



**Sections 191 and 192  
(as amended by section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995  
ARTICLE 24**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Mr Mahul Patel  
252 Stag Lane  
London  
NW9 0EG

Ref: 47155/APP/2015/1375

In pursuance of their powers under the above mentioned Act and Order, the London Borough of Hillingdon (The Council) as Local Planning Authority hereby **REFUSE** your application for a Certificate of Lawful Use or development under section 191 of the Act.

Description of development: Use of outbuilding to rear as a self-contained dwelling comprising 2 bedrooms, a lounge, a kitchen/dining room, a bathroom and a shower room (Application for a Certificate of Lawful Development for an Existing Development)

Location of development: 14A FLORISTON AVENUE, HILLINGDON,

Date of Application: 15 April 2015

Plan Numbers: See attached Schedule of Plan

**The grounds for the Council's decision are listed on the attached schedule:-**

**Head of Planning and Enforcement**

**Date: 10 June 2015**

**Notes: Your attention is drawn to the attached sheet which sets out the rights of applicants who are aggrieved by the decision of the Local Planning Authority.**

**Sections 191 and 192  
(as amended by section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995  
ARTICLE 24**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Application Ref: 47155/APP/2015/1375

**SCHEDULE**

**The grounds for the Council's decision are as follows:-**

Reason for Refusal

- 1 · The existing development does not constitute Lawful Development under Section 191 of Town and Country Planning Act 1990, as amended by Section 10 of the Planning and Compensation Act 1991 as the Applicant has not demonstrated that, on the balance of probability, the use has existed and been continuous for at least a period of four years, prior to the date of this application.

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

**INFORMATIVES**

**END OF SCHEDULE**

**Address:**

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

**Sections 191 and 192  
(as amended by section 10 of the Planning and Compensation Act 1991)**

**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995  
ARTICLE 24**

**CERTIFICATE OF LAWFUL USE OR DEVELOPMENT**

Application Ref: 47155/APP/2015/1375

**SCHEDULE OF PLANS**

0025-BDB-01-001-ARC Issue A - received 15 Apr 2015

0025-BDB-01-002-ARC Issue A - received 15 Apr 2015

0025-BDB-01-003-ARC Issue A - received 15 Apr 2015

0025-BDB-01-004-ARC Issue A - received 15 Apr 2015

0025-BDB-01-001-DOC-A - received 15 Apr 2015

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION  
OF LOCAL PLANNING AUTHORITY**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Application for Certificate of Lawfulness**

**Notes**

If you are aggrieved by the decision of the Local Planning Authority to refuse an application for a certificate under Sections 191 or 192 of the Town and Country Planning Act 1990 (as amended) or to refuse it in part, you may appeal to the Department of Communities and Local Government (DCLG), under Section 195 of the Act (as amended).

Notice of appeal must be given in writing to the Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel; - 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>. Copies of all relevant documents, including the application, the notice of decision and all plans, drawings and correspondence, must be supplied to the Inspectorate.

You are advised to consult the brief official guide and appeals, published by the Department of Communities and Local Government (DCLG), this and appeal forms can be obtained from the Planning Inspectorate on request.

**Address:**

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