



**Sections 191 and 192
(as amended by section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
ARTICLE 24**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

P S Virdee
169 Torbay Road
Harrow
HA2 9QF

Ref: 35894/APP/2009/1796

The Council of the London Borough of Hillingdon as the Local Planning Authority, hereby certifies that the proposed development referred to below would be lawful within the meaning of Section 192 of the above Act.

Description of development: Single storey rear extension with 2 roof lights involving demolition of existing rear conservatory (Application for a Certificate of Lawfulness for a Proposed Development)

Location of development: 24 SPENCER AVENUE, HAYES,

Date of Application: 18 August 2009

Plan Numbers: See attached Schedule of Plans

The grounds for the Council's decision are listed on the attached schedule:-

Corporate Director of Planning & Community Services

Date: 13 October 2009

Notes: Your attention is drawn to the attached sheet which sets out the rights of applicants who are aggrieved by the decision of the Local Planning Authority.

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SCHEDULE

The grounds for the Council's decision are as follows:-

- 1 · The proposed development constitutes Permitted Development by virtue of the provisions of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

This determination is based on your submitted plans having regard to dimensions.
All measurements are taken from existing ground level.

INFORMATIVES

END OF SCHEDULE

Address:

Planning & Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

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Application Ref: 35894/APP/2009/1796

Schedule of Plans

1:1250 Location Plan - received 18 Aug 2009

912/20A - received 18 Aug 2009

912/30 - received 18 Aug 2009

912/10A - received 15 Sep 2009

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

TOWN AND COUNTRY PLANNING ACT 1990

Application for Certificate of Lawfulness

Notes

If you are aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate under Sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part, you may appeal to the Department of Communities and Local Government (DCLG), under Section 195 of the Act (as amended).

Notice of appeal must be given in writing to the Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel; - 0117 372 8428).

Appeal forms can be downloaded from the Planning Inspectorate's website at

<http://www.planning-inspectorate.gov.uk>. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence, must be supplied to the Inspectorate.

You are advised to consult the brief official guide and appeals, published by the Department of Communities and Local Government (DCLG), this and appeal forms can be obtained from the Planning Inspectorate on request.

Address:

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London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk