



**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

Mr Manmohan Nandhra
123 The Heights
Northolt
Middx
United Kingdom
UB5 4BS

Ref: 12528/APP/2013/2275

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: Two storey rear extension, single storey side extension and installation of 2 x side dormers for extension to habitable roofspace involving demolition of existing side element (Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 29 HARLYN DRIVE, PINNER,

Date of Application: 12 August 2013

Plan Numbers: See attached Schedule of Plans

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

Head of Planning & Enforcement

Date: 4 October 2013

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.

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

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Ref: 12528/APP/2013/2275

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 A and Class B of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

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

INFORMATIVES

END OF SCHEDULE

Address:

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

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

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Ref: 12528/APP/2013/2275

Schedule of Plans

SC 1306/PD03 Rev. B - received 12 Aug 2013

SC 1306/PD04 Rev. C - received 12 Aug 2013

SC 1306/PD06 Rev. C - received 12 Aug 2013

Location Plan to Scale 1:1250 - received 08 Aug 2013

SC 1306/PD01 - received 08 Aug 2013

SC 1306/PD02 - received 08 Aug 2013

**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:

Planning & Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
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 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. ADVERTISEMENT 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 Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Report of the Head of Planning, Sport and Green Spaces

Address 29 HARLYN DRIVE PINNER

Development: Two storey rear extension, single storey side extension and installation of 2 x side dormers for extension to habitable roofspace involving demolition of existing side element (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: 12528/APP/2013/2275

Drawing Nos: SC 1306/PD03 Rev. B
SC 1306/PD04 Rev. C
SC 1306/PD06 Rev. C
Location Plan to Scale 1:1250
SC 1306/PD01
SC 1306/PD02

Date Plans Received: 08/08/2013

Date(s) of Amendment(s):

Date Application Valid: 12/08/2013

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 A and Class B of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

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

INFORMATIVES

2.0 Planning Considerations

The application seeks confirmation that planning permission is not required for an extension to the side and rear of the property and 2 dormer windows in the side elevation of the property. The application seeks confirmation that the conversion of roof space to habitable use to include a rear dormer, an obscure glazed window in the side elevations and 3 front roof lights falls within classes B and C of the GPDO.

Submitted plans indicate that the roof lights, hip to gable extension and rear dormer would:

- i) Not exceed the height of the highest part of the roof,
- ii) Not extend beyond the plane of any existing roof slope which form part of a principal elevation of the dwelling house and fronts a highway,

- iii) Not exceed the cubic content of the original roof space by more than 50 cubic metres,
- iv) Materials match and the rear dormer would be inset by 200mm from the eaves.
- v) Roof lights less than 150mm above roof plane and lower than highest part of original roof.

The window in the side elevation will be obscurely glazed.

Volume calculation:

Roof Extension A Height = 2.6m x depth = 3.6m x length = 5.4m x 0.5 = 26m³.

Roof Extension B Height = 2.5m x depth = 2.4m x length = 3.5m x 0.5 = 10.5m³.

Total increase in volume 36.2m³.

With regards to Class A, the proposed development would also include a two storey rear extension with a 3 metre projection, the full width of the property and of a height that matches that of the original property. The rear extension will have a maximum projection of 3 metres, will be more than 2 metres from any side boundary and will be over 7 metres away from the rear boundary. The development will retain 50% of the curtilage of the property as amenity space.

A side extension is also proposed that will be single storey with a flat roof. This will have a maximum height of 3 metres and will be less than 50% of the width of the property.

It is therefore considered that the proposed works would not require planning consent as they fall into Class A, B and C of the General Permitted Development Order.

3.0 Relevant Planning History

12528/APP/2013/1504 29 Harlyn Drive Pinner

Two storey rear extension, single storey side extension and installation of 2 x side dormers for extension to habitable roofspace involving demolition of existing side element (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 05-08-2013 Refused

12528/APP/2013/784 29 Harlyn Drive Pinner

Single storey side extension, single storey rear extension with habitable roof space and installation of 2 x side dormers for extension to habitable roofspace involving demolition of existing side element (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 31-05-2013 Refused

12528/APP/2013/786 29 Harlyn Drive Pinner

Single storey side/rear extension and extension of hardstanding to front

Decision Date: 31-05-2013 Approved

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 A - Proposed Extension

The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

NO

The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

NO

The enlarged part of the dwellinghouse would extend beyond a wall which-

(i) fronts a highway, and

(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;

