted.

5.0 ARRANGEMENT/LAYOUT

- 5.1 The existing big rooms where converted to self-contained studio units.

6.0 APPEARANCE

- 6.1 The conversion has no impact on the appearance of the existing facades.

7.0 LANDSCAPING

- 7.1 No landscaping affected.

8.0 SCALE

- 8.1 The conversion did not affect the current scale of the building. Hence the building will continue to enjoy the harmony it has with the rest of the surrounding buildings.

APPENDIX A

					
2207 61 November 2010 Name: MR ENDAUJERIAN MAN Branch: C 6028 Sort Code: 20 49 87 Number: 00507593 www.barclays.co.uk					
6 Oct to 5 Nov 2010					
Your transactions					
Date	Description	Debit	Credit	Balance	
5 Oct	Start balance			1,694.59	
6 Oct	Payment to Barclays Bank PLC via Direct Debit	370.87			
	Received from Working Tax Credit Self Assessment System		26.84	1,320.56	
13 Oct	Deposit at Barclays Bank PLC via 100111		1,072.15	2,392.71	
14 Oct	Payment to Barclays Bank PLC via Direct Debit	1,775.69			
	Received from Working Tax Credit Self Assessment System		26.84	439.86	
21 Oct	Deposit at Barclays Bank PLC via 100111		2,025.00	1,690.86	
27 Oct	Received from Working Tax Credit Self Assessment System		26.84	1,717.70	
27 Oct	Received from Mr A A via Bank of Scotland		500.00		
	Received from Barclays Bank PLC via Direct Debit		600.00		
	Deposit at Barclays Bank PLC via 100111		1,750.00	4,467.70	
27 Oct	Payment by cheque to Barclays Bank PLC via 100111	1072.25	2,000.00		
	Received from Barclays Bank PLC via 100111		8.00	2,771.70	
28 Oct	Received from Barclays Bank PLC via 100111		26.84	2,798.54	
1 Nov	Payment to Barclays Bank PLC via Direct Debit	1,775.69			
	Received from Barclays Bank PLC via 100111		600.00	622.85	
4 Nov	Received from Barclays Bank PLC via 100111		26.84	649.69	
5 Nov	End balance			708.12	
If your account is overdrawn, and you pay off only part of the amount you owe, we will apply your payment to the debit in the specified order below. The way we apply payments can affect the amount of interest you will pay on the balance as a result of our policy. When a credit is paid into an overdrawn account we apply it to the amount due as follows: 1. To the balance of Returned Transaction Fees or Guaranteed Overdraft Fees or both 2. To the balance of your loan The above only applies if your account is in an overdraw position.					
Continued Barclays Bank PLC, Reg. No. 1220672. Registered in England. Free City Hall, Churchill House, London EC4A 3DF. Tel: 0545 7 76 76 76 Statement page 158					

APPENDIX B



20 Langley Road
Slough, Berks. SL3 7AB

TEL : 01753 576464
FAX : 01753 417018
Email: info@chartersassociates.co.uk

18 January 2015

Hillingdon Council
Planning Section
3 North
Civic Centre
High Street
Uxbridge
UB8 1UW

Dear Sirs

Mr Emadur Rahman, 1 Pintail Court, Pilot Close, London SE8 5PP

With reference to the above client we would like to confirm we have represented him for Accounts and Taxation purposes since 2009.

We confirm that we have been preparing and filing rental income tax return.

As part of his property portfolio, we have included Flats 84a, 84b and 84c Cowley Mill Road, Uxbridge UB8 2QZ.

Should you require any further information, please contact his solicitor to contact me.

Thanking you

Yours sincerely

CHARTERS ASSOCIATES

Sapal Singh

APPENDIX C

STATUTORY DECLARATION

I, Mr. Adas, Min of 84a First Floor Studio, Cowley Mills Road, Uxbridge, Middlesex, UB8 2QD, DO SOLEMNLY AND SINCERELY DECLARE as follows:

I lived in this above flat since 16th July 2010. My rent is £650 per calendar month including council tax, water and electricity bill.

AND I MAKE THIS STATUTORY DECLARATION CONSCIENTIOUSLY BELIEVING THE SAME TO BE TRUE BY PROVISIONS OF THE STATUTORY DECLARATION ACT 1895.

DECLARED by the said)
Mr. Adas Min of in the)
presence of:)

FLO

Signed this 19 day of December before me;
2014

Name: TARA FLAVIN FLO

Address: CAPITAL COURT 20

WINDSOR STREET WARDEN
UB8 1AR

Occupation: SOLICITOR

IBB SOLICITORS
CAPITAL COURT
30 WINDSOR STREET
UXBRIDGE
MIDDY UB8 1AB
DX 48105 UXBRIDGE

APPENDIX D

STATUTORY DECLARATION

I, Mr. George Clark and Mr Fabian Varga Pull of 84c Cawley Mill Road, Uxbridge, Middlesex, UB8 3QD, DO SOLEMNLY AND SINCERELY DECLARE as follows:

I lived in this above flat since 12th October 2013. My rent is £750 per calendar month including utilities etc.

AND I MAKE THIS STATUTORY DECLARATION CONSCIENTIOUSLY BELIEVING THE SAME TO BE TRUE BY PROVISIONS OF THE STATUTORY DECLARATION ACT 1935.

