

# Supporting Statement

**Address:** 69 Denecroft Crescent, Uxbridge, UB10 9HY

**Description:** Certificate of Lawfulness for the Existing Use of Installed Outdoor Air Conditioning (AC) Units.

## 1. Site and Locality

The application property is a two-storey semi-detached dwelling located on the south-western side of Denecroft Crescent, within a predominantly residential area. The site lies within a 'Developed Area' as designated in the Hillingdon Local Plan (November 2012). The surrounding area is characterised by similar residential properties with associated gardens and parking areas.

## 2. Description of Development

This application seeks a Certificate of Lawfulness for the existing use of two installed outdoor air conditioning (AC) condenser units located at the property.

The details of the installed outdoor units are as follows:

- Unit 1: Samsung Outdoor Unit – **Model:** AR12TXFCAWKXEU / **Serial:** 0GNBPDPW700048B
- Unit 2: Samsung Outdoor Unit – **Model:** AC035RXADKG/EU / **Serial:** 0TUPPAFWB00220D

Both units are fixed to the exterior of the building in suitable locations that comply with the relevant requirements under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) — Class G, Part 14 (Installation of air source heat pumps and other equipment).

### 3. Planning Considerations

The installation of the outdoor AC units constitutes permitted development under the provisions of the GPDO, subject to compliance with specific conditions and limitations. An assessment of the proposal against these criteria is set out below:

<b><u>Condition / Limitation</u></b>	<b><u>Requirement</u></b>	<b><u>Compliance</u></b>
Volume of the outdoor compressor unit does not exceed 0.6 cubic metres (for dwellinghouses).	$\leq 0.6 \text{ m}^3$	Comply
Located at least 1 metre from any boundary of the property.	$\geq 1 \text{ m}$	Comply
Not installed on a pitched roof; if on a flat roof, set back at least 1 metre from the edge.	N/A	Comply

Not on a wall or roof that fronts a highway in a Conservation Area or World Heritage Site.	N/A (Not in CA/WH Site)	Comply
Property is not a Listed Building or within the curtilage of a Scheduled Monument.	N/A	Comply
No existing wind turbine installed at the property.	N/A	Comply

#### **4. Conclusion**

The installation of the two Samsung outdoor air conditioning units at 69 Denecroft Crescent, Uxbridge, complies fully with the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Given that all relevant criteria are satisfied, it is respectfully requested that the Local Planning Authority issue a Certificate of Lawfulness confirming that the existing installation constitutes lawful development and does not require planning permission.

**Please see below the attached documents related to the outdoor AC Units i.e. Commissioning Report, Annual Service Form and EPC.**

# Basildon ACR Ltd.,

Tel: 01268 281752 Email: [info@basildonacr.co.uk](mailto:info@basildonacr.co.uk) Website: [www.basildonacr.co.uk](http://www.basildonacr.co.uk)

Date:

Job No:

<b>Company:</b> Basildon ACR Ltd.,	<b>Customer:</b>
<b>Address:</b> 214 Trafford House, Basildon, Essex	<b>Address:</b>
<b>Post Code:</b> SS16 5FY	<b>Post Code:</b>

## Commissioning Report

No	Make	Outdoor Unit: Model / Serial #	Indoor Unit: Model / Serial #	Ref	(l)Pipe	(g)Pipe	(p)Length	(ADC)	Air-In	Air-Out	R-Amps	P-test	Vac							
1	Samsung	AR12TXFCAWKXEU / OGNBPDW700048B AC035RXADKG/EU / OTUPPAFWB00220D	AR12TXFCAWKNEU / OGNAPDAT907977R AC035RNJDKG/EU / OU1CPAGW800071H	R 32	1/4	3/8	6 m	0	28	16	3.58 A	578	29.89							
2							6 m		29	17	4.52 A	579	29.91							
3																				
4																				
5																				
6																				
7																				
8																				

## Terms & Conditions of Parts & Labour Warranties

**Manufacturer's Parts only Warranty:** Manufacturer's Parts Only Warranty: Requires annual service throughout the Warranty Period; without it, the warranty becomes void. Basildon Ltd. will contact the customer by the end of the subsequent year to schedule the service. The parts warranty duration is confirmed on our supply and installation invoice, already provided to the customer.

**Cost of Annual Service:** The Annual PPM Service cost is £75.00 plus VAT per system, payable post-service. Subsequent service costs may increase with market prices after the first year.

**Installer's Labour Warranty:** The installer provides a 1-year free labour warranty from the installation date, as indicated below. All callouts and labour will be subject to standard rates. Note that this warranty does not cover annual service.

**Exclusions:** The 1-Year Labour Warranty on new installations excludes coverage for parts and labour, failures resulting from issues such as thermostat misconfigurations, leaving doors/windows open during operation, switched-off emergency disconnects, clogged filters, tripped circuit breakers, and blown fuses due to power outages. Unnecessary service calls will incur charges at prevailing rates, borne by the customer.

