



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

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2015
ARTICLE 39**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Ahmed Rahim
Arki Design And Build Limited
41 Church Drive
London
Brent
NW9 8DN

Application Ref: **23577/APP/2024/2993**

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: Conversion of roof space to habitable use to include a wraparound U-shaped dormer to the sides and rear (Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 35 Newcroft Close Hillingdon

Date of application: 12th November 2024

Plan Numbers: See attached Schedule of plans

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

R Schin

Head of Development Management and Building Control

Date: 16th December 2024

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.

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

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2015
ARTICLE 39**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Ref: 23577/APP/2024/2993

SCHEDULE

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

- 1 The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

INFORMATIVES

- 1 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

- 2 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.'

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 3 The applicant is reminded that in order for the proposed development to be permitted development, the proposal must comply with the conditions set out within Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Those conditions are as follows:

CLASS B

Development is permitted by Class B subject to the following conditions -

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so that
 - (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
 - (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

CLASS C

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must be

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Failure to comply with the conditions set out above would invalidate this certificate.

END OF SCHEDULE

Address:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW

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

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2015
ARTICLE 39**

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Ref: 23577/APP/2024/2993

Schedule of Plans

P-100 - received 12 Nov 2024
P-102 - received 12 Nov 2024
P-104 - received 12 Nov 2024
P-105 - received 12 Nov 2024
P-106 - received 12 Nov 2024
P-102 - received 15 Nov 2024
P-103 - received 15 Nov 2024

**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:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	☐
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	☐
3.	There is no Committee resolution for the enforcement action	☐
4.	There is no effect on listed buildings or their settings	☐
5.	The site is not in the Green Belt (but see 11 below)	☐

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	☐
7.	No petition of 20 or more signatures has been received	☐
8.	Application has not been supported independently by a person/s	☐
9.	The site is not in Green Belt (but see 11 below)	☐

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	☐
11.	Householder application in the Green Belt	☐

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	☐
13.	Refusal of change of use from retail class A1 to any other use	☐
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	☐

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	☐
16.	Certificate of Lawfulness (for existing use or Development)	☐
17.	Certificate of Appropriate Alternative Development	☐

CERTIFICATE OF LAWFULNESS

18.	ADVERTISMENT CONSENT (excluding Hoardings)	☐
19.	PRIOR APPROVAL APPLICATION	☐
20.	OUT-OF-BOROUGH OBSERVATIONS	☐
21.	CIRCULAR 18/84 APPLICATION	☐
22.	CORPSEWOOD COVENANT APPLICATION	☐
23.	APPROVAL OF DETAILS	☐
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	☐
25.	WORKS TO TREES	☐
26.	OTHER (please specify)	☐

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Report of the Head of Development Management and Building Control

Address: 35 NEWCROFT CLOSE HILLINGDON

Development: Conversion of roof space to habitable use to include a wraparound U-shaped dormer to the sides and rear (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: 23577/APP/2024/2993

Drawing Nos: P-100
P-102
P-102
P-103
P-104
P-105
P-106

Date Plans received: 12-11-24 **Date(s) of Amendments(s):**

Date Application valid 12-11-24

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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

INFORMATIVES

1. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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2. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. The applicant is reminded that in order for the proposed development to be permitted development, the proposal must comply with the conditions set out within Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Those conditions are as follows:

CLASS B

Development is permitted by Class B subject to the following conditions -

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) the enlargement must be constructed so thatâ??

- (i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extensionâ??
- (aa) the eaves of the original roof are maintained or reinstated; and
- (bb) the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and
- (ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must beâ??
- (i) obscure-glazed, and
- (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

CLASS C

Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse must beâ??

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Failure to comply with the conditions set out above would invalidate this certificate.

2.0 Planning Considerations

The application seeks a certificate of lawful development for the conversion of roof space to habitable use to include a wraparound U-shaped dormer to the sides and rear.

The proposals clearly involve development as defined in the Planning Acts. The site is not situated within a Conservation Area, World Heritage Site or AONB, and benefits from permitted development rights. Permitted development rights have not been revoked by a planning condition, and neither is there an Article 4 Direction restricting this particular proposal.

The submitted drawings confirm that the proposed roof extension would be the following:-

- (i) Not exceed the permitted development allowance of 50 cubic metres (detached property);
- (ii) Not exceed the height of the highest part of the roof;
- (iii) Not extend beyond the plane of any existing roof slope which forms part of a principal elevation of the dwelling house and fronts a highway;
- (iv) The rear dormer would be set in from the eaves margin by 200 mm;
- (v) All materials would be of a similar appearance to those of the existing dwelling;
- (vi) Rooflights are no more than 150 mm above the roof plane and lower than the highest part of the original roof;
- (vii) Permitted development rights have not been removed;
- (viii) The site does not lie within a conservation area; and
- (ix) The side facing window is to be obscure glazed and non-opening below 1.7m above the internal

floor level.

The proposal therefore complies with the conditions set out in Schedule 2, Part 1, Class B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.0 Relevant Planning History

23577/APP/2024/2992 35 NEWCROFT CLOSE HILLINGDON

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8.00 metres, for which the maximum height would be 3.20 metres, and for which the height of the eaves would be 3.20m

Decision Date: 19-11-24 No Further Action(P)

23577/APP/2024/571 35 NEWCROFT CLOSE HILLINGDON

Erection of two storey rear extension and first floor side extension following demolition of conservatory.

Decision Date: 30-04-24 Refused

23577/APP/2023/2538 35 NEWCROFT CLOSE HILLINGDON

Construction of one additional storey (Application for Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Decision Date: 02-10-23 Refused

23577/APP/2023/1206 35 NEWCROFT CLOSE HILLINGDON

Erection of two additional storeys (Application for Prior Approval under Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)).

Decision Date: 30-05-23 Refused

23577/APP/2023/1116 35 NEWCROFT CLOSE HILLINGDON

Erection of part single storey and part two storey extension to the rear of the dwelling and erection of first floor side extension with new front facing window at first floor level following demolition of existing conservatory to the rear.

Decision Date: 11-09-23 Refused

23577/A/97/0134 35 NEWCROFT CLOSE HILLINGDON

Installation of a tiled pitched roof, replacing existing flat roof garage, front porch and bay window

Decision Date: 12-05-97 Approved

Comment on Planning History

4.0 ALL CLASSES

Is the dwelling a flat or a maisonette?

NO

Is there a planning condition removing permitted development rights?

NO

Is the building listed/ in a Conservation Area?

NO

CLASS B - Proposed Roof Alterations

Does the volume of the proposed, and any existing roof extensions, exceed the permitted development allowance?

NO - the proposed roof extension does not exceed 50 cubic metres (detached dwellinghouse).

Does any part of the dormer project forward of the plane of a roof which forms a principle elevation and fronts a highway?

NO

Does any part of the extension encroach on the neighbouring property - including eaves and foundations?

NO

Would the dormer be higher than the highest part of the roof?

NO

Is the building Listed?

NO

Does the roof alteration include a Veranda, balcony or raised platform?

NO

Conditions to Class B: (If the answer to any of these questions is NO then planning permission is required):

Are the materials proposed similar in appearance to the property?

YES

Is the enlargement/dormer set in 20cm (200mm) from the roof margins?

YES

Are any side facing windows obscurely glazed?

