



**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 Vishal Patel
62
Station Approach
Ruislip
HA4 6SA

Ref: 12133/APP/2021/4030

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 roofspace to habitable use to include hip to gable extensions, a rear dormer roof extension and 4x front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 132 NORTHWOOD WAY, NORTHWOOD,

Date of Application: 29 October 2021

Plan Numbers: See attached Schedule of Plans

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

Head of Planning, Transportation and Regeneration

Date: 23 December 2021

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 2015
ARTICLE 39

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Ref: 12133/APP/2021/4030

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

- 2 . 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.

- 3 . 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.

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

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

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Application Ref: 12133/APP/2021/4030

Schedule of Plans

PL-03 - received 29 Oct 2021

LW-01 - received 29 Oct 2021

LW-05 - received 29 Oct 2021

LW - 02 - received 29 Oct 2021

LW-04 - received 29 Oct 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.

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
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, Transportation and Regeneration

Address 132 NORTHWOOD WAY NORTHWOOD

Development: Conversion of roofspace to habitable use to include hip to gable extensions, a rear dormer roof extension and 4x front rooflights (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: 12133/APP/2021/4030

Drawing Nos: PL-03
LW-01
LW-05
LW - 02
LW-04

Date Plans Received: 29/10/2021 **Date(s) of Amendment(s):**

Date Application Valid: 29/10/2021

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.

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.

Part 1 Policies:

Part 2 Policies:

- 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.

Part 1 Policies:

Part 2 Policies:

2.0 Planning Considerations

The application seeks a certificate of lawful development for the conversion of roofspace to habitable use to include hip to gable extensions, rear dormer and 4x front rooflights.

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 demonstrates that the proposed development would:-

- (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 less 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; and
- (ix) The site does not lie within a conservation area;

The proposal therefore complies with the provisions set out in Classes B and C of the GPDO.

3.0 Relevant 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- less than 50m³ (detached property)

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?
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

Hip to Gable Calculation:

Left side: $6.09\text{m} \times 3.04\text{m} \times 3.00\text{m} / 6 = 9.25\text{m}^3$

Right side: $6.09\text{m} \times 3.04\text{m} \times 3.00\text{m} / 6 = 9.25\text{m}^3$

Dormer Calculation:

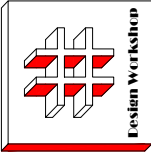
$8.17\text{m} \times 2.74\text{m} \times 2.70\text{m} / 2 = 30.22\text{m}^3$

Added together = 48.72m^3

Less than 50m^3

Contact Officer: Rhian Thomas

Telephone No:



Dimensions to be verified on site.
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Site Address:

132, Northwood Way
Northwood
HA6 1RE

Title:

Block and Location
Plans

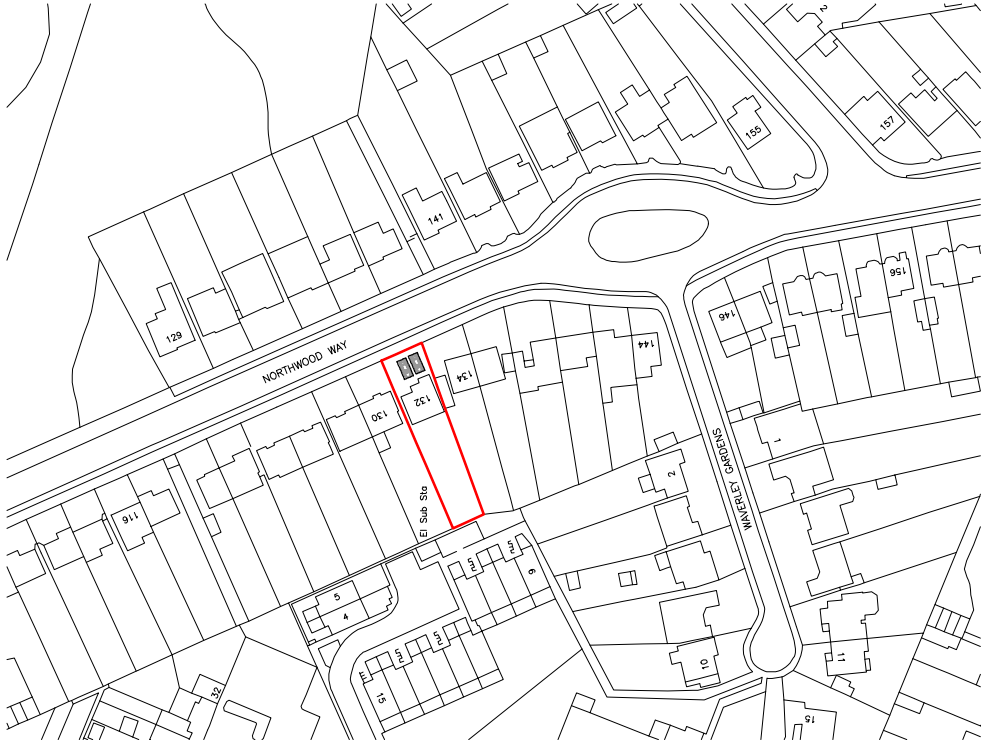


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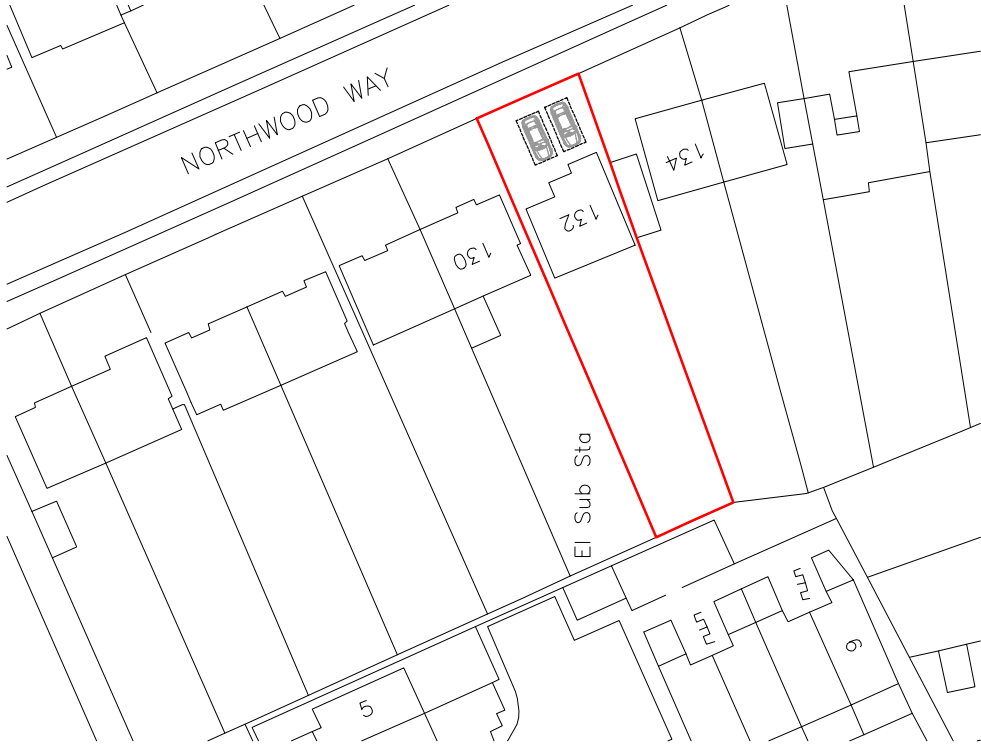
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Rev Date Comments

