Application for Lawful Development Certificate for an Existing use or operation

Town and Country Planning Act 1990 (as amended)

Hillingdon https://www.hillingdon.gov.uk/planning

Publication of applications on planning authority website

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".

Address Line 1

23 Bushey Road

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Postcode

UB3 4AT

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

Easting (x)

509234

Northing (y)

178848

Description of site location

-

Applicant Details

Name/Company

Title

Mrs

First Name

J

Surname

O`Brien

Company Name

-

Address

Address Line 1

23 Bushey Road

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Country

-

Postcode

UB3 4AT

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

Mr

First Name

Mark

Surname

Baldwin

Company Name

plansdesigned

Address

Address Line 1

231 Long Lane

Address Line 2

Hillingdon

Address Line 3

-

Town/City

Uxbridge

County

Middlesex

Country

United Kingdom

Postcode

UB10 9JP

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Site Information

Site Area

232.56 sq. metres

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)

Unregistered

Has EPC Certificate

◯ Yes

⊘ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

-

Site Information

Please note: This question is specific to applications within the Greater London area.
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Title Number(s)

Unregistered

Has EPC Certificate

- ◯ Yes
- ⊘ No

Reason for Certificate

Reason for applying for this certificate

- ⊘ The existing use of the land or buildings is lawful
- ◯ Some existing building works are lawful
- ◯ Some failure to comply with any condition or limitation subject to which planning permission has been granted is lawful

Use class

C4

Description of the existing use, building works or activity for which a certificate is sought

Application for a Certificate of Lawfulness for the existing use of the property as a large House in Multiple Occupation (Use Class Sui Generis) for a maximum of 7 residents.

Grounds for Certificate

Under what grounds is the certificate being sought

Where the use, building works or activity began before 25 April 2024

- [x] The use began more than 10 years ago
- [ ] The breach of a condition occurred more than 10 years ago
- [ ] The use began within 10 years ago but there has been no permission for the change of use and no enforcement action has been taken
- [ ] The building works were substantially completed more than 4 years ago
- [ ] Other

Where the use, building works or activity began on or after 25 April 2024

- [ ] The use, building works or activity began more than 10 years before the date of this application.
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years.
- [ ] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Does this application relate to the failure to comply with a condition or limitation on a planning permission?

- ○ Yes
- ⊘ No

Why the use, operations or activity described in this application is lawful and why a certificate should be granted

The existing use of the property as a large House in Multiple Occupation (Sui Generis) for 7 residents is lawful because it has been operating continuously in this capacity since 2006.
Under Section 171B(3) of the Town and Country Planning Act 1990, an unauthorised change of use to a Sui Generis HMO becomes entirely immune from enforcement action—and therefore lawful—once it has existed continuously for a period of 10 years.
As the property has been occupied uninterrupted by 7 residents for a period substantially exceeding this 10-year threshold, the use is immune from enforcement. Comprehensive documentary evidence has been provided to conclusively demonstrate this continuous 10+ year timeline, and therefore a Certificate of Lawfulness should be granted.
The site features a 1:500 Block Plan identifying the established external areas used for refuse management and cycle parking. Refuse bins are stored securely within the site curtilage and presented at the highway boundary for regular council collection. Bicycle storage is facilitated within the property's secure amenity space. Because this application is for a Certificate of Lawfulness for an existing use, these arrangements reflect how the site has successfully functioned since 2006 without detriment to local amenity.

Supporting Information

Date the use, operations or activity began

01/10/2006

Has the use, operations or activity been interrupted or discontinued?

- ◯ Yes
- ⊘ No

Has there been any material change in the use of the premises since the date referred to above?

- ◯ Yes
- ⊘ No

Does this application relate to residential uses?

- ◯ Yes
- ⊘ No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.
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What is the Gross Internal Area to be added to the development?

0 m²

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Parking

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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?

- [x] Yes
- [ ] No

Vehicle Type	Existing Spaces	Proposed Spaces	Difference
Cycle spaces	7	7	0

Site Visit

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

- [ ] Yes
- [x] No

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

Applicant

Pre-application Advice

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

- [ ] Yes
- [x] 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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ⊘ Yes
- ◯ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ◯ Yes
- ⊘ No

Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding***

**"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

***NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.*

Person Role

The Applicant

Title

Mrs

First Name

J

Surname

O`Brien

Declaration Date

04/11/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Lawful Development Certificate for an Existing use or operation 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.

- [x] I / We agree to the outlined declaration

Signed

Mark Baldwin

Date

05/11/2026