



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

Mr Joe Dunn
Nipc Ltd
Suite 121 Watermoor Point
Watermoor Road
Cirencester
GL7 1LF

Application Ref: **22078/APP/2025/1108**

The Council of the London Borough of Hillingdon as the Local Planning Authority, hereby **REFUSE** the application for a Certificate of Lawfulness of Proposed Development under Section 192 of the above Act.

Description of development: Use of the land to site a mobile home for ancillary use to the main dwellinghouse (Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 35 Copperfield Avenue Hillingdon

Date of application: 16th April 2025

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: 11th June 2025

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:-

Reason for Refusal:

- 1 It is considered that the use of the land to site a mobile home would result in 'development' as defined within Section 55 of the Town and Country Planning Act 1990 as on the balance of probability, the proposal would involve the creation of a separate planning unit for use as a self contained independent dwelling, resulting in a material change of the sites use.

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

INFORMATIVES

END OF SCHEDULE

Address:

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

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Schedule of Plans

2254.03.25DiHus10.04 - received 16 Apr 2025

2254.03.25DiHus10.05 - received 16 Apr 2025

2254.03.25DiHus10.06 - received 16 Apr 2025

2254.03.25DiHus10.07 - received 16 Apr 2025

2254.03.25DiHus10.08 - received 16 Apr 2025

2254.03.25DiHus10.09 - received 16 Apr 2025

NAPC/JD/1137/JM - received 16 Apr 2025

**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.

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