NO

The enlarged part of the dwellinghouse would have a single storey and-

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height;

NO

The enlarged part of the dwellinghouse would have more than one storey and-

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

NO

The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

NO

The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would-

(i) exceed 4 metres in height,

(ii) have more than one storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

NO

it would consist of or include-

(i) the construction or provision of a veranda, balcony (means a platform with a height greater than 300 millimetres) or raised platform,

(ii) the installation, alteration or replacement of a microwave antenna,

(iii) the installation, alteration or replacement of a chimney, flue or soil and vent, pipe, or

(iv) an alteration to any part of the roof of the dwellinghouse.

NO

In the case of a dwellinghouse in a Conservation Area, development is NOT permitted if you answer YES to any of the following questions:

A. Does the development involve the cladding of any part of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?

Not Applicable

B. Does the extension extend beyond a wall forming a side elevation of the original dwellinghouse?

Not Applicable

C. Does the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the dwellinghouse?

Not Applicable

Conditions of Class A: Development is NOT permitted if you answer NO to any of the following questions - Development is permitted by Class A, subject to the following conditions:

A. Are the materials used similar to those of the existing dwellinghouse?

YES

B(i). Are any new side facing windows obscurely glazed?

Yes

B(ii). Are any new side facing windows non - opening, or any parts of the window which do open 1.7m above the floor of the room?

Yes

C. Does the roof pitch of the extension match, so far as practicable, the roof pitch of the original dwellinghouse?

YES

CLASS B - Proposed Roof Alterations

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

NO

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

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 room?

NO

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

Dormer a volume calculation:

Roof Extension A Height = 2.5m x depth = 2.6m x length = 7.9m x 0.5 = 25.7m³.

Roof Extension B Height = 2.5m x depth = 2.4m x length = 3.5m x 0.5 = 10.5m³.

Total increase in volume 36.2m³.

Rear extension calculation:

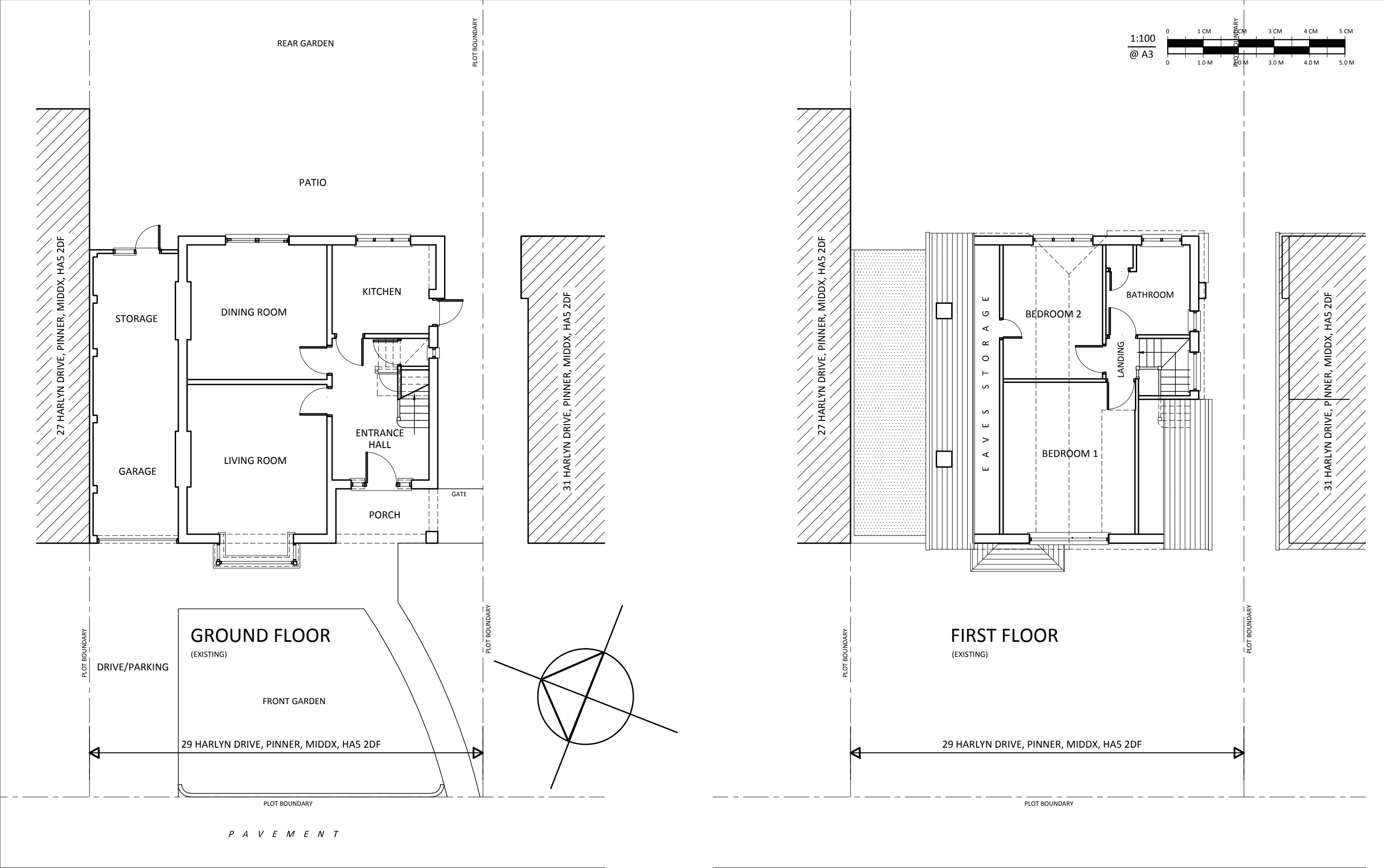
Depth = 3m, distance to rear boundary = 21.9 metres, distance to side boundary = 2.2 metres

