



**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 Harmeet Minhas
Consilio Town Planning
Brook House
Office 2
54a Cowley Mill Road
Uxbridge
UB8 2FX

Application Ref: **298/APP/2022/3725**

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 roof space to habitable use to include 2 x side dormers and conversion of roof from hip to gable end with new gable end window
(Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 38 St George'S Drive Ickenham

Date of application: 8th December 2022

Plan Numbers: See attached Schedule of plans

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

Interim Director of Planning, Regeneration & Public Realm

Date: 3 February 2023

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:-

- 1 The proposed development constitutes permitted development by virtue of the provisions of Article 3, Schedule 2, Part 1, Class B and 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 Applicant is advised that this permission CANNOT be built out at the same time as the householder permission under reference: 298/APP/2022/3639. Construction of both works at the same time would invalidate the certificate of lawfulness.
- 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.

- 3 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.

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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Application Ref: 298/APP/2022/3725

Schedule of Plans

The location plan_included_in_Evidence to verify a - received 08 Dec 2022

002 Rev A (received 03/02/23) - received 03 Feb 2023

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION
OF LOCAL PLANNING AUTHORITY**

TOWN AND COUNTRY PLANNING ACT 1990

Application for Certificate of Lawfulness

Notes

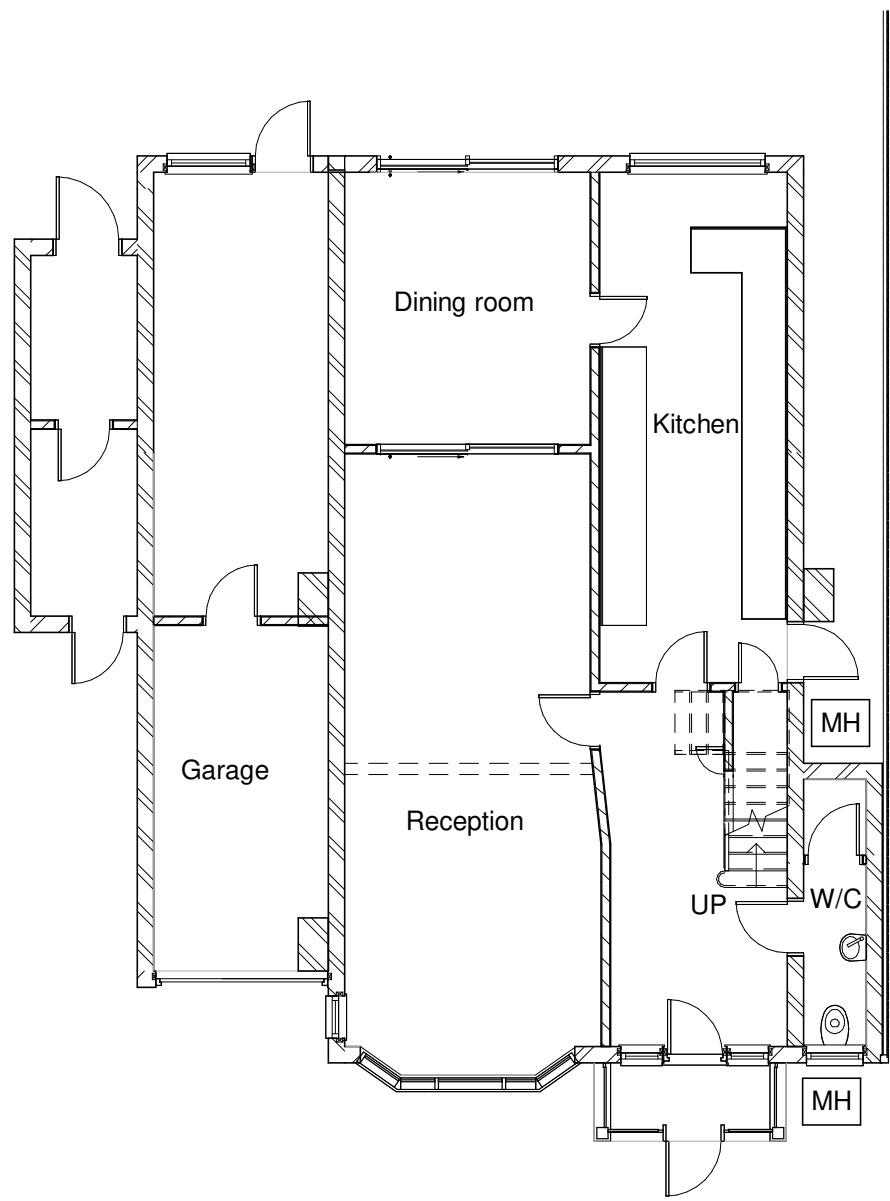
If you are aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate under Sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part, you may appeal to the Department of Communities and Local Government (DCLG), under 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.

