



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: Section 192, as amended by section 10 of the Planning and
Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Site Address

Number	59
Suffix	
Property name	
Address line 1	St Margarets Road
Address line 2	
Address line 3	
Town/city	Ruislip
Postcode	HA4 7NZ
Description of site location must be completed if postcode is not known:	
Easting (x)	508663
Northing (y)	187898
Description	

2. Applicant Details

Title	
First name	Amandeep
Surname	Plaha
Company name	
Address line 1	59, St Margarets Road
Address line 2	
Address line 3	
Town/city	Ruislip

2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="HA4 7NZ"/>
Are you an agent acting on behalf of the applicant? <div><input type="radio"/> Yes <input checked="" type="radio"/> No</div>	
Primary number	<input type="text" value="07877869899"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text" value="asplaha@hotmail.com"/>

3. Agent Details

No Agent details were submitted for this application

4. Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Yes, to the first. The proposal is the construction of a single outbuilding as detailed in the attached	
Does the proposal consist of, or include, a change of use of the land or building(s)?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Has the proposal been started?	<input type="radio"/> Yes <input checked="" type="radio"/> No

5. 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

This application is for a Certificate of Lawful Development for the single storey outbuilding to rear for use as gym and general storage of household items.

The submitted plans for the proposed outbuilding would:

1. Not result in more than half the area of land around the original house being covered by additions or extensions.
2. Not be situated on land forward of a wall forming the principal elevation of the original dwelling house.
3. Not be more than one storey.
4. Not have a capacity exceeding 3,500 litres and
5. The overall height of the outbuilding would not be more than 2.5 metres within 2 metres of a shared boundary line.
6. Not be within the curtilage of a listed building
7. Not consists or include the construction or provision of a balcony, veranda or raised platform.
8. Not in a Conservation Area.

The Outbuilding will be used as a family gym and provide storage for general household items such as lawn mower, family bicycles, general household tools. As mentioned in the cover letter the outbuilding will benefit from a small toilet for the convenience for those using the Garden and Gym area.

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

Cover Letter
Indicative gym layout
Drawings (proposed layouts/proposed elevations/proposed block plan)

Please select the use class that relates to the existing or last use. If the use class is not shown, please select 'Other' and provide details.

Please Select...

Information about the proposed use(s)

Please select the use class that relates to the proposed use. If the use class is not shown, please select 'Other' and provide details.

Please Select...

Is the proposed operation or use

☒ Permanent ☐ Temporary

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

5. Grounds for Application

As detailed above and in the cover letter the outbuild is designed to within the parameters prescribed in the Town and Country Planning (General Permitted Development).

6. 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

7. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Mr
First name	Cris
Surname	Lancaster
Reference	

Date (Must be pre-application submission)

30/06/2020

Details of the pre-application advice received

Please refer to covering letter.

8. 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.

☐ Yes ☒ No

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?

9. Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☒

10. Declaration

Date (cannot be pre-application)

23/09/2020