**Customer's Signature:** Please sign below to confirm satisfaction with the functionality of the Air Conditioning systems supplied and installed at your property. This also acknowledges your understanding and acceptance of the Manufacturer's Parts Only Warranty terms, including the annual service requirement. Your confirmation enables us to register and validate your Parts Warranty with the Manufacturer.

**Installer's Signature:** Installer's Signature is necessary below to confirm compliance with F-Gas Regulations and the accuracy of the provided data. Also, to affirm provision of 1-year labour warranty from the date of this report.

<b>Contractor:</b> Hoji <b>FGAS:</b> FGAS2000945 <b>Engineer Name:</b> Hoji  <b>Signatures:</b>	<b>Customer:</b> <b>Title:</b> <b>Name:</b>  <b>Signatures:</b>
--	--

# Basildon ACR Ltd

Air Conditioning Sales, Installations, & Service all over UK  
 Tel: 01268 281752. Email: [info@basildonacr.co.uk](mailto:info@basildonacr.co.uk) Website: [www.basildonacr.co.uk](http://www.basildonacr.co.uk)

## Annual PPM Air Conditioning Systems Service

Date: 8/10/2025 Job No: 13731

<b>Company:</b> Basildon ACR Ltd.,	<b>Account/ Customer:</b> -UB-10 Diljit Chawla *24/03
<b>Address:</b> 214 Trafford House, Basildon, Essex	<b>Site Address:</b> 69 Denecroft Crescent, Uxbridge, Hillingdon UB10 9HY
<b>Post Code:</b> SS16 5FY	<b>Billing Address:</b> 69 Denecroft Crescent Uxbridge, Hillingdon UB10 9HY

### Check List

<b>1. Check air filters, and clean them</b>	Yes	<b>5. Check condensate drain for blockage, clean as necessary</b>	Yes
<b>2. Check Evaporator &amp; Condenser and clean if necessary</b>	Yes	<b>6. Check vibration and noise</b>	Yes
<b>3. Check and record suction and discharge pressures</b>	Yes	<b>7. Check and record running and starting amperages</b>	Yes
<b>4. Tighten electrical connections at equipment</b>	Yes	<b>8. Recommendations of any needed repairs</b>	No

### Systems Serviced



No	Make	OU: Model / Serial #	IU: Model / Serial #	Function*	Remarks
1	Samsung	AR12TXFCAWKXEU / OGNBPDW700048B	AR12TXFCAWKNEU / OGNAPDAT907977R	G/O	
2	Samsung	AC035RXADKG/EU / OTUPPAFWB00220D	AC035RNJDKG/EU / OU1CPAGW800071H	G/O	
3					
4					
5					
6					
7					
8					

\*G/O = In Good Order A/R = Attention required

**Cost of Annual Service:** The Annual PPM Service cost is £75.00 plus VAT per system, payable post-service. Subsequent service costs may increase with market prices after the first year. **Manufacturer's Parts Only Warranty:** Requires annual service throughout the Warranty Period; without it, the warranty becomes void.

**Customer's Signature:** Kindly express your satisfaction by signing below, confirming your contentment with the service delivered by the engineers, and acknowledging their commendable conduct. We value your feedback on the service provided; please share your thoughts and any suggestions for improvement. Your input is highly appreciated.

**Installer's Signature:** Installer's Signature is necessary below to confirm the service is performed in compliance with F-Gas Regulations and the accuracy of the provided data.

<b>Contractor:</b> Hoji Air Conditioning <b>Name:</b> -EN-5 Hoji Asfandyar	<b>Signee Name:</b> Mr Diljit Chawla
<b>FGAS:</b> REF1021254	
Signature: 	Signature: 

# Basildon ACR Ltd

Air Conditioning Sales, Installations, & Service all over UK

Tel: 01268 281752. Email: [info@basildonacr.co.uk](mailto:info@basildonacr.co.uk) Website: [www.basildonacr.co.uk](http://www.basildonacr.co.uk)

---

# Energy performance certificate (EPC)

69 Denecroft Crescent UXBRIDGE UB10 9HY	Energy rating <b>D</b>	Valid until: <b>11 October 2035</b>
		Certificate number: <b>6035-9520-4509-0541-5202</b>

Property type	End-terrace house
Total floor area	119 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 <b>C</b>
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Good lighting efficiency	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 200 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

## How this affects your energy bills

An average household would need to spend **£1,566 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £367 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

## Heating this property

Estimated energy needed in this property is:

- 14,977 kWh per year for heating
  - 3,079 kWh per year for hot water
-

## Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces **6 tonnes of CO<sub>2</sub>**

This property produces **4.4 tonnes of CO<sub>2</sub>**

This property's potential production **3.1 tonnes of CO<sub>2</sub>**

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Internal wall insulation	£7,500 - £11,000	£290
2. Floor insulation (suspended floor)	£5,000 - £10,000	£78
3. Solar photovoltaic panels	£8,000 - £10,000	£241

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Boota Gill
Telephone	07951 972627
Email	<a href="mailto:epc4u@hotmail.co.uk">epc4u@hotmail.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/029487
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	9 October 2025
Date of certificate	12 October 2025
Type of assessment	<a href="#">RdSAP</a>