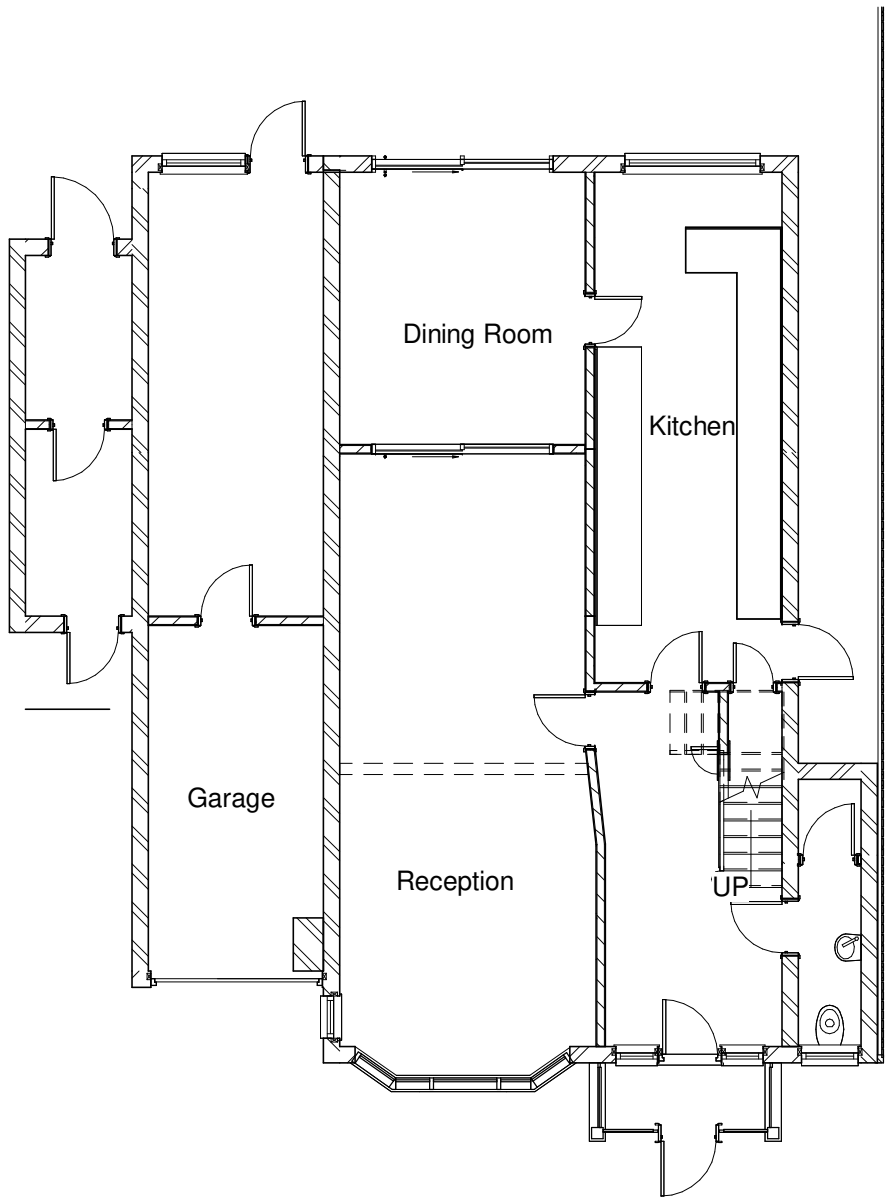
You are advised to consult the brief official guide and appeals, published by the Department of Communities and Local Government (DCLG), this and appeal forms can be obtained from the Planning Inspectorate on request.

Address:

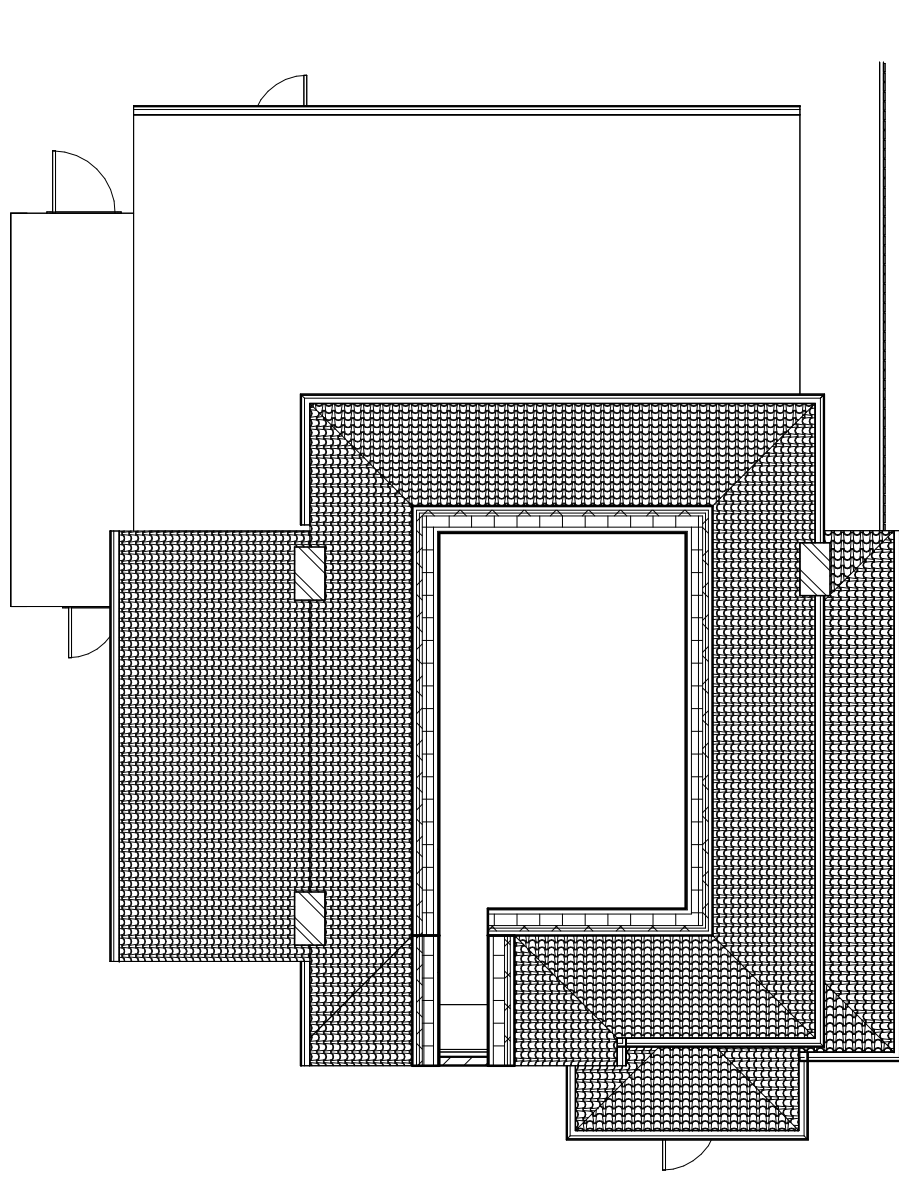
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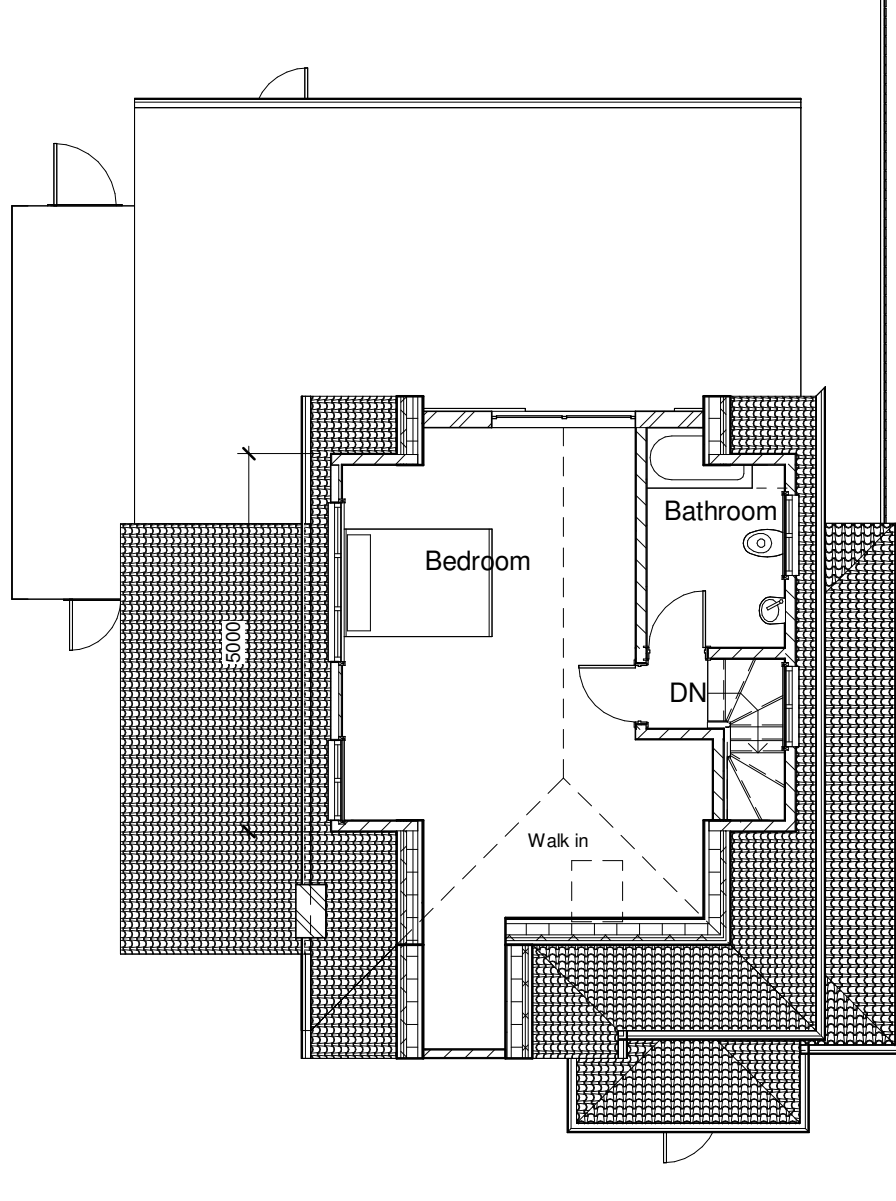
00 - Existing
1 : 100