Drawn By: VP
Job Ref: 21093D
Date: Oct 2021
Drawing No: LW - 05



Site Location



Block Plan





Design Workshop

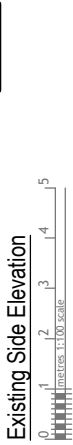
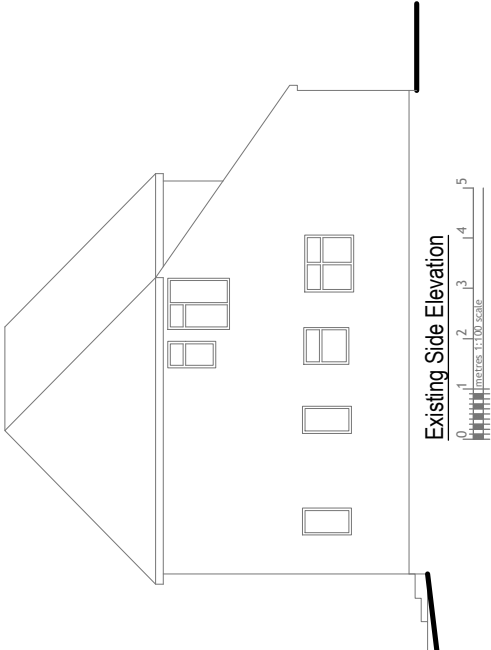
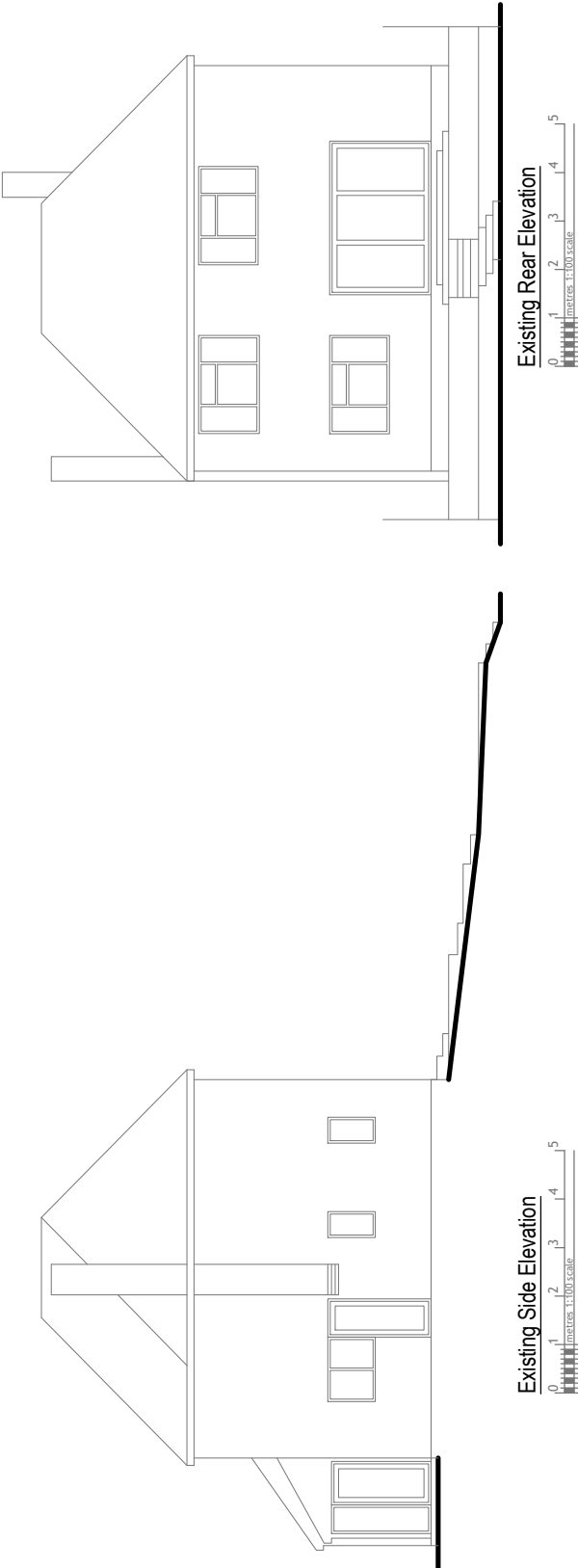
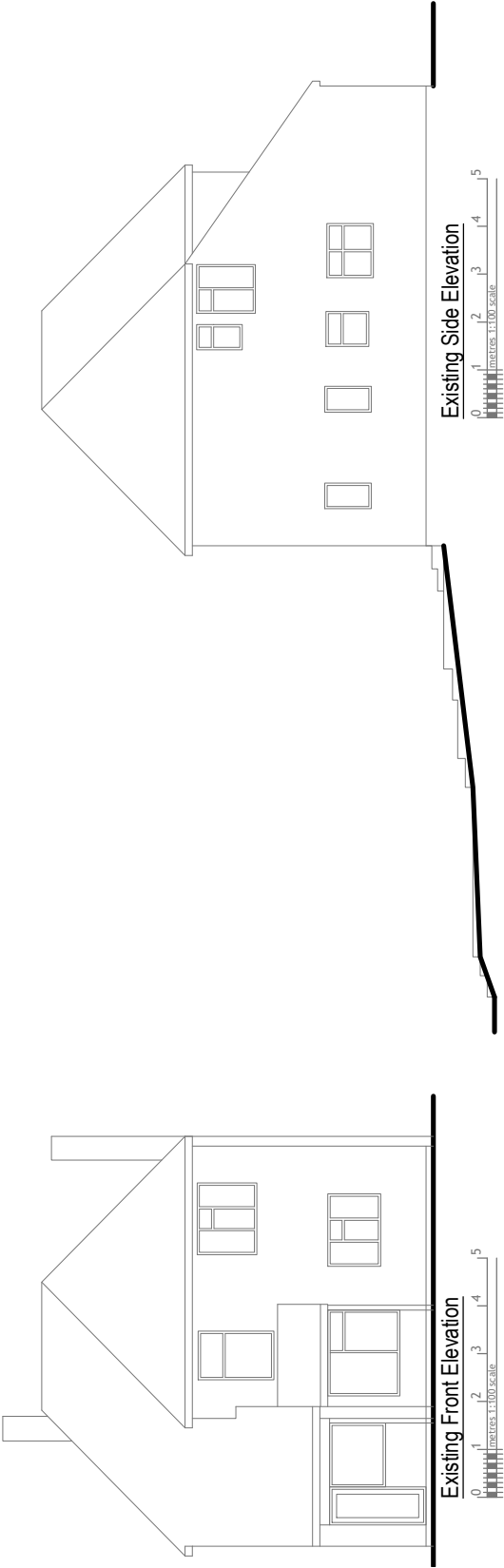
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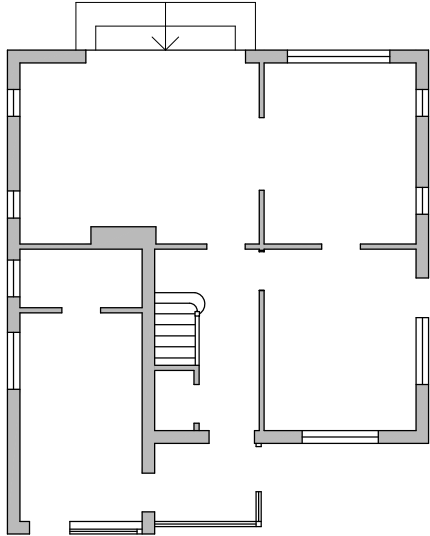
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132, Northwood Way
Northwood
HA6 1RE

