



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
 Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

75

Suffix

Property Name

Address Line 1

Hawthorne Avenue

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 8SR

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

510684

187977

Description

Proposed Development: Alteration of roof from hip-to-gable end; rear roof extension; installation of two rooflights to the front roof slope; installation of one obscure-glazed windows to the second-floor side elevation. This application seeks a Lawful Development Certificate for Proposed Development

Applicant Details

Name/Company

Title

Mr.

First name

Vaikunthanathan

Surname

Pratheepan

Company Name

no organisation

Address

Address line 1

75

Address line 2

Hawthorne Avenue

Address line 3

Town/City

Ruislip

County

Hillingdon

Country

Postcode

HA4 8SR

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr.

First name

Lutfi

Surname

Vala

Company Name

Address

Address line 1

15

Address line 2

Ashfield Road

Address line 3

Town/City

Acton

County

Country

Postcode

W3 7JE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

Yes
 No

Does the proposal consist of, or include, a change of use of the land or building(s)?

Yes
 No

Has the proposal been started?

Yes
 No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The property is a semi-detached house located at 75 Hawthorne Avenue. It is neither a listed building nor situated within a conservation area.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Design and Access Statement, Site Location Plan, Existing and Proposed Drawings

Select the use class that relates to the existing or last use.

Other

Other (please specify)

The property is a semi-detached house located at 75 Hawthorne Avenue

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

The property is a semi-detached house located at 75 Hawthorne Avenue

Is the proposed operation or use

Permanent
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

Roof Alterations:

- The existing hipped roof will be altered to a gable end to facilitate additional usable space within the loft.
- A dormer roof extension will be constructed at the rear. The dormer will be set back by 250mm from the ridge line and maintain a 250mm clearance from the roof eaves.

Rooflights:

- Two rooflights will be installed on the front roof slope. These will be flush with the roof to ensure minimal visual impact.

Windows:

- One obscure-glazed windows will be added to the second-floor side elevation to provide additional light while preserving privacy.

Materials and Appearance

Roof Tiles:

- New roof tiles will match the existing materials in color, texture, and style to ensure seamless integration with the existing roof structure.

Dormer Cladding:

- The materials used for the rear dormer will match the existing finishes of the property.

Windows and Rooflights:

- The design and finish of the new windows and rooflights will complement the existing property, maintaining the architectural character of the house.

Notes:

- New roof tiles to match the existing ones.
- New double-glazed PVC windows to match the existing windows in color and detail.
- New non-openable stair double-glazed PVC window with obscure glass, matching the existing windows in color and detail.

Justification

The proposed development complies with the requirements for Permitted Development, as outlined in the General Permitted Development Order (GPDO). Key considerations include:

- The property is not within a conservation area.
- The dormer is appropriately set back and maintains proportionality to the roof slope.
- The materials will match the existing property, ensuring visual continuity.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

Title Number:

Unregistered

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes
 No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

What is the Gross Internal Area to be added to the development?

35.00

square metres

Number of additional bedrooms proposed

1

Number of additional bathrooms proposed

1

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Lutfi Vala

Date

11/12/2024