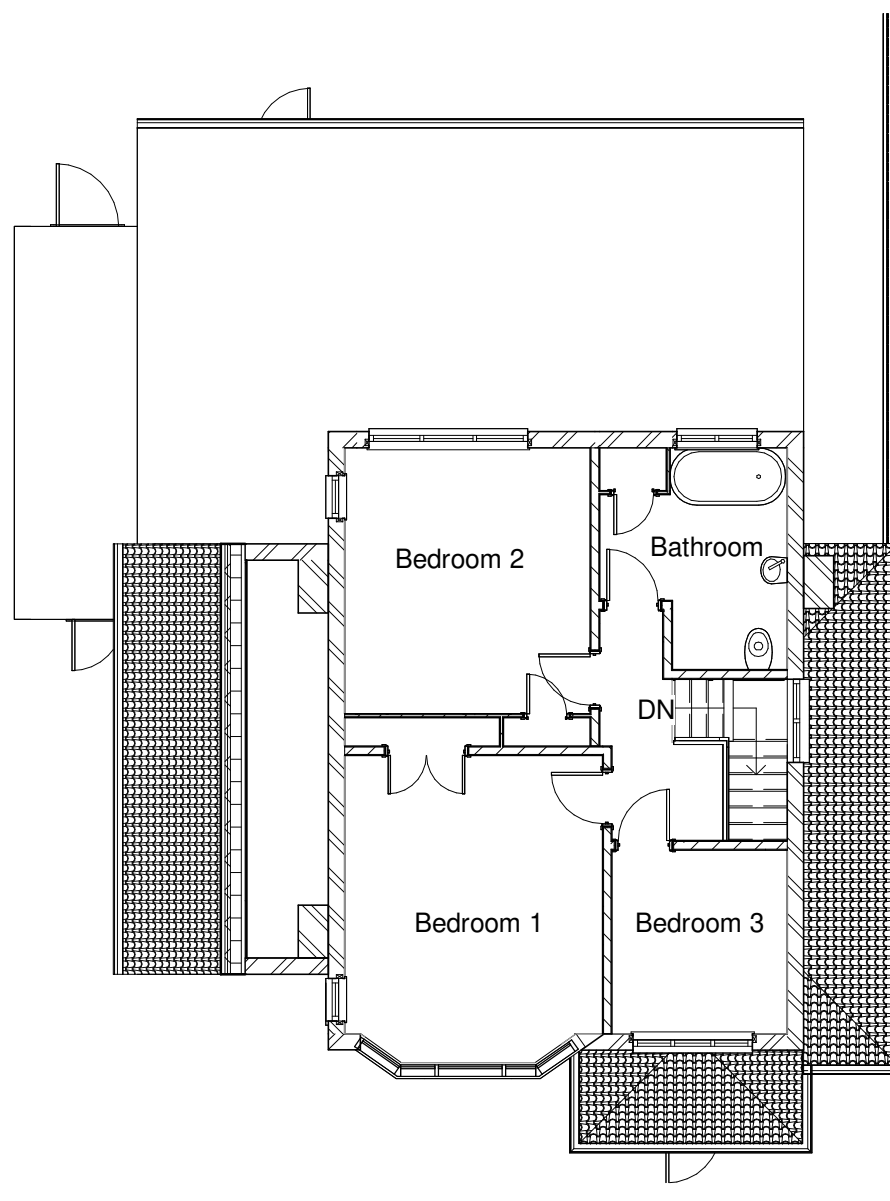
00 - Proposed
1 : 100



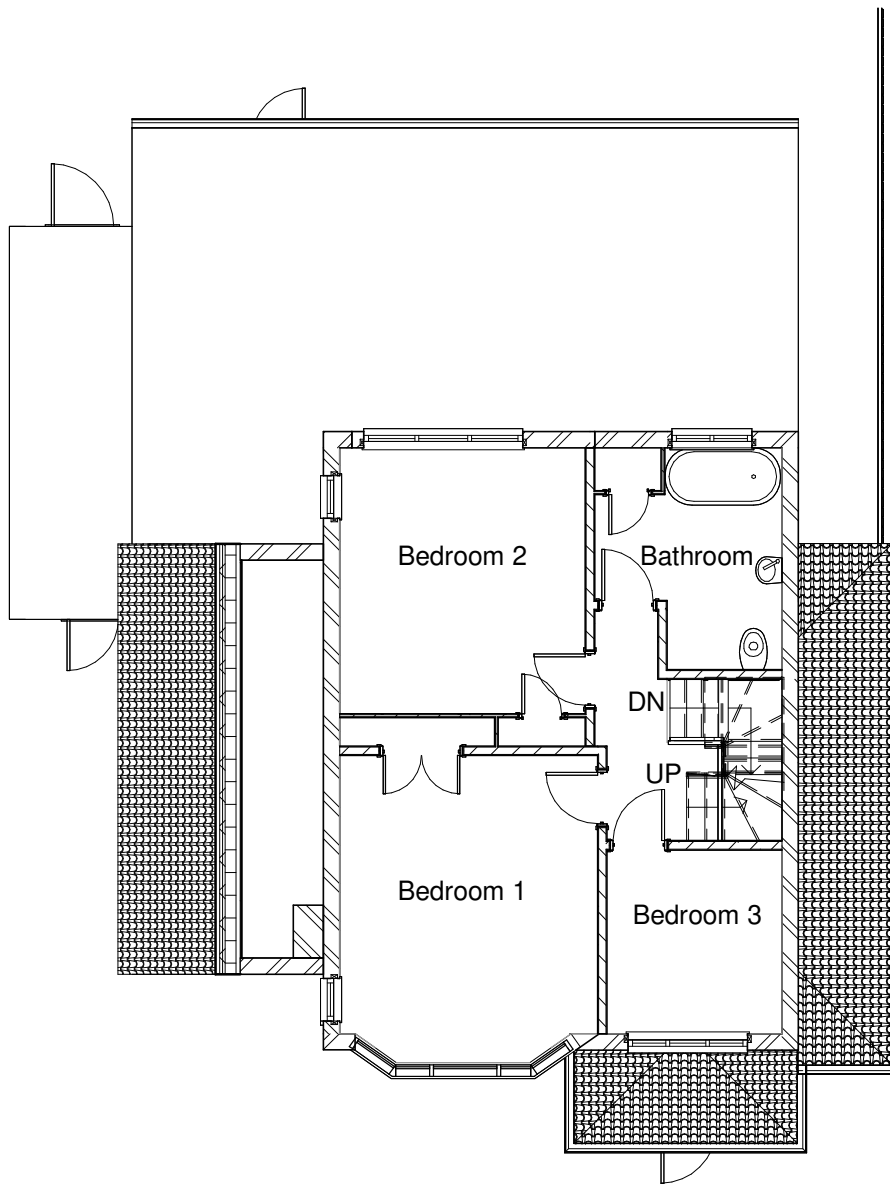
Loft - Existing
1 : 100



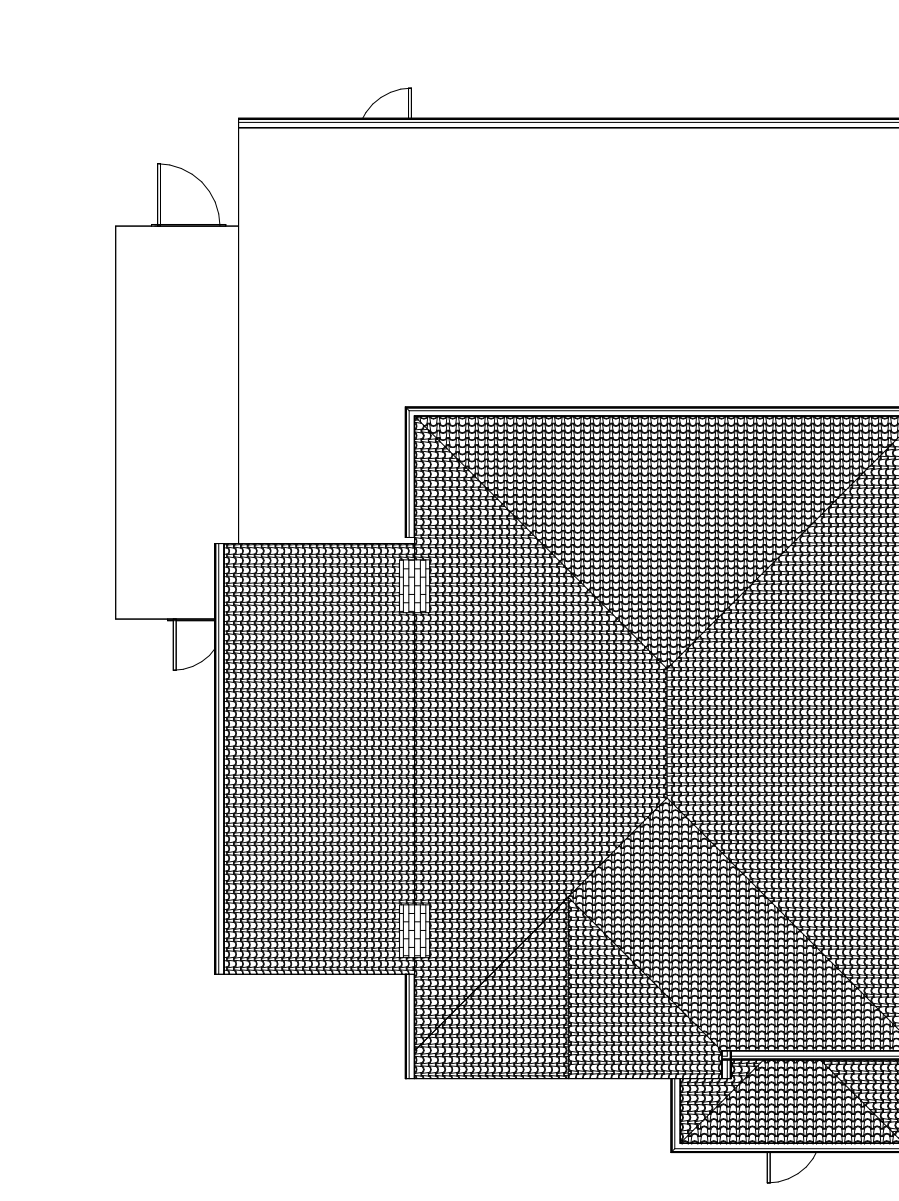
Loft - Proposed
1 : 100



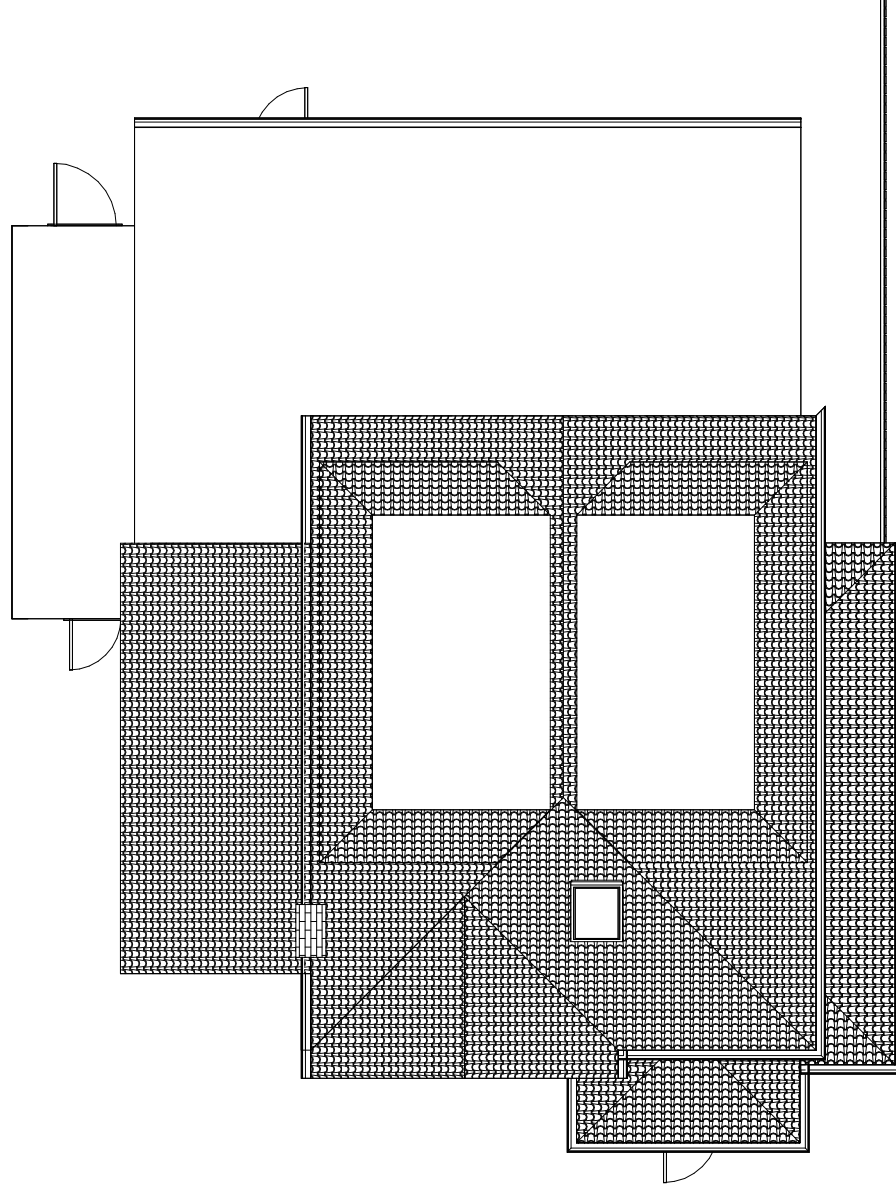
01- Existing
1 : 100



01- Proposed
1 : 100



Roof - Existing
1 : 100



Roof - Proposed
1 : 100



NOTE
This drawing must not be reissued, loaned or copied without the written consent of Consilio Town Planning Ltd. (the originator). All errors, omissions, discrepancies should be reported to the originator immediately. All dimensions to be checked before site fabrication by the contractor, his sub-contractor or supplier. Do not scale plans - use figure or grid dimensions where given. Any deviation from the drawing to be reported to the originator immediately. The Principal Contractor shall carry out a risk assessment of the proposed work and liaise with the principal designer before works commence if there is any doubt as to being able to complete the project in a safe manner compliant with the Construction Design and Management Regulations 2015. All works to comply with the relevant British Standards, Codes of Practice and the Building Regulations.



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TITLE
HIP TO GABLE AND SIDE
DORMERS

