



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

247

Suffix

Property Name

Address Line 1

West End Road

Address Line 2

Address Line 3

Town/city

Ruislip

Postcode

HA4 6QR

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

Easting (x)

Northing (y)

510799

185053

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Archie

Surname

Kimberley

Company Name

Simply Planning

Address

Address line 1

Third Floor Suite

Address line 2

Victoria House

Address line 3

114-116 Colmore Row

Town/City

Birmingham

County

Country

United Kingdom

Postcode

B3 3BD

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

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

The proposed use is a house in multiple occupation (HMO) (Use C4), the proposed HMO comprises a total 6no. letting bedrooms, with a shared bathroom and communal kitchen/living space. There will only be internal conversion, please see Simply Planning Cover Letter for further details.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The current use of the site is a dwelling (Class C3), this is yet to cease use. Please see Simply Planning Cover Letter for further details.

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 current use of the site is a dwelling (Class C3), this is corroborated by recent planning history. In particular, application ref. 28177/APP/2024/620 which confirmed that alteration works to the existing building were considered permitted development. In confirming the changes were lawful, it can be deduced that the dwelling must fall within use Class C3.

In terms of the proposed use, to convert the dwelling into a HMO (C4), this constitutes permitted development, as set out in Schedule 2, Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Please see Simply Planning Covering Letter for further details.

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

Architectural drawings, prepared by Archicon, this comprises the following drawings:

ARC0004 - A110 Proposed Ground Floor Plan

ARC0004 - A210 Proposed First Floor Plan

ARC0004 - A310 Proposed Loft Floor Plan

Simply Planning Covering Letter

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.

C4 - Houses in multiple occupation

Is the proposed operation or use

Permanent

Temporary

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

The change of use of the property from a dwellinghouse (C3) to a house in multiple occupation (HMO) (C4) constitutes permitted development, as set out in Schedule 2, Part 3, Class L of The Town and Country Planning (General Permitted Development) (England) Order 2015.

Please see Simply Planning Covering Letter for further details.

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:

NGL464738

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?

0.00

square metres

Number of additional bedrooms proposed

2

Number of additional bathrooms proposed

3

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

Please provide the number of existing and proposed parking spaces.

Vehicle Type: Cars
Existing number of spaces: 2
Total proposed (including spaces retained): 2
Difference in spaces: 0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

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

Archie Kimberley

Date

18/10/2024