Side extension calculation:

Width = 2.2 metres (less than 50% of the width of the property) height = 3 metres (less than 4 metres)

Contact Officer: Mark Jones

Telephone No: 01895 250230



JOB TITLE:
PROPOSED SINGLE STOREY SIDE EXTENSION, DOUBLE STOREY REAR EXTENSION WITH HABITABLE ROOF SPACE AND INSTALLATION OF 2 X SIDE DORMERS FOR EXTENSION TO HABITABLE ROOFSpace INVOLVING DEMOLITION OF EXISTING SIDE ELEMENT
AT 29 HARLYN DRIVE, PINNER, MIDDX, HA5 2DF

CLIENT:
MR RIKESH & MRS HARSHA PATEL

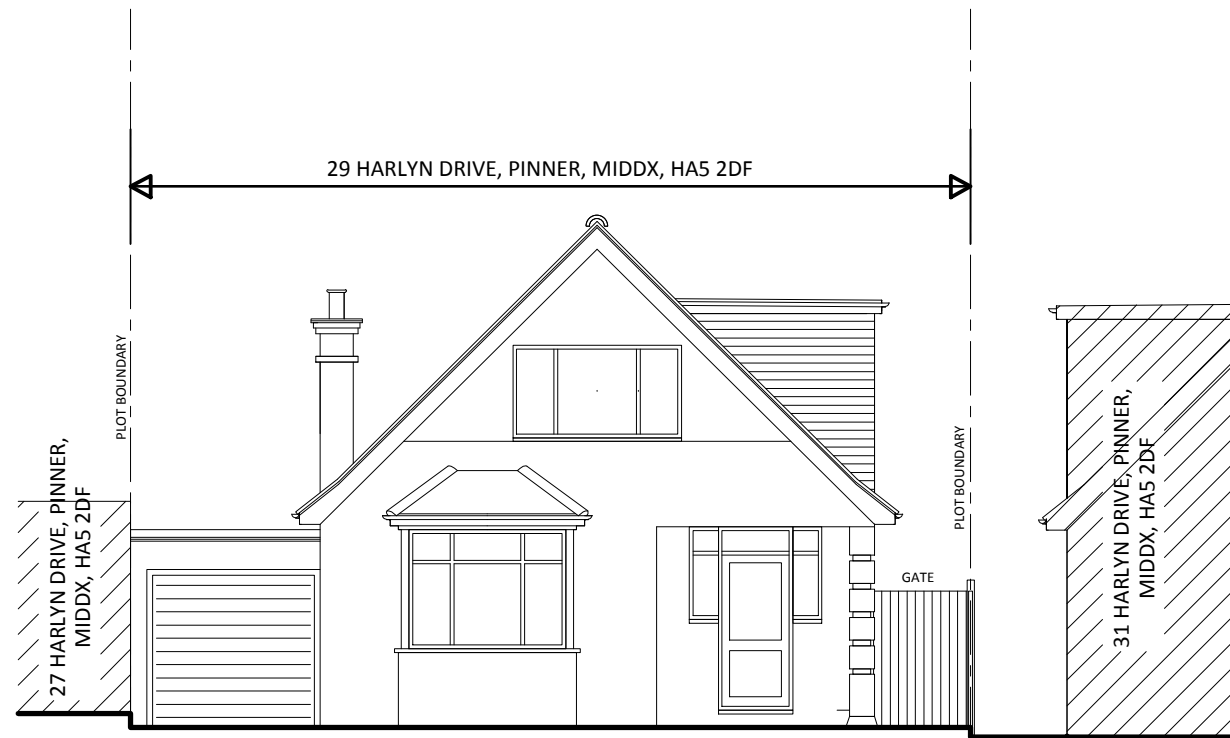
DRAWING TITLE:
EXISTING GROUND AND FIRST FLOOR PLANS

