



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

15

Suffix

Property Name

Address Line 1

Mount Pleasant

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 9HG

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

Easting (x)

Northing (y)

511744

186382

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Asim

Surname

Balouch

Company Name

### Address

Address line 1

15 Mount Pleasant

Address line 2

Address line 3

Town/City

Ruislip

County

Hillingdon

Country

Postcode

HA4 9HG

Are you an agent acting on behalf of the applicant?

- Yes  
 No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

## Agent Details

Name/Company

Title

Mr

First name

salman

Surname

yousaf

Company Name

SY Design Studio

## Address

Address line 1

49 durham avenue

Address line 2

Address line 3

Town/City

london

County

Country

United Kingdom

Postcode

tw5 0hg

# 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)

The proposal consists of the erection of a freestanding, open-sided canopy (pangola) within the rear garden of the property.

The structure will be supported by independent posts on small pad foundations and covered with lightweight transparent polycarbonate roofing. It will be entirely detached from the dwelling, maintaining a minimum 100 mm clear gap between the canopy roof and the house wall, with no flashing, brackets, or shared gutters.

The canopy measures approximately 4.0 m (depth) x 3.5 m (width) with a maximum height of 2.5 m at the shared boundary, sloping slightly for water runoff to an independent rainwater pipe discharging onto existing garden ground.

No new vehicular access, street layout, or hard-standing is proposed. The existing garden surface remains permeable and unaltered.

The works are limited to the construction of this small detached garden structure, which will be used solely for domestic recreation incidental to the enjoyment of the dwellinghouse.

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 existing use of the land is as a private residential garden forming part of the lawful curtilage of the dwellinghouse at 15 Mount Pleasant, Ruislip, HA4 9HG.

The main property is a lawfully constructed detached single dwellinghouse used continuously for residential (C3) purposes.

The proposed works are located entirely within the rear garden of this dwelling and do not alter, change, or extend the residential use.

There is no change of use proposed — the land remains in lawful residential (C3) use, and the proposed canopy will be used solely for purposes incidental to the enjoyment of the dwellinghouse in accordance with Class E of the GPDO 2015 (as amended).

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

The following documents accompany this application in support of the proposed development and to demonstrate compliance with Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):

Lawfulness & Technical Statement – 15 Mount Pleasant (Ruislip) – prepared by SY Design Studio Ltd, providing legal justification under Class E GPDO.

Existing Drawings (A103–A107) – existing plans, elevations, and sections of the dwelling and garden.

Proposed Drawings (A113–A117) – showing the detached canopy (pangola) with a 100 mm separation from the dwelling and maximum height of 2.5 m at the shared boundary.

Location Plan (A100) and Block/Site Plan (A101–A102) – identifying the site and canopy location within the curtilage.

Site Photographs – showing existing garden area and canopy context.

No previous planning permissions are relevant to this LDC; the main dwelling is a lawful single residential unit (Use Class C3).

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 structure fully complies with the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("GPDO") and therefore constitutes permitted development.

In summary:

- The canopy (pangola) is a freestanding, open-sided structure erected within the curtilage of the dwellinghouse, and is not attached to the main building.
- A minimum 100 mm clear physical gap is maintained between the canopy and the rear wall of the dwelling, with no shared gutters, flashing, or brackets, ensuring it is a separate outbuilding.
- The maximum height is 2.5 m at the shared boundary, in full compliance with Class E.1(e).
- The canopy occupies less than 50 % of the rear garden area, and does not project forward of the principal elevation.
- It includes no raised platform, balcony, or veranda, and will be used solely for domestic recreation incidental to the enjoyment of the dwellinghouse.

As such, the proposal meets all the relevant limitations and conditions set out under Class E of the GPDO and should be issued a Lawful Development Certificate confirming that the works are lawful on the balance of probabilities.

## 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> NA
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## 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
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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

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

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

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

First Name

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

Surname

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

Reference

ENF/472/25.

22/09/2025

Details of the pre-application advice received

Yes – prior advice has been sought from the London Borough of Hillingdon Planning Enforcement Team.

The applicant engaged in direct correspondence with Mr. Ihab Elhabak (Enforcement Officer) under reference ENF/472/25.

Following discussions, it was confirmed that the structure could be regularised through a Lawful Development Certificate (Proposed) application, provided the canopy was fully detached from the dwelling and did not exceed 2.5 m in height at the shared boundary.

The current submission reflects these agreed amendments in full.

## 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

salman yousaf

Date

20/10/2025