Title:
Existing Elevations

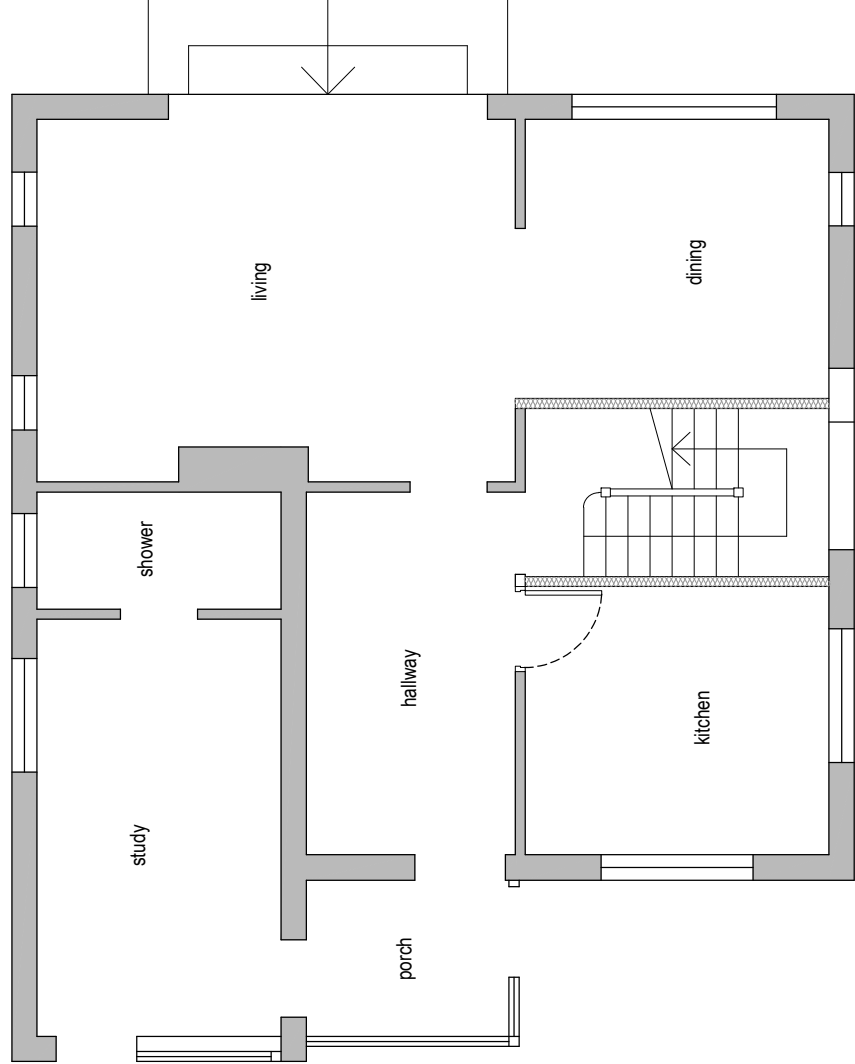
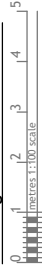
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Rev	Date	Comments