NOTES:

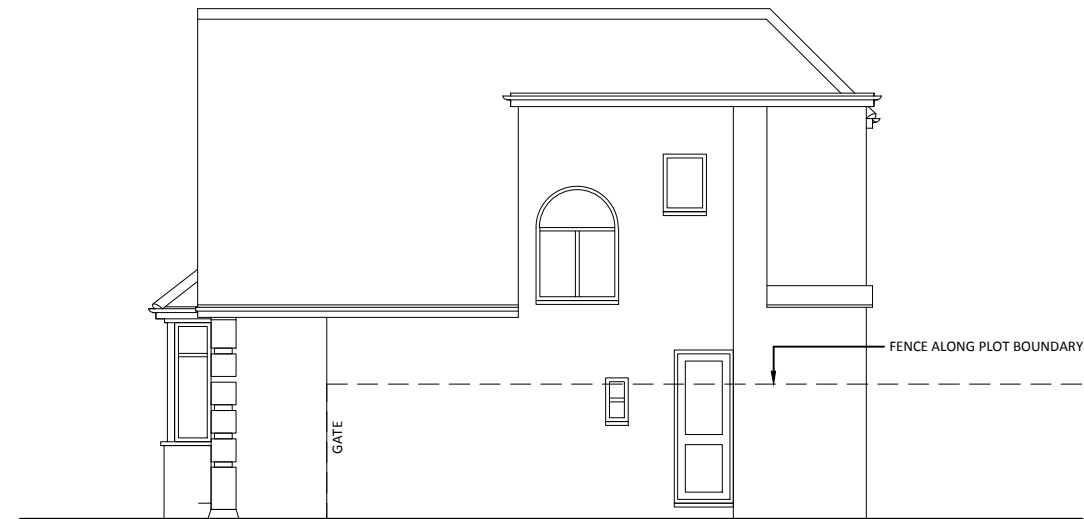
- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.
- ALL DIMENSIONS / LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK AND ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY.
- THIS DRAWING TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS, PROJECT WORKING DRAWINGS, SPECIFICATION, ALL CONSULTANTS / SPECIALIST DRAWINGS, DETAILS AND SPECIFICATION.
- ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE EXTERNAL SURFACES OF THE NEW WORKS SHALL MATCH THOSE IN THE EXISTING BUILDING.