SCALE 1:100 @A1

DATE JAN 2023

DRAWN AH

CHECKED HM

JOB NO. 38-23 **DRAWING NO.** 002 **REV:** A



Front elevation - Existing
1 : 100



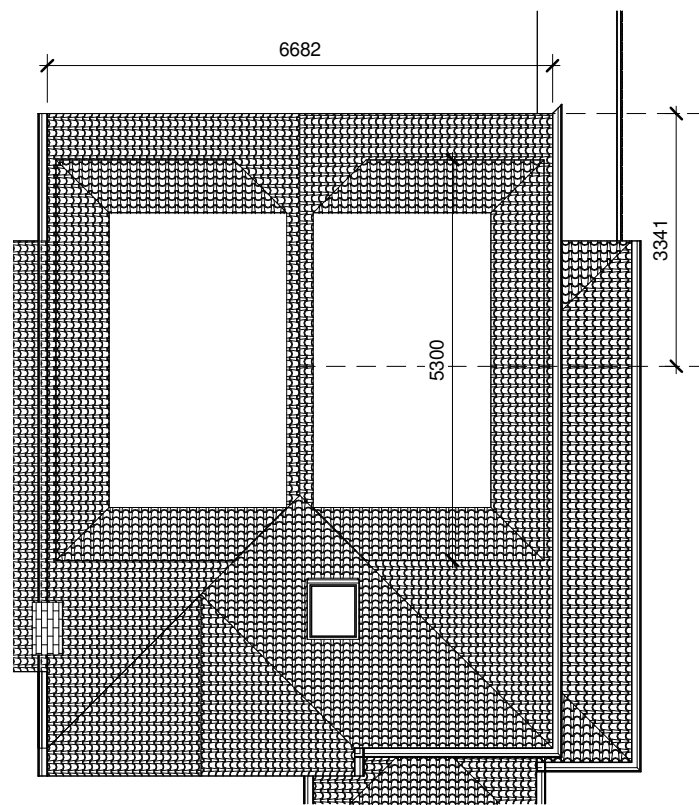
Front elevation - Proposed
1 : 100



Rear elevation - Existing
1 : 100



Rear elevation - Proposed
1 : 100



VOLUME CALCULATION

Hip to gable Volume:
 $(3.0 \times 6.68 \times 3.34) / 6$
 $= 11.2\text{m}^3$

Both Dormer Volumes:
Area= 3.1m^2
Length= 5.3m

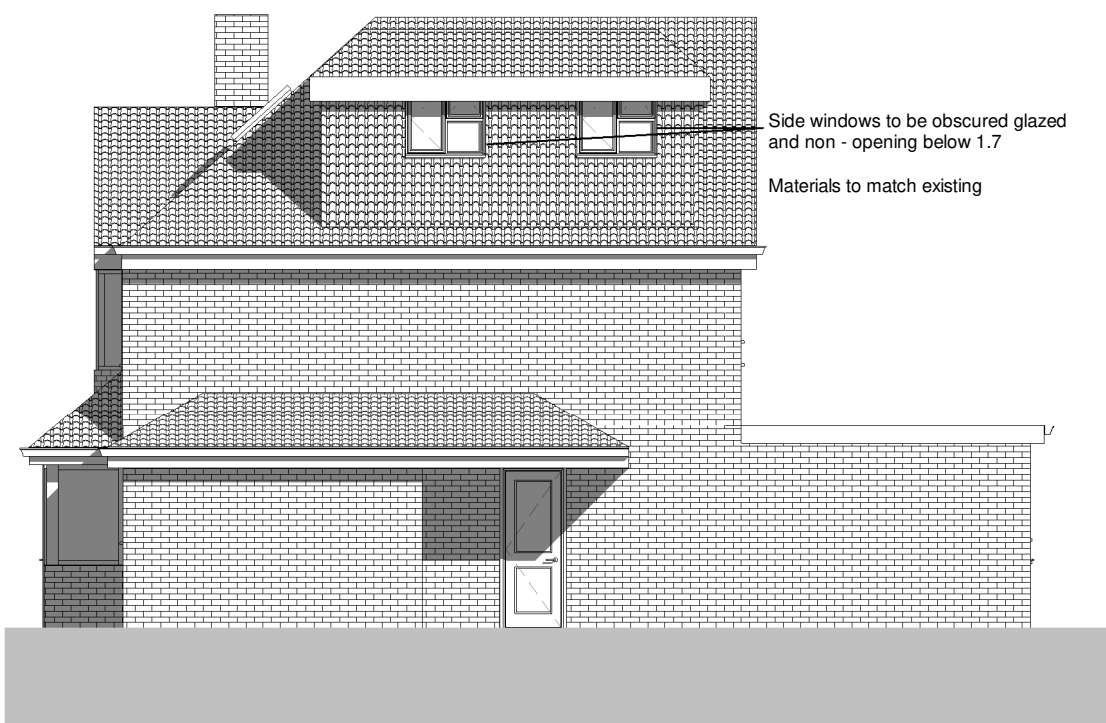
$A \times L =$
 $3.1 \times 5.3 = 16.43 \times (2) = 32.86$