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Job Ref: 21093D
Date: Sep 2021
Drawing No. PL - 03





Existing Ground Floor Plan



Proposed Ground Floor Plan



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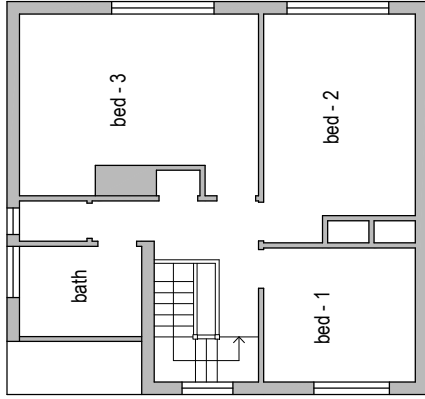
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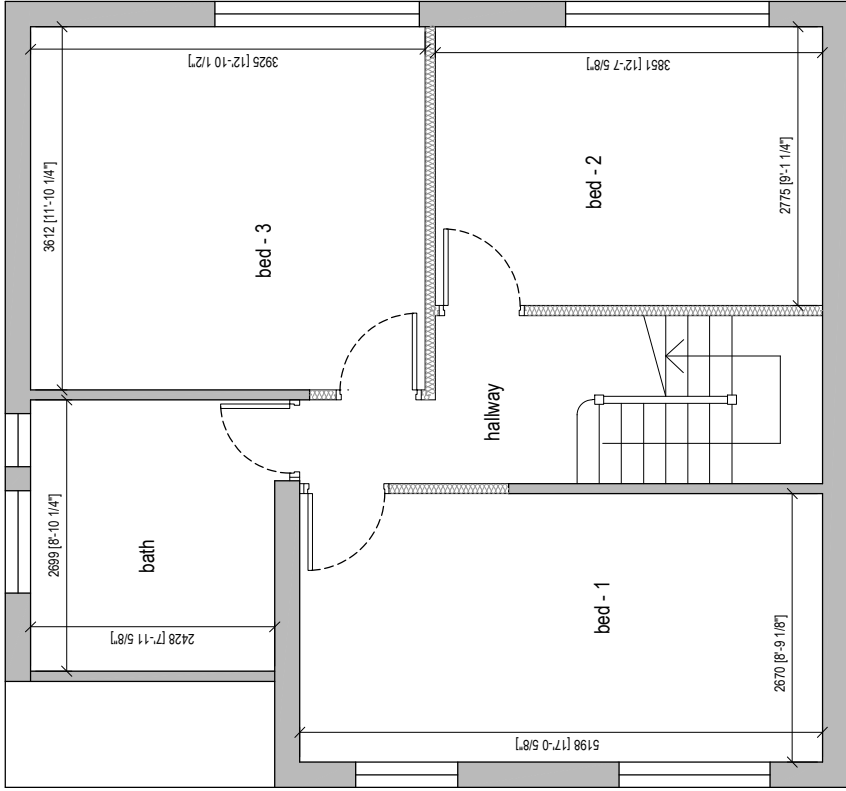
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Existing & Proposed Ground Floor
Plans

