



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

8

Suffix

Property Name

Address Line 1

Sovereign Close

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 7EF

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

Easting (x)

Northing (y)

509267

187160

Description

Applicant Details

Name/Company

Title

Mr

First name

Filip

Surname

Healy

Company Name

Address

Address line 1

8 Sovereign Close

Address line 2

Address line 3

Town/City

Ruislip

County

Hillingdon

Country

United Kingdom

Postcode

HA4 7EF

Are you an agent acting on behalf of the applicant?

Yes
 No

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 plan consists of knocking down and replacing the existing conservatory at the rear of the house with a new slightly larger extension.
The plans for the extension are shown in the attached documents.
The extension will extend out towards the garden by 3.4m with a width of 6.16m.
The extension will include a flat roof, slightly pitched for drainage, a solid exterior wall on the east side and full height sliding door glazing on the south and west parts.
The space will be used as living space, so no new plumbing, no kitchen or bathroom.
The extension will not require any drains to be moved, just changes to the exterior guttering.

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 conservatory and living room attached to it is purely residential living space. The extension will enlarge this living space, but maintain the original function of the room as a living room or lounge. The extension will also improve the heat insulation of the house, by adding a roof and a cavity wall on one side in place of the glass conservatory roof and glass windows on all sides.
The extension is single storey and will protrude 3.4m outwards from the rear wall, which is below the 4m permitted for detached houses without planning permission.

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

There is no planning permission required as far as I'm aware. This application is to confirm that is the case.

I am including further details of how the proposed extension meets the regulations and limitations for residential rear extensions in the attached document named "Verification of application evidence".

I am also including a copy of the title register search from the land registry, proving that the property belongs to me and is freehold. Please view the attached file named "2023-05-13_summary_of_title_NGL498765_GOV.UK".

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

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Please note that following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

Permanent
 Temporary

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

As per the submitted plans, the rear extension replaces a similar, ageing and thermally inefficient structure. The overall size is within the permitted limits. The extension structure is more than 2m from any boundaries with other properties and does not overlook any neighbours. The proposed size is significantly less than 50% of the land surrounding the property.

The only stipulation that this proposal will deviate from, is that The extension walls will be of a different material and finish to the red bricks of the original property. I would like to render the external walls on the extension and paint them white for a modern finish. I already have a similar contrasting aesthetic in the front garden, where the flower beds and paving in front of the house are rendered and painted white. Thus this proposed aesthetic is still inline with the overall appearance of the property. I have submitted photos and illustrations with the attached "Verification of application evidence" document.

Otherwise, the proposed plan appears to meet all of the required criteria and I cannot see any reason why the certificate should not 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".

Title Number:

NGL498765

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?

20.88

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

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

Vehicle Type:

Cars

Existing number of spaces:

3

Total proposed (including spaces retained):

3

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Filip Healy

Date

15/05/2023