YES - stated in drawing ref. P-105

CLASS C - Any Other Alt. to the Roof of a Dwellinghouse

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the

original roof when measured from the perpendicular with the external surface of the original?
NO

Would it result in the highest part of the alteration being higher than the highest part of the original roof?
NO

Would it consist or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe?
NO

Would it involve the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?
NO

NOTE: Installation of solar photovoltaics may fall within permitted development under Part 40 of Class A

5.0 Other including Measurements

Roof Volume Calculations:

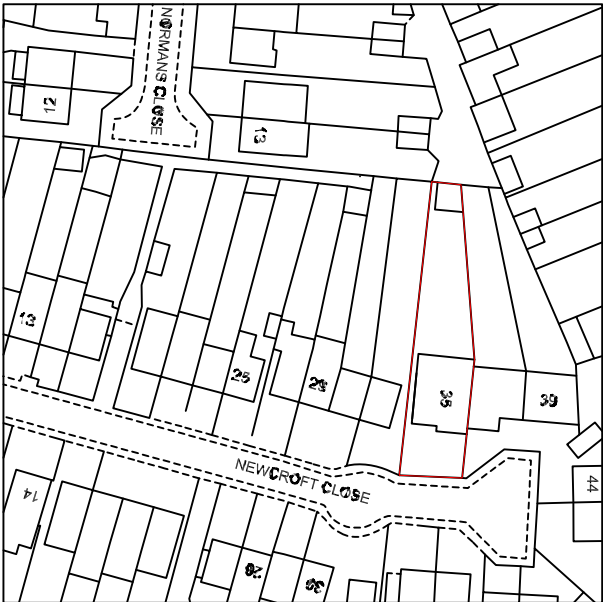
Hip to gable end (to rear of house)
 $(2.4 \times 6.02 \times 2.97) / 6 = 7.15\text{m}^3$

2no. Side dormers
 $3.02 \times 2.32 \times 4.6 = 32.22\text{m}^3$

$32.22 + 7.15 = 39.37\text{m}^3 < 50\text{m}^3$

Contact Officer: Analese Haynes

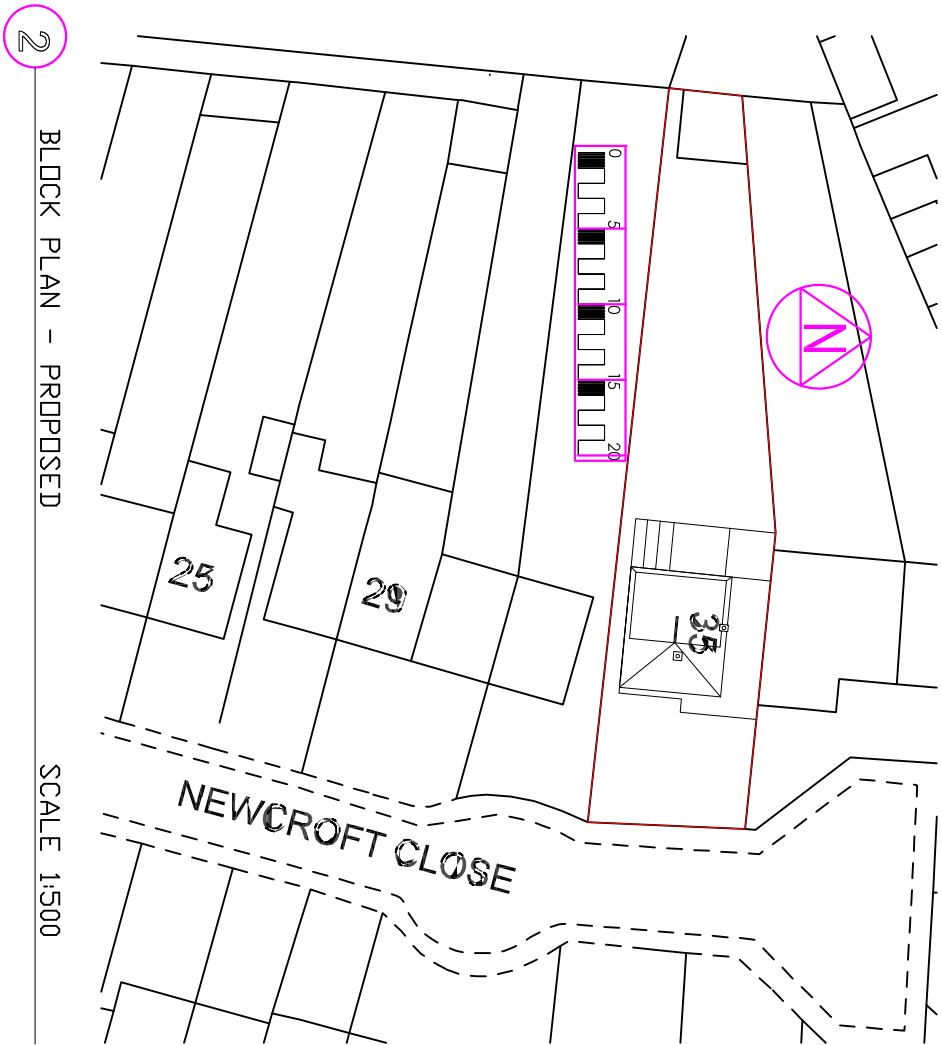
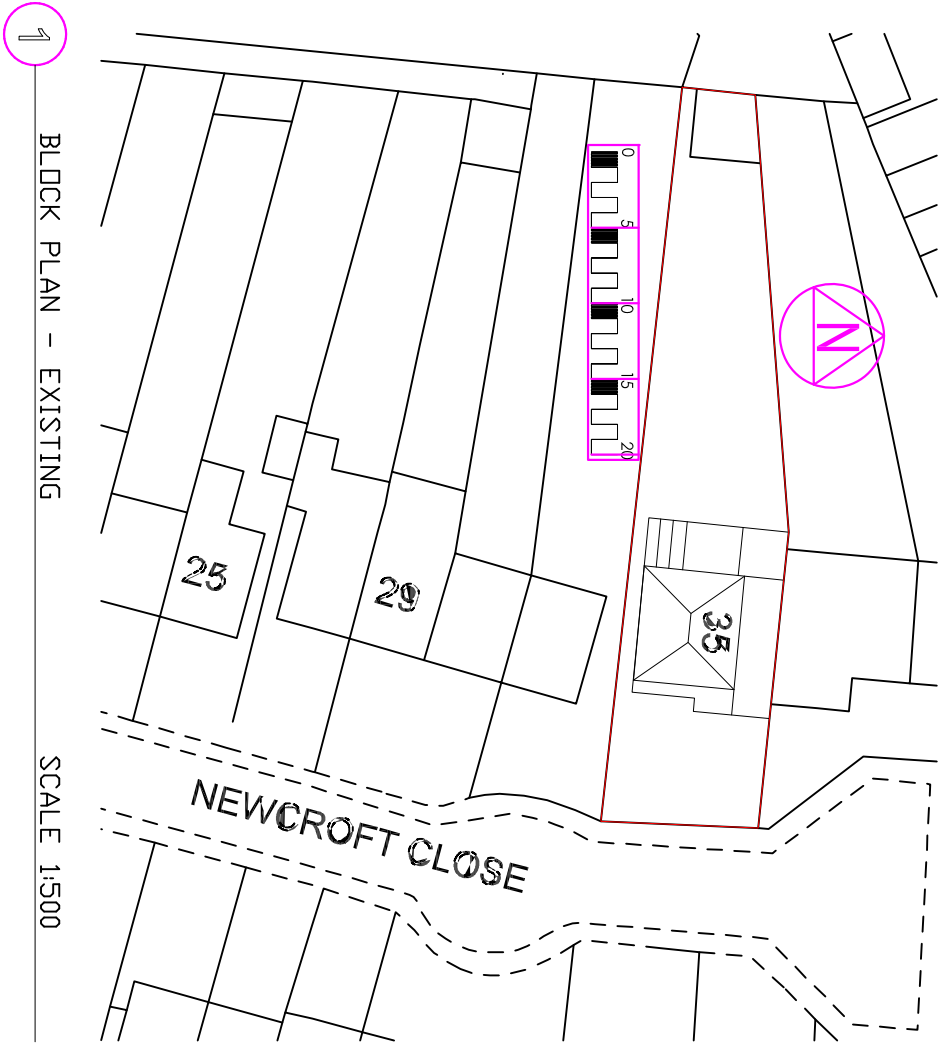
Telephone No: 01895 250230



