



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 Barry McRobb  
A.J Ferryman & Associates  
128 High Street  
Bushey  
WD23 3DE

Application Ref: **20927/APP/2024/762**

The Council of the London Borough of Hillingdon as the Local Planning Authority, hereby **REFUSE** the application for a Certificate of Lawfulness of Proposed Development under Section 192 of the above Act.

Description of development: Erection of outbuilding to rear garden (Application for a Certificate of Lawful Development for a Proposed Development)  
Location of development: 11 Clovelly Close Ickenham  
Date of application: 21st March 2024  
Plan Numbers: See attached Schedule of plans

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

*R Schinon*

**Head of Development Management and Building Control**

**Date: 13th May 2024**

**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 proposed development does not constitute permitted development by virtue of the provisions of Class E, Schedule 2, Part 1, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as the height of the outbuilding exceeds 2.5m within 2m of the boundary of the dwellinghouse, exceeds 2.5m in eaves height and because it has not been demonstrated, on the balance of probabilities, that the proposed outbuilding would be reasonably required for a purpose incidental to the enjoyment of the dwellinghouse at 11 Clovelly Close.

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

**INFORMATIVES**

**END OF SCHEDULE**

**Address:**

Development Management  
Directorate of Place  
Hillingdon Council  
3 North, Civic Centre, High Street, Uxbridge UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

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**Schedule of Plans**

224015/01 - received 21 Mar 2024

224015/02 - received 21 Mar 2024

**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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