



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	117
Suffix	
Property Name	
Address Line 1	Bury Street
Address Line 2	
Address Line 3	Hillingdon
Town/city	Ruislip
Postcode	HA4 7TF

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

Easting (x)	Northing (y)
508713	188201
Description	

Applicant Details

Name/Company

Title

Mr

First name

Vladyslav

Surname

Bodnarchuk

Company Name

Address

Address line 1

117 Bury Street

Address line 2

Address line 3

Town/City

Ruislip

County

Hillingdon

Country

Postcode

HA4 7TF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Conversion of the existing hipped roof to form a gable end, construction of a rear dormer roof extension and installation of two rooflights within the front roof slope, together with associated internal alterations and formation of a staircase to facilitate the use of the loft as habitable accommodation comprising two bedrooms and a shower room.

The precise siting, dimensions, roof volume, setbacks and external appearance of the proposed works are shown on the submitted drawings.

No new vehicular or pedestrian access, street, hardstanding, means of enclosure or material alteration to the existing drainage arrangement is proposed as part of this application.

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 an established single dwellinghouse within Use Class C3 and has been in lawful residential use for a substantial period of time.

The existing bungalow is a permanent residential building and there is no known enforcement action, planning restriction or other indication that its current use as a dwellinghouse is unlawful.

The proposed works relate only to alterations and enlargement of the existing roof of the lawful dwellinghouse. No change of use, subdivision or creation of a separate residential unit is proposed

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

The application is accompanied by the following supporting documents and drawings:

Planning Statement and Statement of Lawfulness – Proposed Hip-to-Gable Roof Enlargement, Rear Dormer Extension and Two Front Rooflights.

Drawing SM-XX-S-DR-A-001 – Location Plan.

Drawing SM-XX-S-DR-A-002 – Existing and Proposed Site Plans.

Drawing SM-XX-00-DR-A-101 – Existing Plans and Elevations.

Drawing SM-XX-00-DR-A-102 – Proposed Plans and Elevations, including the proposed roof extension volume calculations.

Drawing SM-XX-00-DR-A-103 – Proposed Demolition Plans and Elevations.

Drawing SM-XX-00-3D-A-900 – Existing and Proposed 3D Isometric Perspectives.

Drawing SM-XX-S-DR-A-003 – Existing Sunlight Analysis.

Drawing SM-XX-S-DR-A-004 – Proposed Sunlight Analysis.

The application also refers to the Certificate of Lawfulness previously granted at the adjoining property, 115 Bury Street, under application reference 55706/APP/2009/2623, for a comparable hip-to-gable roof enlargement, rear dormer and two front rooflights.

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

A Lawful Development Certificate should be granted because the proposed works constitute permitted development under Classes B and C of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.

The proposal relates to an existing single dwellinghouse within Use Class C3 and comprises a hip-to-gable roof enlargement, rear dormer extension and two rooflights within the front roof slope.

The total proposed additional roof volume is approximately 36.39m³, which is below the applicable 50m³ permitted development allowance for a dwellinghouse that is not terraced.

The proposal would not exceed the height of the existing roof ridge, would not project forward of the roof slope forming the principal elevation, and would not include a balcony, veranda or raised platform.

The rear dormer would be set back by at least 200mm from the original eaves and would be finished in materials similar in appearance to the existing dwelling. The proposed front rooflights would not project more than 150mm beyond the plane of the existing roof slope.

The resulting loft accommodation would remain part of the same single dwellinghouse and no separate dwelling, subdivision or change of use is proposed.

The proposed development therefore complies with the relevant limitations and conditions of Classes B and C and would be lawful if carried out in accordance with the submitted drawings and supporting information.

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:
unknown

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?

20.00

square metres

Number of additional bedrooms proposed

2

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

Shahin Mohammed

Date

02/07/2026