SITE / LOCATION PLAN

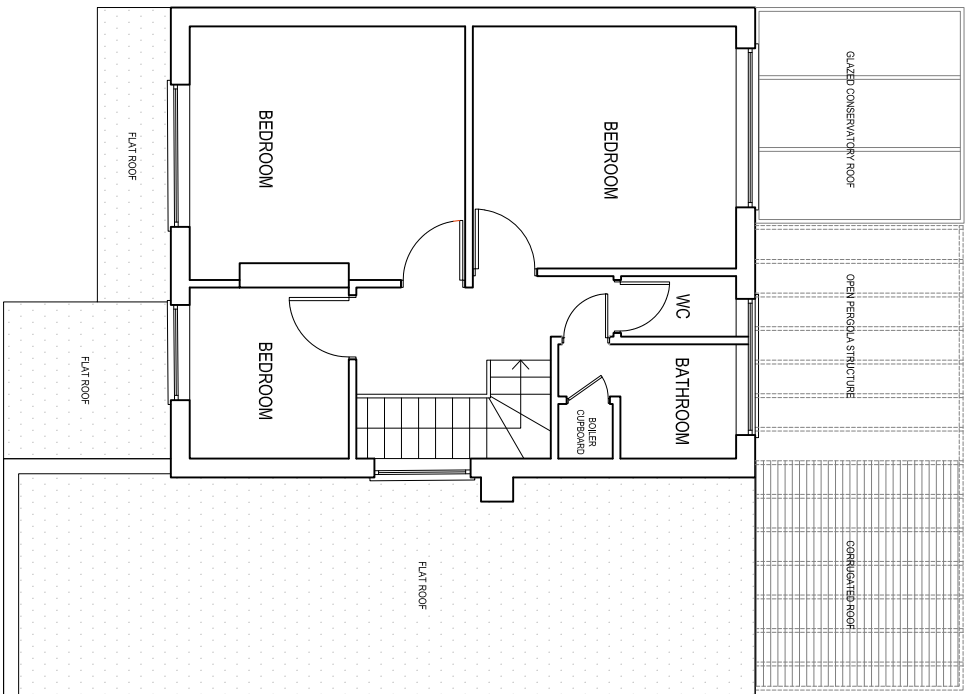
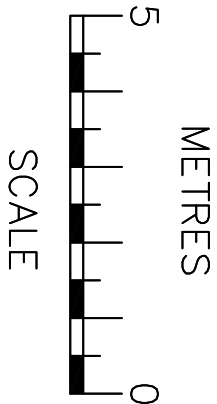
SCALE 1:1250

Client			
-			
Project PROPOSED LOFT CONVERSION/ EXTENSION TO EXISTING SINGLE FAMILY DETACHED DWELLING			
Location 35 NEWCROFT CLOSE, LONDON, UB8 3RH			
Drawing			
LOCATION PLAN			
Project No.	Drawing No.	Revision	
COL 24_017	P-100	-	
Card File	Sheet Size	Scale	
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Drawn by	Drawing Date	Approved by	
AR	OCT 2024		
PLANNING ISSUE			

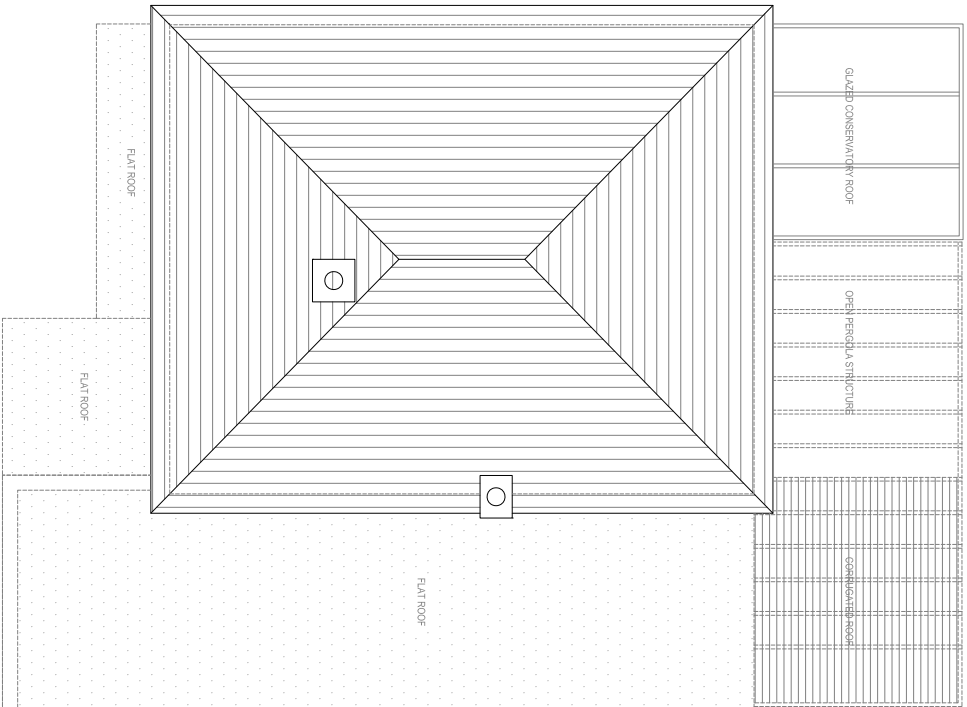


Client	
Project	PROPOSED LOFT CONVERSION/ EXTENSION TO EXISTING SINGLE FAMILY DETACHED DWELLING
Location	35 NEWCROFT CLOSE, LONDON, UB9 3RH
Drawing	EXISTING & PROPOSED BLOCK PLANS
Project No.	P-101
Drawing No.	COI_24_017
Revision	A3
Sheet Size	A3
Scale	1:500
Drawn by	AR
Drawing Date	OCT 2024
Approved by	