REVISIONS	

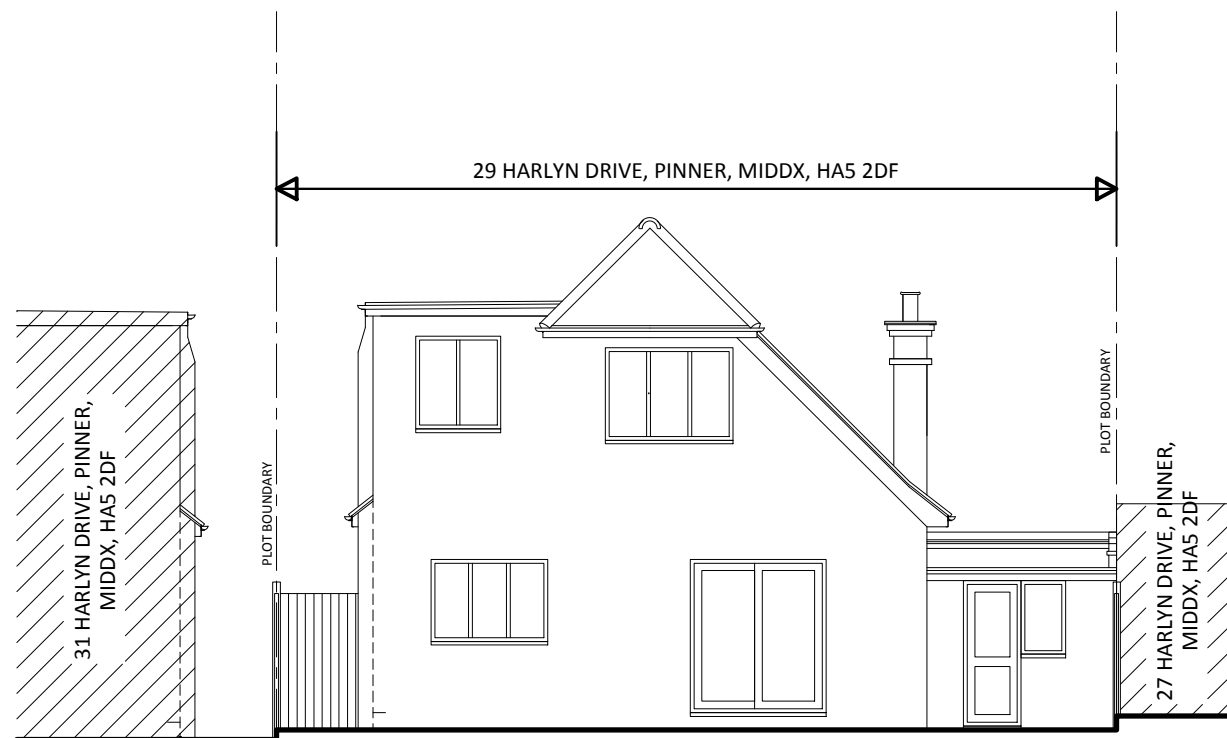
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DRAWN :	JOB NO : SC 1306	
DRAWING NO : SC 1306 / PD01	REV.	



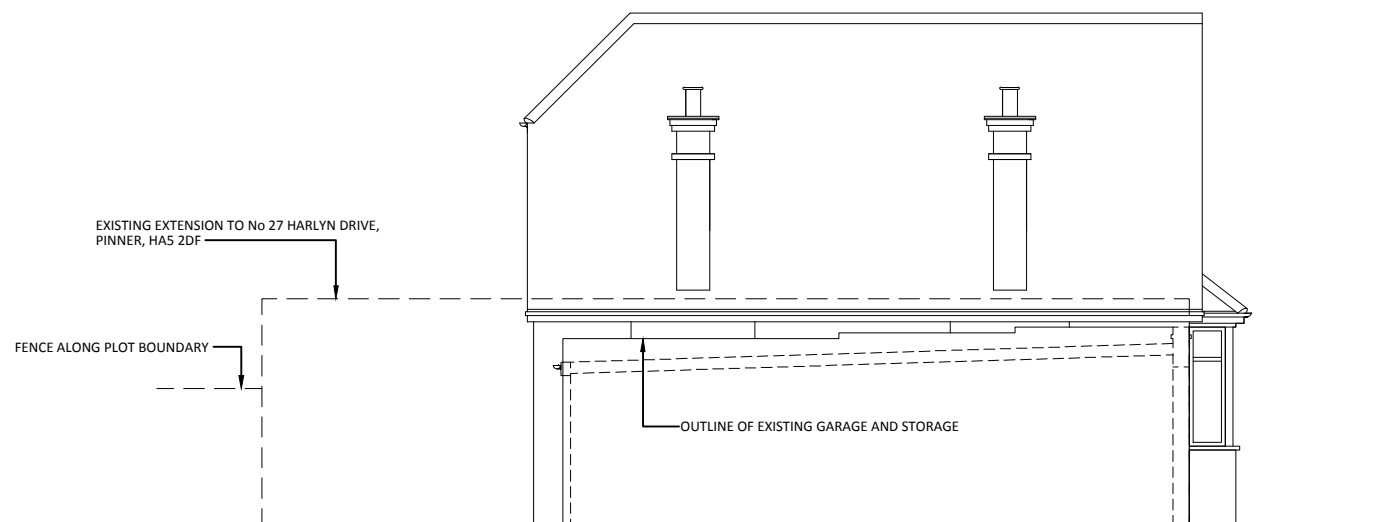
FRONT ELEVATION
(EXISTING)