DECLARED by the said
Mr. George Clark

Mr Fabian Varga Pull

in the presence of

Signed this 19 day of December (between me)
2014

Name: TARA FAVIN FLO

Address: CAPITAL COURT 30 WINDSOR

STREET UXBIDGE MIDDLESEX
UB8 1AB

Occupation: ROUTING

THE SOLICITORS
CAPITAL COURT
30 WINDSOR STREET
UXBRIDGE
MIDDLESEX UB8 1AB
DX 45105 UXBRIDGE

APPENDIX E

London Borough of Hillingdon Revenues Services
PO Box 1051, Nelson, BR9 4CU.

COUNCIL TAX BILL FOR 2014 / 2015



HILLINGDON
BOROUGH

Date of Issue : 09 JUL 2014

Payment Line Tel 01895 558888
For Council Tax Enquiries Phone 0300 123 1384
Calls are charged to customers at the same rate (including mobiles) as calling a 01 or 02 number
Your Account Reference Number is 37588847

Mr Emdadur Rahman
1 Finch Court
Plot One
London
SO9 5PD



2014/15

Reason: Change Val

This bill refers to: FLAT ONE F1 B 845 COWLEY MILL ROAD UXBRIDGE MIDDLE		COUNCIL TAX FOR YOUR BAND		% change from 2013/14
		London Borough Of Hillingdon	856.81	0.0
		Greater London Authority	232.56	-1.5
		Total	1089.37	
		Overall change -0.3%		

Valuation Band **B PROVISIONAL**
New Band
Property Ref No. **283012060**

	FROM	TO	£
Band Change Increase For Period	30-SEP-2011	31-MAR-2012	615.81
Land Change Increase For Period	01-APR-2012	31-MAR-2013	1104.17
Change For Detail	01-APR-2013	31-OCT-2013	569.34

AMOUNT DUE £ 2509.32

PAYMENT INSTRUCTIONS
BALANCE DUE ON OR BEFORE 22/07/2014 **15206.32**

TO BE PAID BY CASH PAYMENTS

Account Number 37588847 761684100

APPENDIX F

London Borough of Hillingdon Revenues Services
PO Box 1091, Nelson, BR9 4FL

COUNCIL TAX BILL FOR 2014 / 2015

Date of issue - 03-JUL-2014

Mr Arshad Mehmud
Flat 1ST Flr Front
84A Cowley Mill Road
Hillingdon
Middlesex
UB8 3QD

Payment Line Tel: 01895 558890
For Council Tax Enquiries Phone: 0300 123 1364
Calls are charged to customers at the same rate (including minutes) as calling a 01 or 02 number.
Your Account Reference Number is: 37598551

Reason: Change Val

This bill refers to:		COUNCIL TAX FOR YOUR BAND		Surcharge from 2013/2014
FLAT 1ST FLR FRONT 84A COWLEY MILL ROAD UADRIDGE MIDDLESEX UB8 3QD		London Borough Of Hillingdon	741.35	0.0
		Greater London Authority	169.35	-1.3
		Total	911.25	
Valuation Band: A PROVISIONAL Disabled Band: Property Ref No: 293012944		Overall change: -0.3%		

	FROM	TO	£
Band Change Decrease For Period	31-MAR-2011	31-MAR-2012	501.20
Band Change Decrease For Period	31-MAR-2012	31-MAR-2013	545.45
Band Change Decrease For Period	31-MAR-2013	31-MAR-2014	540.90
Band Change Decrease For Period	31-MAR-2014	31-MAR-2015	511.25

AMOUNT DUE	£	3362.92
PAYMENT INSTRUCTIONS FIRST INSTALLMENT DUE ON 01/08/2014 & OTHER INSTALLMENTS DUE FROM 01/09/2014 TO 01/02/2015 INSTALLMENTS TO BE PAID BY CASH / PAYMENT IS MONTHLY		
		£ 3,482.30
		£ 3,480.00

Account Number: 37598551 701654074

APPENDIXG

London Borough of Hillingdon Revenues Services
PO Box 1081, Nelson, B89 4EU.



HILLINGDON
LONDON BOROUGH

COUNCIL TAX BILL FOR 2014 / 2015

Date of Issue: 10/01/2014

Payment Line Tel: 01895 556699
For Council Tax Enquiries Phone: 0300 123 1304
Calls are charged to customers at the same rate (including mobiles) as calling a 01 or 02 number.
Your Account Reference Number is: 37590696

M. Lindsay Reiner
1 Tintal Court
Pike Close
London
SE8 5PD



01895 556699

Reason: New Account

This bill refers to:		COUNCIL TAX FOR YOUR BAND		% change from 2013/2014
FLAT 1ST FLE REAR 645 COWLEY MILL ROAD LUXURIDGE WINDX B89 2UD		London Borough of Hillingdon	665.81	0.0
		Greater London Authority	232.56	-1.3
		Total	1098.37	
		Overall change: 0.3%		

Valuation Band: **B PROVISIONAL**
Deemed Band:
Property Ref No: 293012957

	FROM	TO	£
Charge for Period	13-MAY-2013	31-MAR-2014	974.59
Charge for Period	01-APR-2014	31-MAR-2015	1098.17
Transfer As At Date Of Issue			1727.02

AMOUNT DUE £ 334.91

PAYMENT INSTRUCTIONS
FIRST INSTAL. MENT DUE ON 31/03/2014 £ 1 X 46.91
8 OTHER INSTAL. MENTS DUE FROM 01/03/2014 TO 01/02/2015 £ 8 X 40.00
INSTAL. MENTS TO BE PAID BY CAS. PAYMENTS MONTHLY

Account Number: 37590696 PY NUMBER