PLANNING ISSUE



1 FIRST FLOOR PLAN



2 ROOF PLAN

Client

Project PROPOSED LOFT CONVERSION/ EXTENSION
TO EXISTING SINGLE FAMILY DETACHED
DWELLING

Location 35 NEWCROFT CLOSE, LONDON, UB8 3RH

Drawing

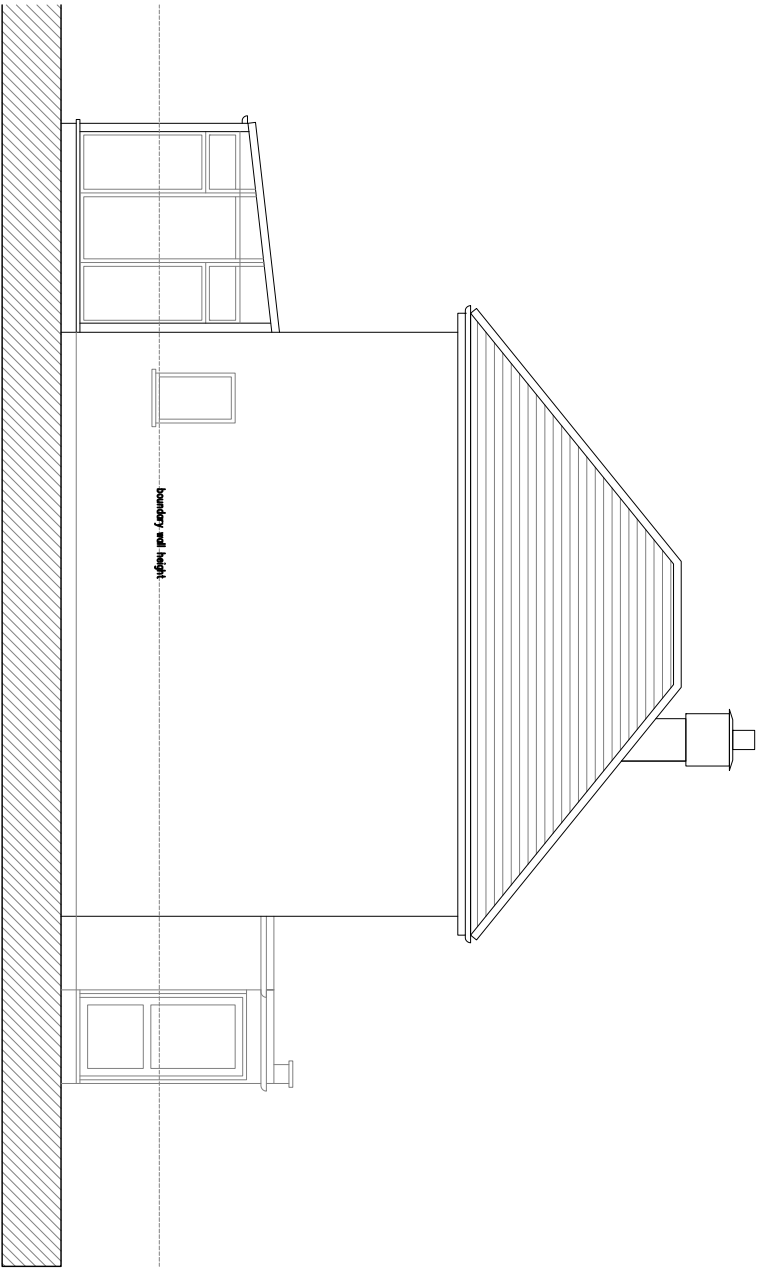
EXISTING FIRST FLOOR AND ROOF PLANS

Project No. COI_24_017 Drawing No. P-102 Revision

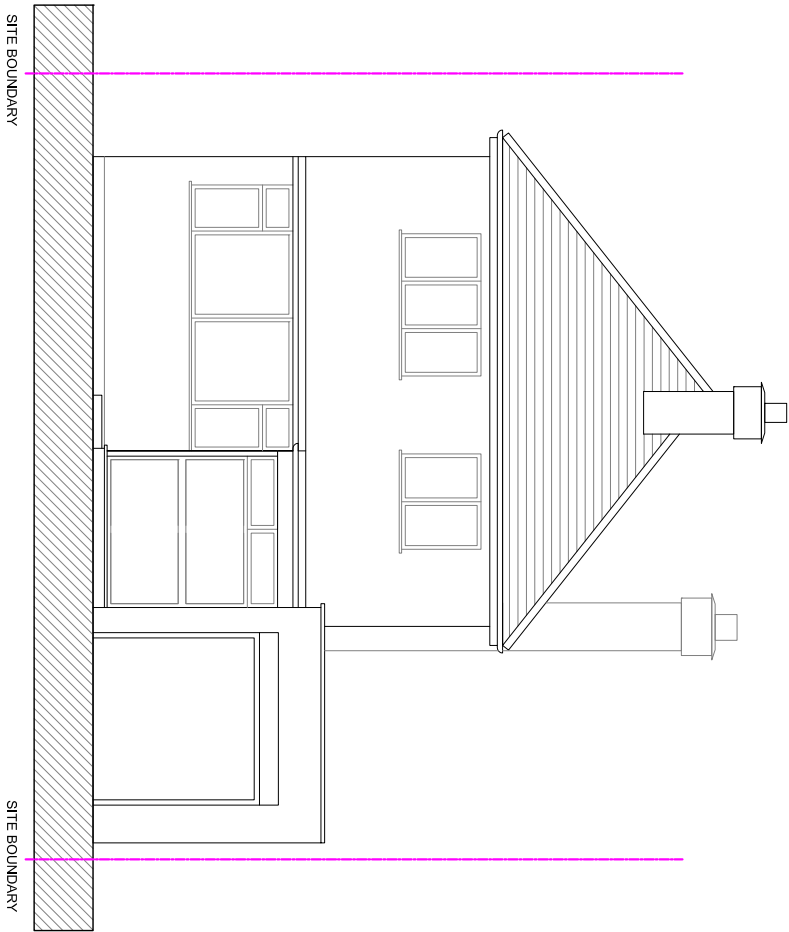
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Drawn by AR Drawing Date OCT 2024 Approved by