Scale: 1:50, 1:100
Paper Size: A3
Rev Date Comments

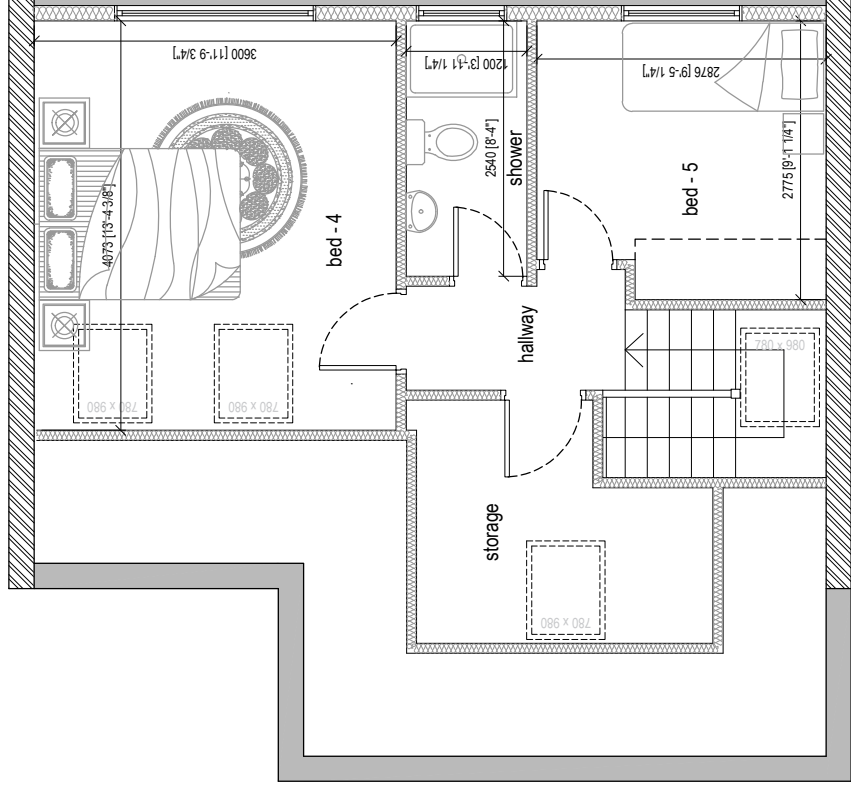
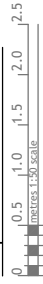
Drawn By: VP
Job Ref: 21093D
Date: Oct 2021
Drawing No. LW - 01



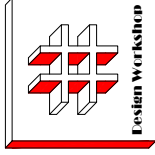
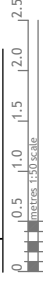
Existing First Floor Plan



Proposed First Floor Plan



Proposed Loft Floor Plan



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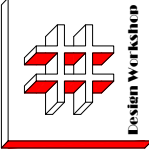
Existing & Proposed First/Loft
Floor Plans

Scale: 1:50, 1:100

Paper Size: A3

Rev Date Comments

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Date: Oct 2021
Drawing No. LW - 02



