

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3.	There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4.	There is no effect on listed buildings or their settings	<input type="checkbox"/>
5.	The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7.	No petition of 20 or more signatures has been received	<input type="checkbox"/>
8.	Application has not been supported independently by a person/s	<input type="checkbox"/>
9.	The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

18.	ADVERTISEMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19.	PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20.	OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21.	CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22.	CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23.	APPROVAL OF DETAILS	<input type="checkbox"/>
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	<input type="checkbox"/>
25.	WORKS TO TREES	<input type="checkbox"/>
26.	OTHER (please specify)	<input type="checkbox"/>

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

Report of the Head of Development Management and Building Control

Address: 85 YEADING LANE HAYES

Development: Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights, and a new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

LBH Ref Nos: 4359/APP/2025/1471

Drawing Nos: 25/YL85/001-Rev A
25/YL85/003
25/YL85/002
25/YL85/004

Date Plans received: 26-05-25 **Date(s) of Amendments(s):**

Date Application valid 16-07-25

1. RECOMMENDATIONS

1.1 Recommendations

That a certificate of lawful use or development be **GRANTED** for the proposed development described above in respect of the land edged red on the attached plans for the following reasons:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This determination is based on your submitted plans. All measurements are taken from existing ground level.

INFORMATIVES

1. The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

2. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

2.0 Planning Considerations

The application seeks a certificate of lawful development for the conversion of roof space to habitable use to include a rear dormer, 2 front roof lights, and a new gable end window.

The proposals clearly involve development as defined in the Planning Acts. The site is not situated within a Conservation Area, World Heritage Site or AONB, and benefits from permitted development rights. Permitted development rights have not been revoked by a planning condition, and neither is there an Article 4 Direction restricting this particular proposal.

The submitted application and drawings confirm the following:

- (i) The proposed roof extension would not exceed the permitted development allowance of 50 cubic metres (semi-detached property);
- (ii) The proposed roof extension would not exceed the height of the highest part of the roof;
- (iii) The proposed roof extension would not extend beyond the plane of any existing roof slope which forms part of a principal elevation of the dwelling house and fronts a highway;

- (iv) The proposed roof extension rear dormer would be set in from the eaves margin by 200 mm;
- (v) All materials would be of a similar appearance to those of the existing dwelling;
- (vi) The proposed rooflights are no more than 150 mm above the roof plane and lower than the highest part of the original roof;
- (vii) Permitted development rights have not been removed;
- (viii) The site does not lie within a conservation area; and
- (ix) The side facing windows are to be obscure glazed and non-opening below 1.7m above the internal floor level.

The proposal therefore complies with the conditions set out in Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3.0 Relevant Planning History

4359/A/77/0208 85 YEADING LANE HAYES
 Householder dev. (small extension,garage etc) (P)
Decision Date: 19-04-77 Approved

Comment on Planning History

4.0 ALL CLASSES

Is the dwelling a flat or a maisonette?
 NO

Is there a planning condition removing permitted development rights?
 NO

Is the building listed/ in a Conservation Area?
 NO

CLASS B - Proposed Roof Alterations

Has permission to use the dwellinghouse as a dwellinghouse been granted only by virtue of Class G, M, MA, N, P, PA or Q of Part 3 of this Schedule (changes of use)?
 NO

Does the volume of the proposed, and any existing roof extensions, exceed the permitted development allowance?
 NO

Does any part of the dormer project forward of the plane of a roof which forms a principle elevation and fronts a highway?
 NO

Does any part of the extension encroach on the neighbouring property - including eaves and foundations?

NO

Would the dormer be higher than the highest part of the roof?

NO

Is the building Listed?

NO

Is the dwellinghouse on article 2(3) land?

NO

Does the roof alteration include a Veranda, balcony or raised platform?

NO

Has the dwellinghouse been built under Part 20 of this Schedule (construction of new dwellinghouses)?

NO

Has the existing dwellinghouse been enlarged in reliance on permission granted by Class AA (enlargement of a dwellinghouse by construction of additional storeys)?

NO

Conditions to Class B: (If the answer to any of these questions is NO then planning permission is required):

Are the materials proposed similar in appearance to the property?

YES

Is the enlargement/dormer set in 20cm (200mm) from the roof margins?

YES

Are any side facing windows obscurely glazed and non-opening (unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed)?

YES - stated in drawing no. 25/YL85/004

CLASS C - Any Other Alt. to the Roof of a Dwellinghouse

Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original?

NO

Would it result in the highest part of the alteration being higher than the highest part of the original roof?

NO

Would it consist or include the installation, alteration or replacement of a chimney, flue or soil and vent pipe?

NO

Would it involve the installation, alteration or replacement of solar photovoltaics or solar thermal equipment?

NO

NOTE: Installation of solar photovoltaics may fall within permitted development under Part 40 of Class A

5.0 Other including Measurements

VOLUME ASSESSMENT

Rear dormer: $(5.31 \times 3.30 \times 1.98) / 2 = 17.35\text{m}^3$

TOTAL PROPOSED VOLUME : $17.35\text{m}^3 < 50\text{m}^3$

Contact Officer: Analese Haynes **Telephone No:** 01895 250230