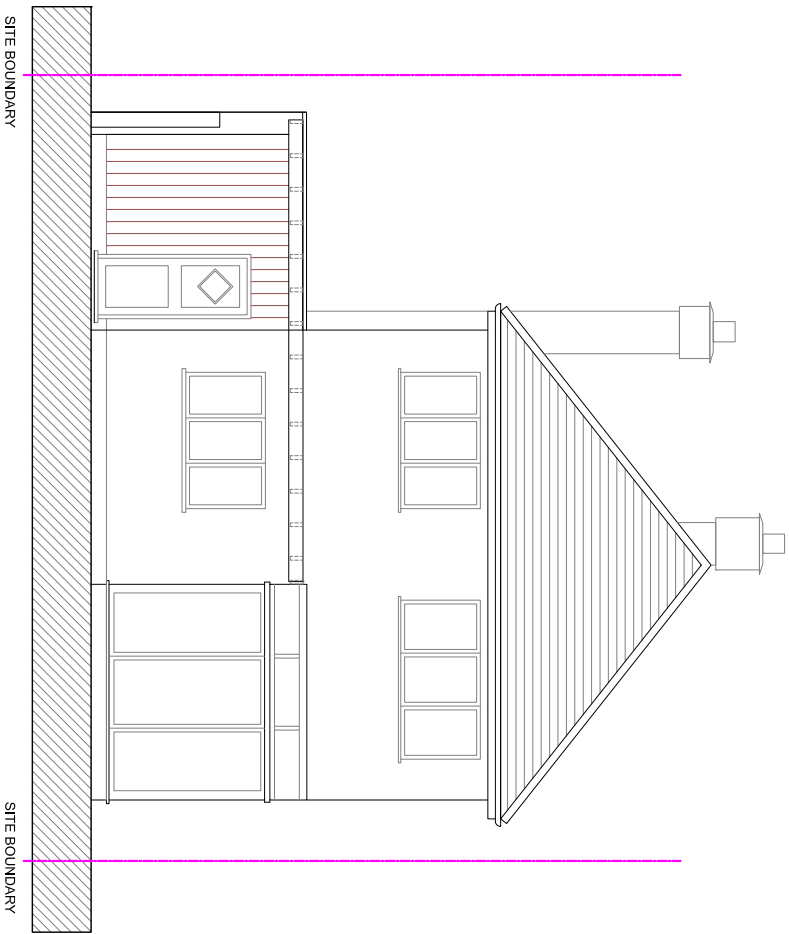
PLANNING ISSUE



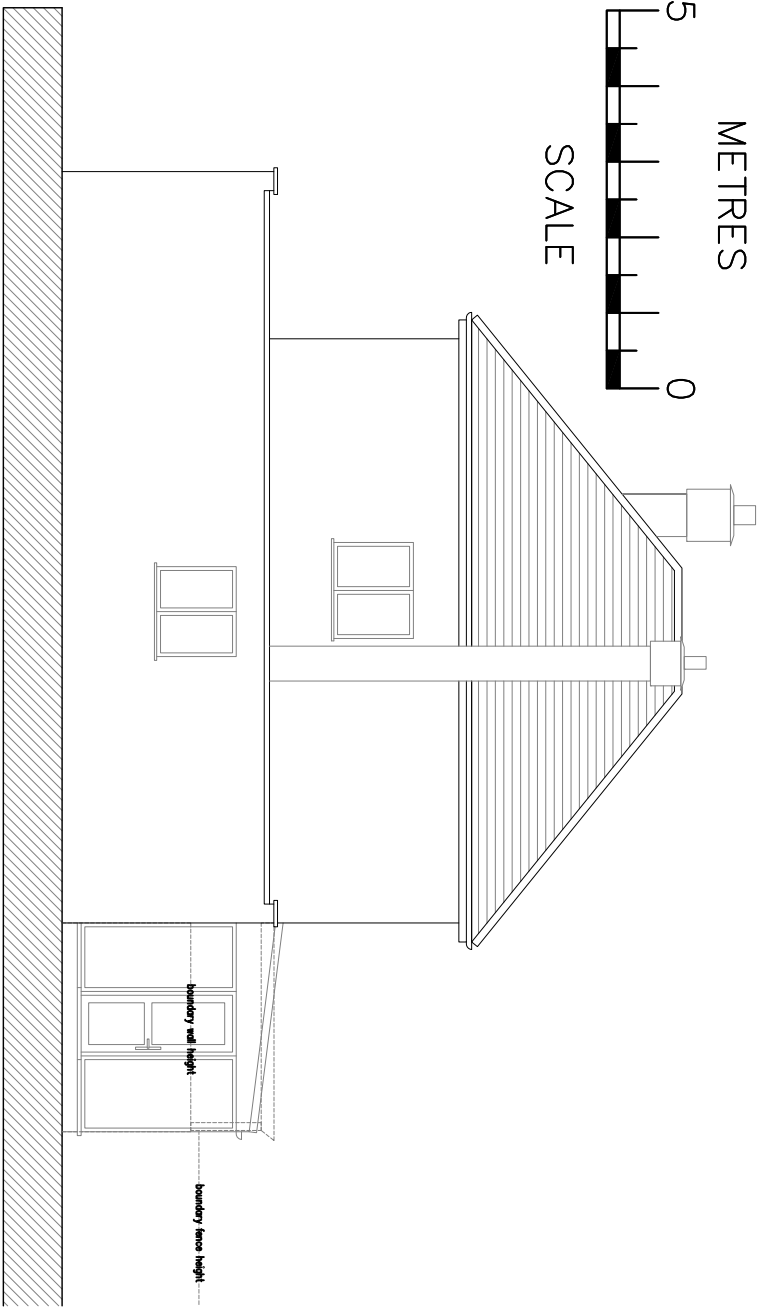
1 SIDE (SOUTH) ELEVATION



2 FRONT ELEVATION



3 REAR ELEVATION

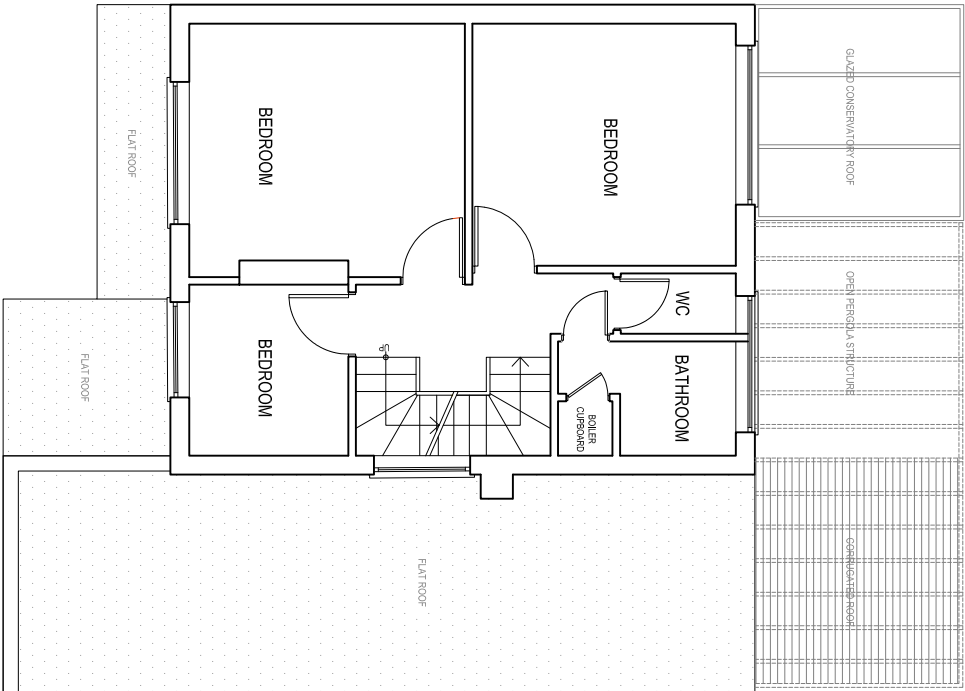


4 SIDE (NORTH) ELEVATION

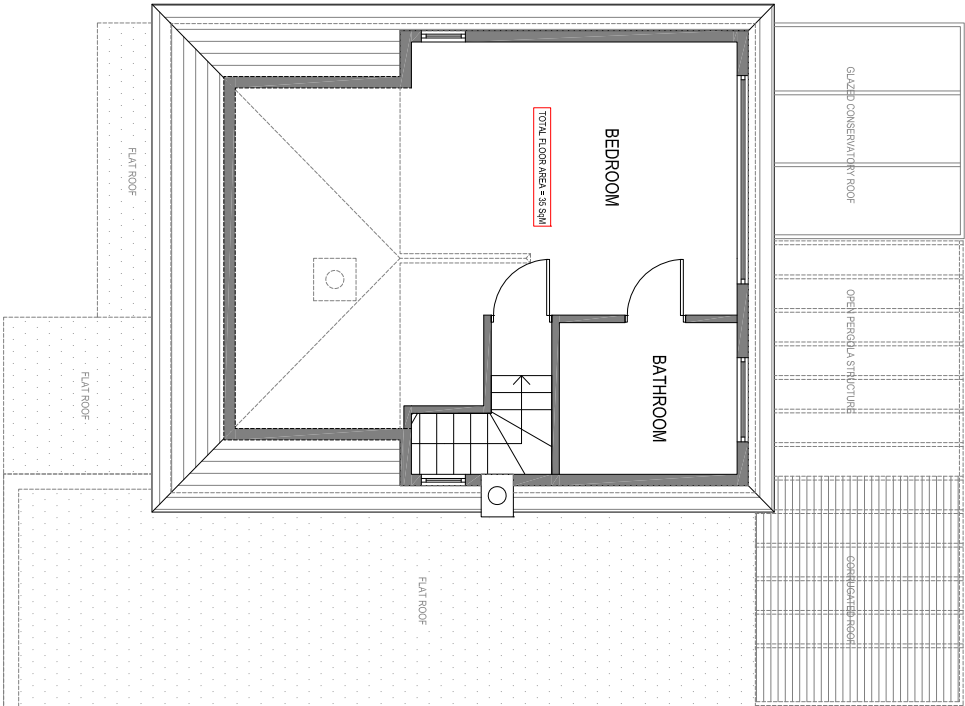


Client			
Project	PROPOSED LOFT CONVERSION/ EXTENSION TO EXISTING SINGLE FAMILY DETACHED DWELLING		
Location	35 NEWCROFT CLOSE, LONDON, UB8 3RH		
Drawing	EXISTING ELEVATIONS		
Project No.	Drawing No.	Revision	
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Drawn by	Drawing Date	Approved by	