Total:
 $32.86 + 11.2 = 44.1\text{m}^3$

LESS THAN 50M^3



East elevation - Existing
1 : 100



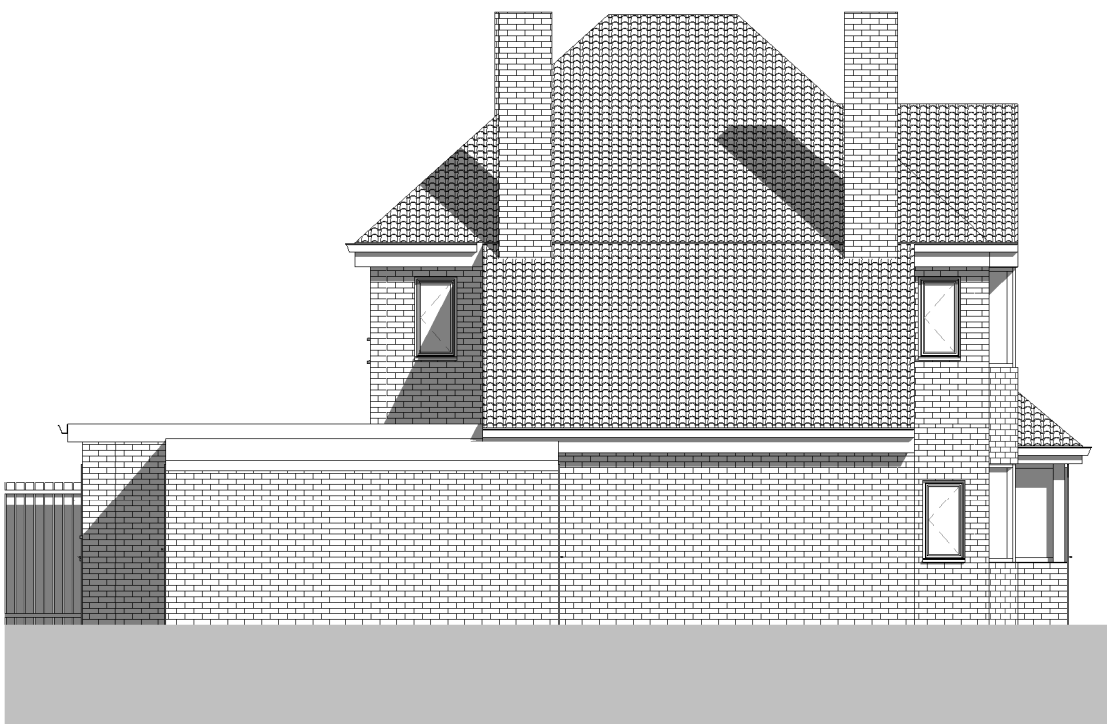
East elevation - Proposed
1 : 100



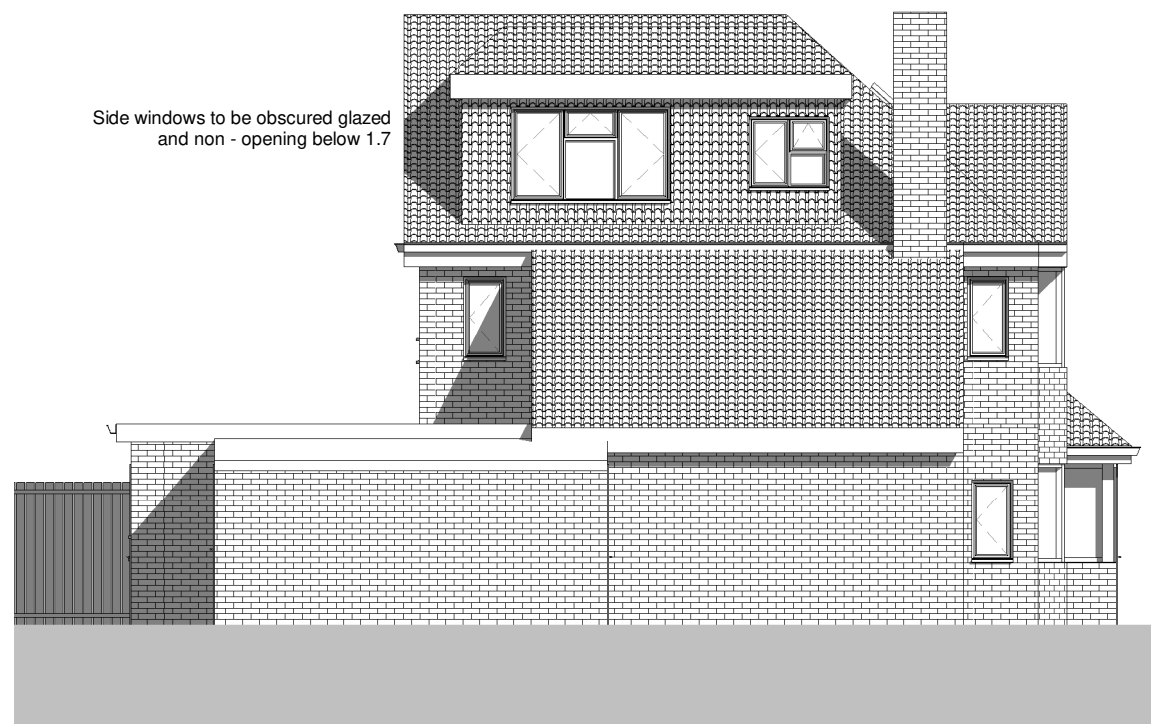
Existing Section 1
1 : 100



Proposed - Section 1
1 : 100



West elevation - Existing
1 : 100



West elevation - Proposed
1 : 100



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DATE JAN 2023

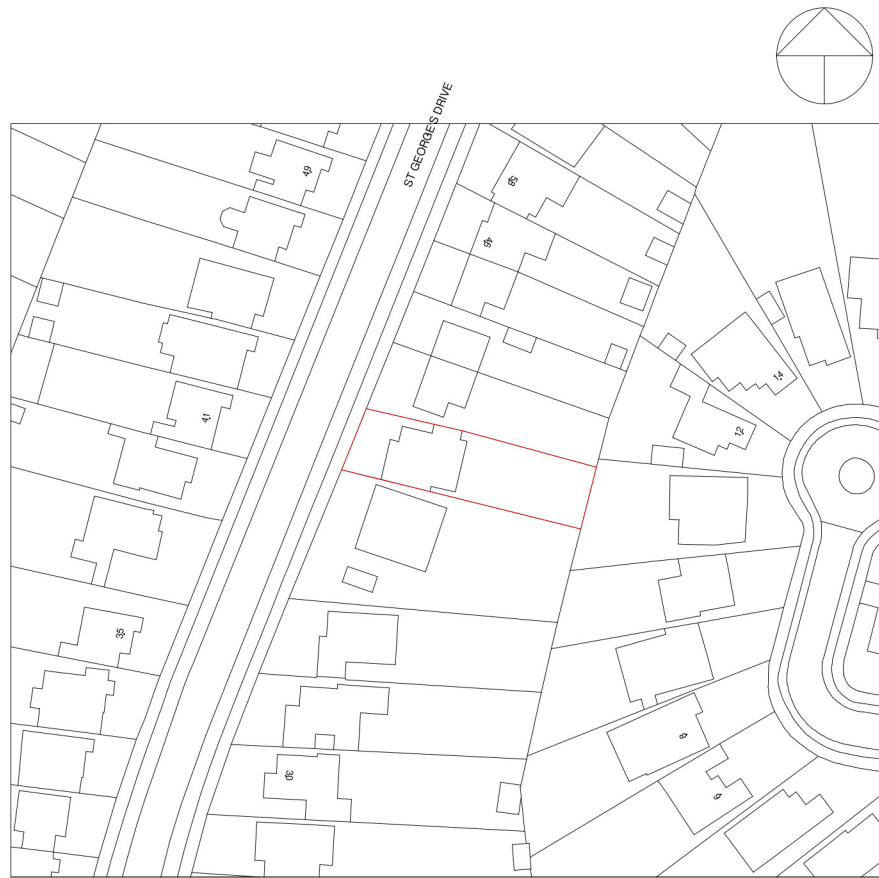
DRAWN AH

CHECKED HM

JOB NO. 38-23

DRAWING NO.002

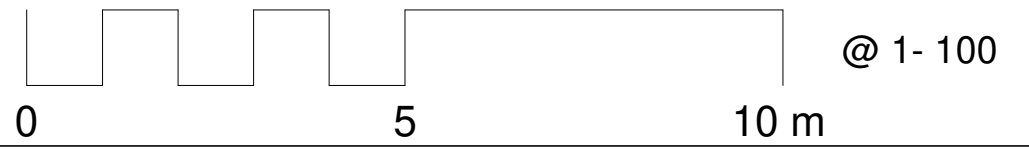
REV: A



Location Plan
1 : 1250



Site Plan
1 : 500



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DRAWN AH

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