SIDE ELEVATION
(EXISTING)



REAR ELEVATION
(EXISTING)

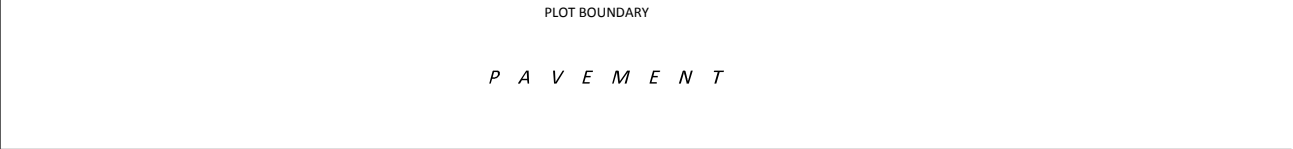
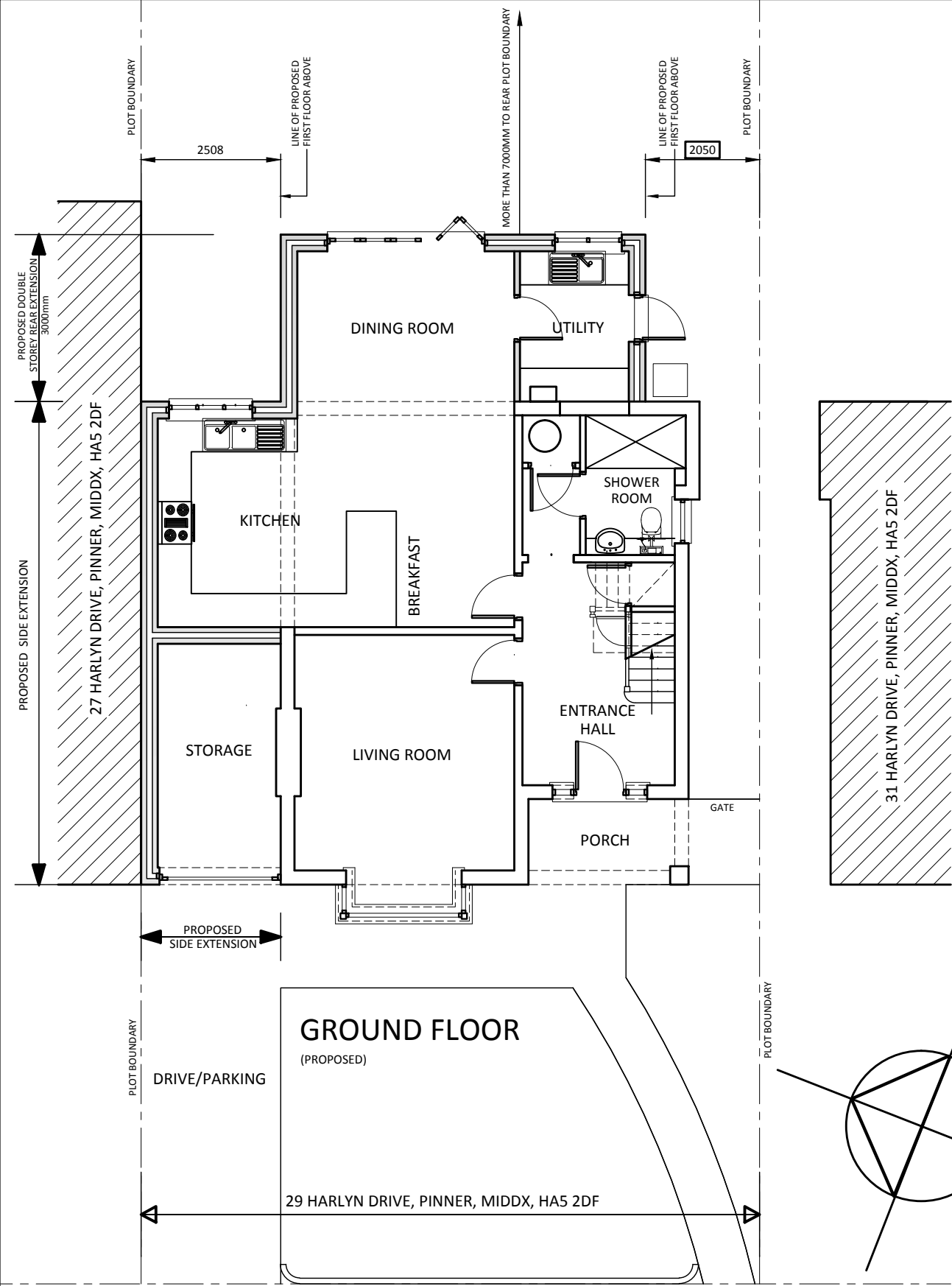