AR	OCT 2024		

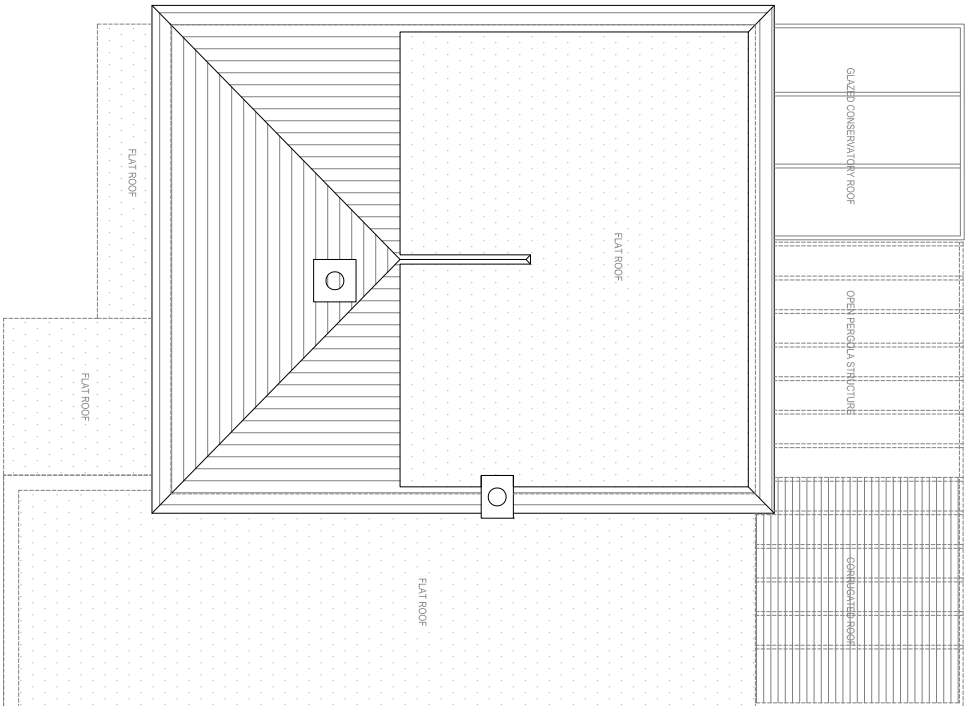
PLANNING ISSUE



1 FIRST FLOOR PLAN



2 LOFT (2ND) FLOOR PLAN



3 ROOF PLAN

Client

Project PROPOSED LOFT CONVERSION/ EXTENSION
TO EXISTING SINGLE FAMILY DETACHED
DWELLING

Location 35 NEWCROFT CLOSE, LONDON, UB8 3RH

Drawing

Proposed FIRST, LOFT (2ND) AND ROOF PLANS

Project No.

P-104

Drawing No.

COL_24_017

Sheet No.

1

Scale

A3

Drawn by

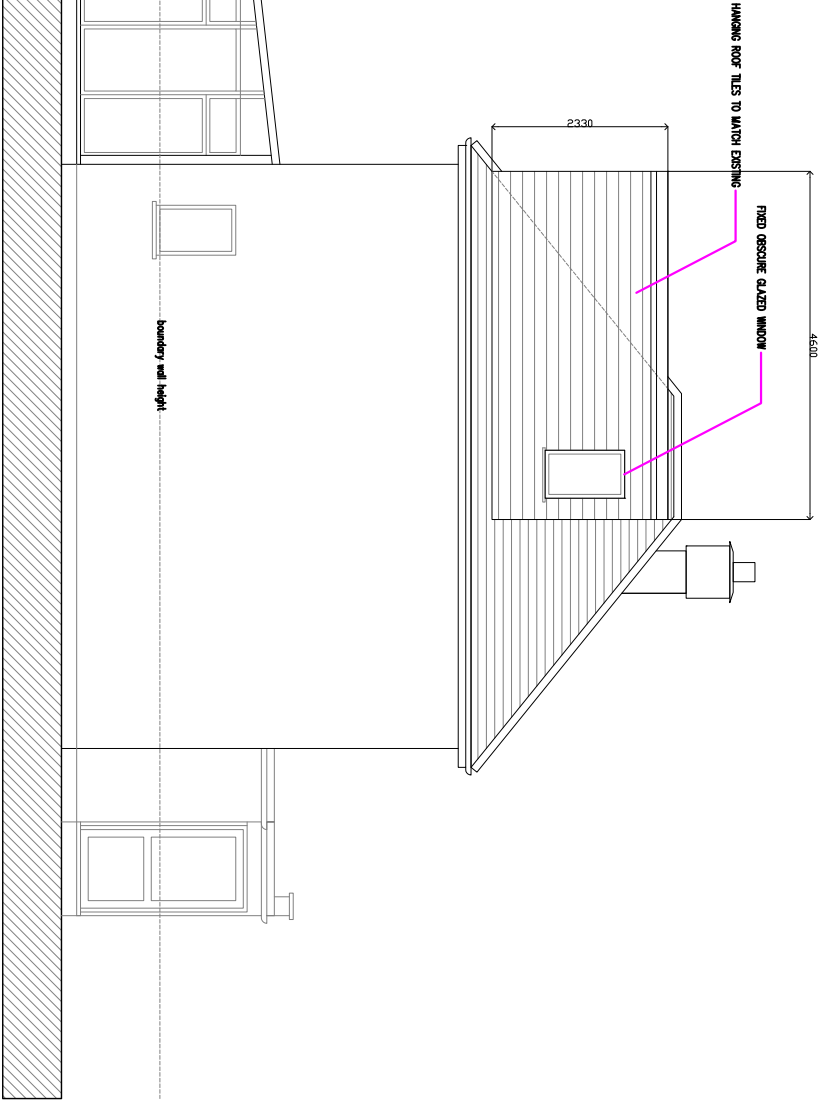
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Drawing Date

