



**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

Ms Maria Golasowska
246 Watson Heights
Chelmsford
CM1 1AP

Ref: 58245/APP/2021/4066

In pursuance of their powers under the above mentioned Act and Order, the London Borough of Hillingdon (The Council) as Local Planning Authority hereby **REFUSE** your application for a Certificate of Lawful Use or development under section 191 of the Act.

Description of development: Demolition of existing garage and erection of outbuilding including a decking area to rear garden (Application for a Certificate of Lawful Development for an Existing Development)

Location of development: 31 ST EDMUNDS AVENUE, RUISLIP,

Date of Application: 3 November 2021

Plan Numbers: See attached Schedule of Plan

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

Head of Planning, Transportation and Regeneration

Date: 26 April 2022

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 existing development does not constitute permitted development by virtue of the provisions of Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because it has not been demonstrated, on the balance of probabilities, that the size and function of the constructed outbuilding is reasonably required for purposes incidental to the enjoyment of the dwellinghouse.

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

- 2 · The existing development does not constitute permitted development by virtue of the provisions of E.1 (e) (ii) and (f), Class E, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because insufficient evidence has been provided to demonstrate that the constructed outbuilding does not have a maximum height and eaves height exceeding 2.5 metres.

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

- 3 · The existing development does not constitute permitted development by virtue of the provisions of E.1 (h), Class E and provision A.1 (k) (i), Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) because insufficient evidence has been provided to demonstrate that the decking area adjacent to the constructed outbuilding would not constitute as a raised platform.

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

INFORMATIVES

END OF SCHEDULE

Address:

Residents 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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SCHEDULE OF PLANS

A-HA-031-PL-150 Rev.01 - received 03 Dec 2021

A-HA-031-BP-002 Rev. 01 - received 03 Dec 2021

A-HA-031-PL-100 Rev. 01 (received on 03.12.2021) - received 03 Dec 2021

A-HA-031-SL-001 Rev. 00 - received 03 Dec 2021

A-HA-031-PL-151 Rev. 01 - received 03 Dec 2021

**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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