SIDE ELEVATION
(EXISTING)

1:100
@ A3

0 1 CM 2 CM 3 CM 4 CM 5 CM
0 1.0 M 2.0 M 3.0 M 4.0 M 5.0 M

JOB TITLE: PROPOSED SINGLE STOREY SIDE EXTENSION, DOUBLE STOREY REAR EXTENSION WITH HABITABLE ROOF SPACE AND INSTALLATION OF 2 X SIDE DORMERS FOR EXTENSION TO HABITABLE ROOFSpace INVOLVING DEMOLITION OF EXISTING SIDE ELEMENT AT 29 HARLYN DRIVE, PINNER, MIDDX, HA5 2DF	CLIENT: MR RIKESH & MRS HARSHA PATEL	NOTES: - ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. - ALL DIMENSIONS / LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK AND ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY. - THIS DRAWING TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS, PROJECT WORKING DRAWINGS, SPECIFICATION, ALL CONSULTANTS / SPECIALIST DRAWINGS, DETAILS AND SPECIFICATION. - ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE EXTERNAL SURFACES OF THE NEW WORKS SHALL MATCH THOSE IN THE EXISTING BUILDING.	REVISIONS	SCALE : 1:100 @ A3		DATE : MARCH 2013	
	DRAWING TITLE: EXISTING ELEVATIONS			DRAWN :		JOB NO : SC 1306	
				DRAWING NO : SC 1306 / PD02		REV.	



JOB TITLE:
PROPOSED SINGLE STOREY SIDE EXTENSION, DOUBLE STOREY REAR EXTENSION WITH HABITABLE ROOF SPACE AND INSTALLATION OF 2 X SIDE DORMERS FOR EXTENSION TO HABITABLE ROOFSpace INVOLVING DEMOLITION OF EXISTING SIDE ELEMENT
AT 29 HARLYN DRIVE, PINNER, MIDDX, HA5 2DF

CLIENT:
MR RIKESH & MRS HARSHA PATEL

DRAWING TITLE:
PROPOSED PLANS

NOTES:

- ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS.
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REVISIONS	

SCALE : 1:100 @ A3	DATE : MARCH 2013
DRAWN :	JOB NO : SC 1306
DRAWING NO : SC 1306 / PD03	REV. B

JOB TITLE: PROPOSED SINGLE STOREY SIDE EXTENSION, DOUBLE STOREY REAR EXTENSION WITH HABITABLE ROOF SPACE AND INSTALLATION OF 2 X SIDE DORMERS FOR EXTENSION TO HABITABLE ROOFSpace INVOLVING DEMOLITION OF EXISTING SIDE ELEMENT AT 29 HARLYN DRIVE, PINNER, MIDDx, HA5 2DF	CLIENT: MR RIKESH & MRS HARSHA PATEL	NOTES: - ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS. - ALL DIMENSIONS / LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING ANY WORK AND ANY DISCREPANCIES TO BE REPORTED TO THE OFFICE IMMEDIATELY. - THIS DRAWING TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS, PROJECT WORKING DRAWINGS, SPECIFICATION, ALL CONSULTANTS / SPECIALIST DRAWINGS, DETAILS AND SPECIFICATION. - ALL MATERIALS TO BE USED IN THE CONSTRUCTION OF THE EXTERNAL SURFACES OF THE NEW WORKS SHALL MATCH THOSE IN THE EXISTING BUILDING.	REVISIONS		SCALE : 1:100 @ A3		DATE : MARCH 2013	
	DRAWING TITLE: PROPOSED ELEVATIONS				DRAWN :		JOB NO : SC 1306	
					DRAWING NO : SC 1306 / PD04		REV. C	