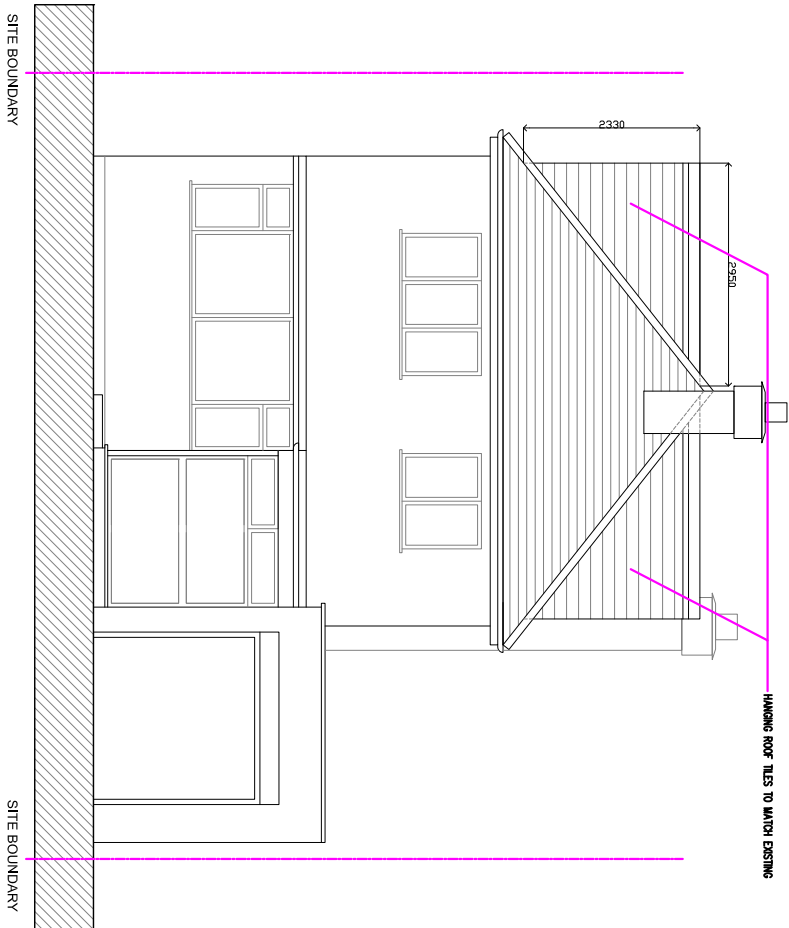
OCT 2024

Approved by

PLANNING ISSUE



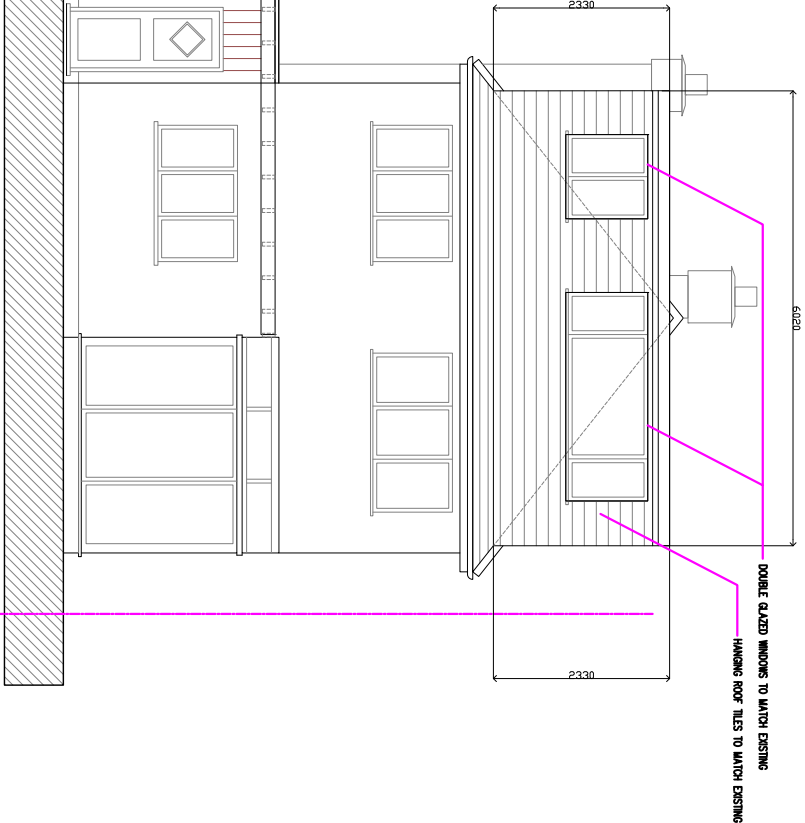
1 SIDE (SOUTH) ELEVATION



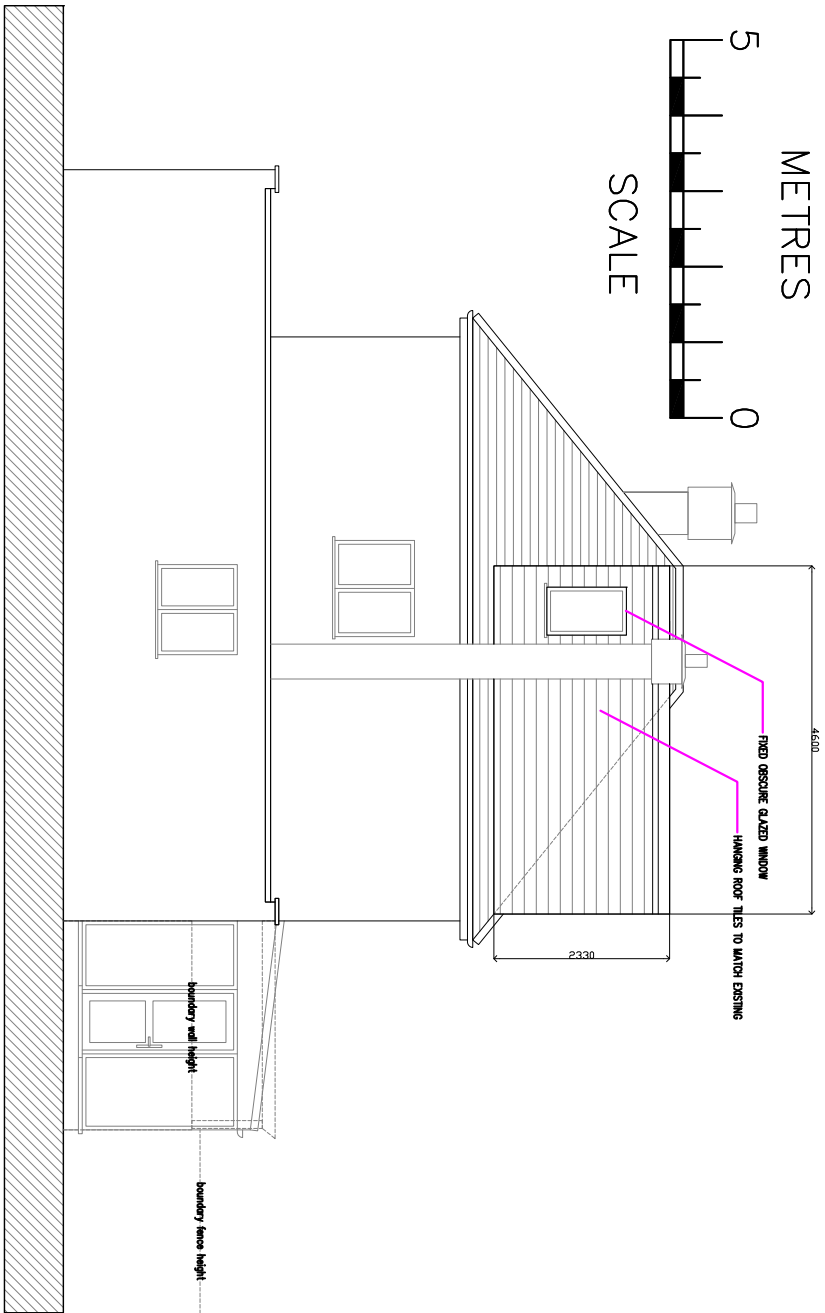
2 FRONT ELEVATION



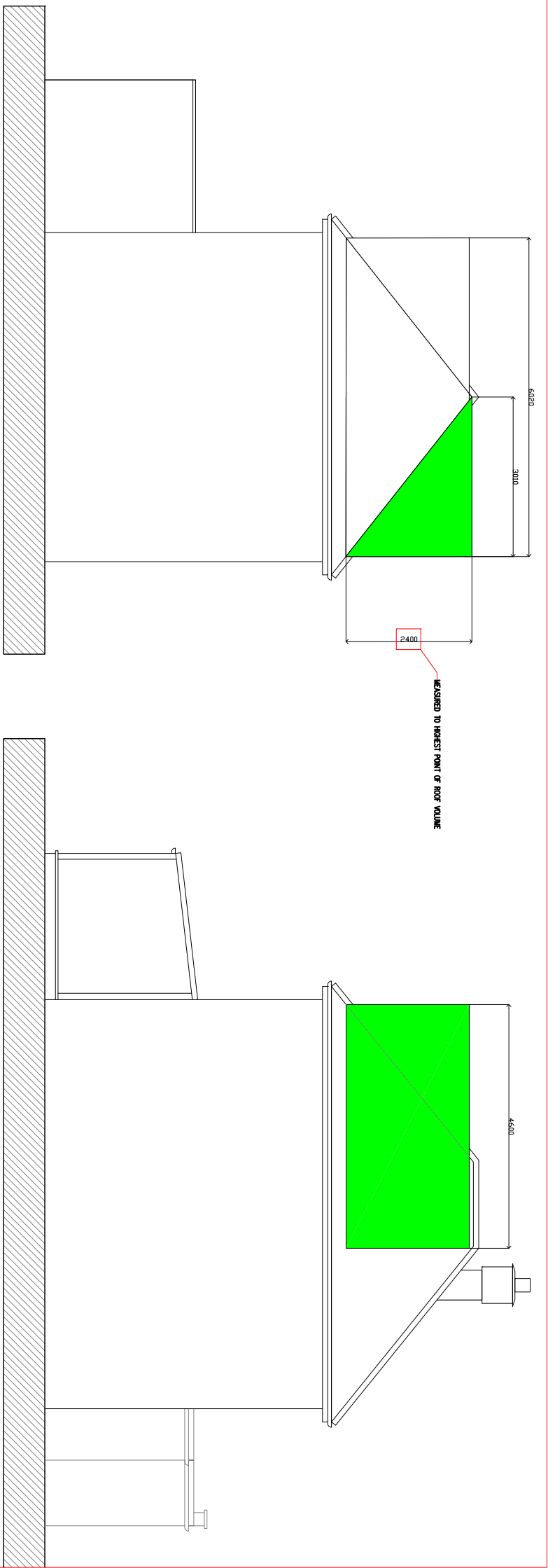
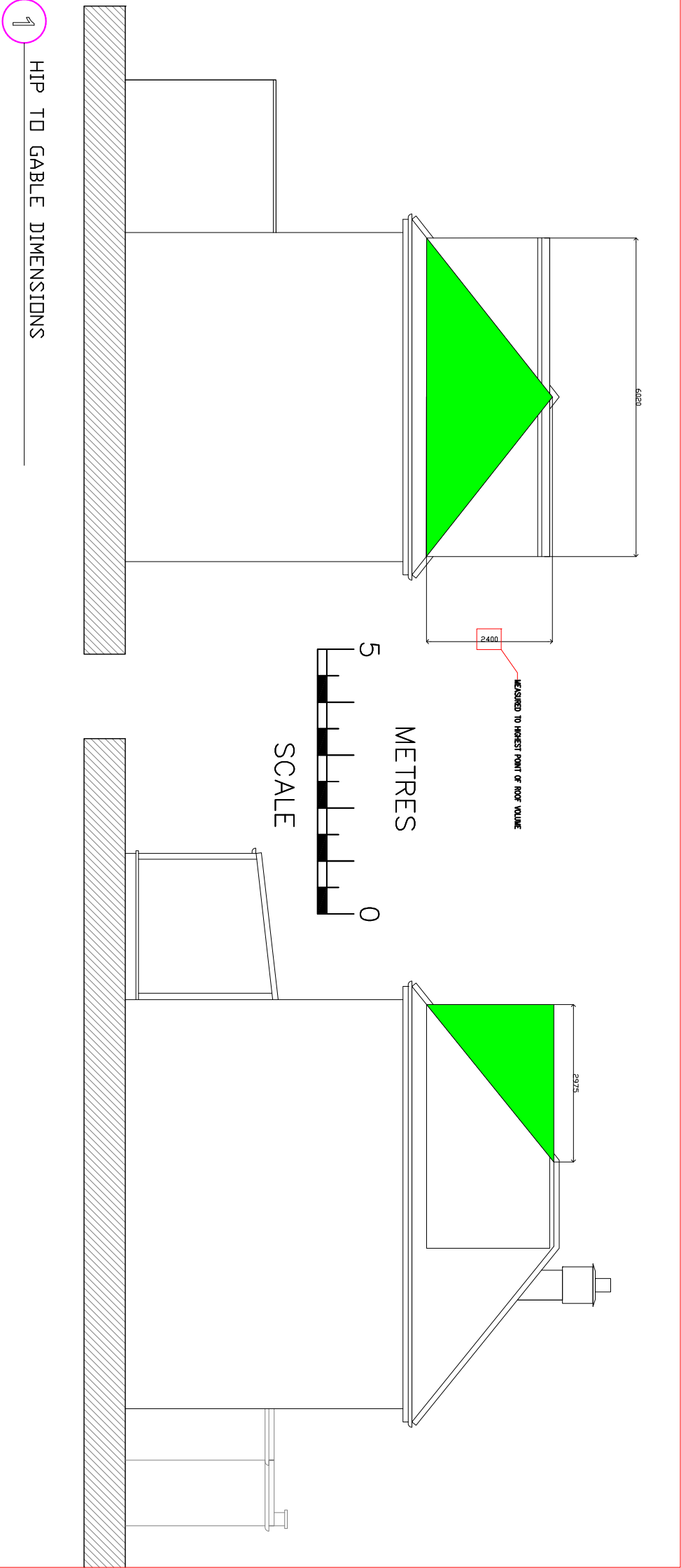
METRES
SCALE



3 REAR ELEVATION



4 SIDE (NORTH) ELEVATION



Please note that all measurements are rounded off to the nearest highest figure.

Hip roof to Gable end (to rear of house) conversion

Hip to gable end = 2.975 metres
Width of Hip/Gable = 6.02 metres
Height of Hip/ Gable =2.4 metres

$$2.975 \times 6.02 \times 2.4 = 42.99 = 7.165 \text{ cubic metres}$$

Side Dormers

Width of dormer = 4.6 metres
Height of dormer = 2.4 meiers
Depth of dormer = 3.01 meters

$$4.6 \times 2.4 \times 3.01 = 33.23 = 16.615 \text{ cubic metres}$$

$$16.615 \times 2 \text{ (dormers)} = 33.23$$

Total cubic meters required for the loft conversion =

$$40.4 \text{ CUBIC METRES}$$