



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW  
 Tel: 01895 250230 Web: [www.hillingdon.gov.uk](http://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

124

Suffix

Property Name

Address Line 1

Park Lane

Address Line 2

Address Line 3

Hillingdon

Town/city

Hayes

Postcode

UB4 8AF

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

Easting (x)

Northing (y)

509298

182352

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

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Garfield

Surname

Bailey

Company Name

Furzedown Enterprise Limited

## Address

Address line 1

4

Address line 2

Greyswood Street

Address line 3

Town/City

LONDON

County

Please select

Country

United Kingdom

Postcode

SW16 6QN

# 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

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 at 124 Park Lane, Hayes, Hillingdon UB4 8AF is currently in use as a single residential dwellinghouse (Use Class C3(a)). It has been occupied in this way historically, and there have been no changes of use or external alterations that would affect its lawful status.

The property is assessed for Council Tax as a single dwelling, and there is no record of any change of use or planning enforcement action.

The proposal does not involve any operational development or external works; it relates solely to a change of use within Class C3 (from C3(a) to C3(b)). The existing building was constructed and subsequently extended lawfully, and no further alterations are proposed as part of this application.

Accordingly, the existing use of the property is lawful, and this application seeks a Lawful Development Certificate (Proposed) to confirm the lawfulness of the intended C3(b) supported living use.

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

Site Location Plan at 1:1250 scale

Site / Block Plan at 1:500 scale

Existing and Proposed Floor Plans (identical – no operational development proposed; staff office shown)

Planning Statement outlining the lawful basis for the proposed use under Class C3(b)

Supporting Information from the Care Provider, including:

Care model and staffing arrangements

Resident profile (vulnerable adults receiving care)

Confirmation of household structure (shared facilities, no self-contained units)

Council Tax record showing property assessed as a single dwelling

(Optional) Photographs / Survey Notes of the existing property layout (if required by the LPA)

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?

The proposed use of 124 Park Lane, Hayes, Hillingdon UB4 8AF falls within Class C3(b) of the Town and Country Planning (Use Classes) Order 1987 (as amended), which covers:

"Use as a dwellinghouse by not more than six residents living together as a single household where care is provided for residents."

The property will be occupied by up to five vulnerable adults living together as a single household, with care provided by a registered care provider. A staff office is present on site, and medication is administered to residents as part of their care arrangements.

There will be no physical alterations or external works. The proposal involves a change of use within Use Class C3 — from C3(a) (single dwellinghouse) to C3(b) (supported living) — which does not constitute development requiring planning permission under Section 55 of the Town and Country Planning Act 1990.

The purpose of this application is to obtain formal confirmation, through the issue of a Lawful Development Certificate (Proposed) under Section 192, that the proposed use is lawful and does not require planning permission.

The proposal meets all relevant legislative criteria, and there are no enforcement issues or previous changes of use that would affect its lawfulness. On this basis, a Lawful Development Certificate should be granted.

#### 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".

<b>Title Number:</b> MX296817
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## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes  
 No

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

2468-6979-7280-6518-0954
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## 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
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Number of additional bedrooms proposed

0
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Number of additional bathrooms proposed

0
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## 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

Garfield Bailey

Date

27/10/2025