



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 Joseph Orbell
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Hampshire
PO2 8FA

Application Ref: **5516/APP/2025/3218**

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: Change of use from a 6-person House in Multiple Occupation (Class C4) to a 7-person House in Multiple Occupation (Sui Generis) (Application for a Certificate of Lawful Development for a Proposed Use).

Location of development: 14 Willow Tree Lane Hayes

Date of application: 11th February 2026

Plan Numbers: See attached Schedule of plans

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

R Schen

Head of Development Management and Building Control

Date: 7th April 2026

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 The proposed development does not constitute permitted development as the use of No.14 Willow Tree Lane, Hayes as described in the submission as the occupation of the property by up to 7 unrelated individuals sharing facilities, falls outside the ambit of Use Class C4 of the Schedule to the Town & Country Planning (Use Classes) Order 1987. The proposal is considered to constitute a material change of use within the definition of development under Section 55 of the Town and Country Planning Act 1990.

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

Location plan - received 19 Dec 2025

HD00257 - PL01 - received 19 Dec 2025

HD00257 - PL02 - received 19 Dec 2025

HD00257 - PL03 - received 19 Dec 2025

HD00257 - PL04 - received 19 Dec 2025

Planning Statement - received 19 Dec 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 <https://www.gov.uk/appeal-planning-decision>. 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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