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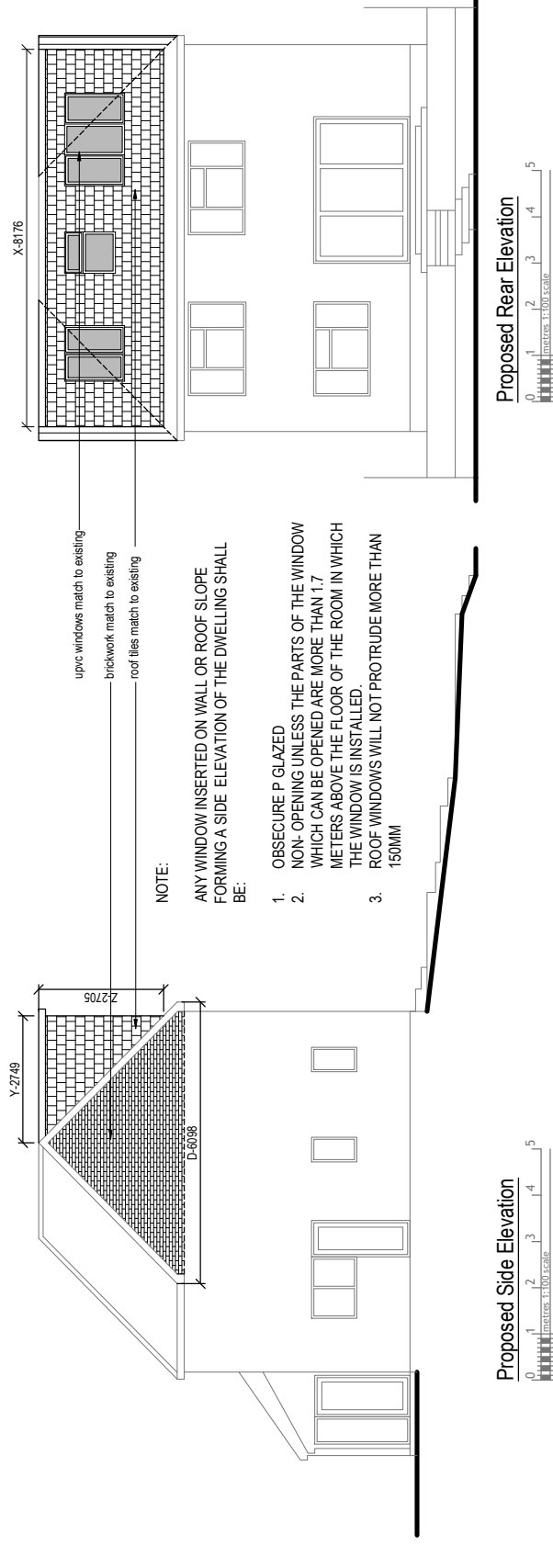
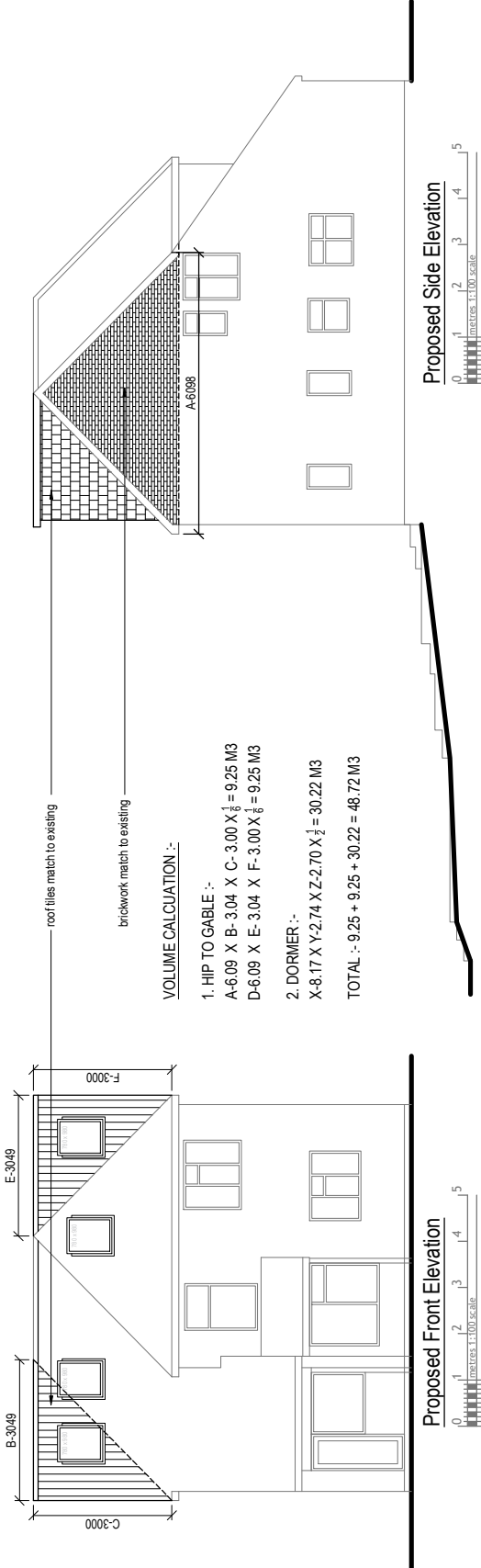
Proposed Elevations

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Rev Date Comments

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Job Ref: 21093D
Date: Oct 2021
Drawing No. LW - 04



Proposed Rear Elevation

