



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
508900	191924

Description

Construction of a single-storey detached garden office within the rear garden of 5 Moor Park Road, Northwood, Middlesex, HA6 2DL, for use incidental to the enjoyment of the existing dwellinghouse.

The proposed development comprises a single-storey detached outbuilding to be located within the rear garden of the existing dwelling at No. 5 Moor Park Road.

The outbuilding is intended to provide a dedicated garden office/home-working space associated with the main dwelling. It will be used for purposes incidental to the enjoyment of the dwellinghouse and will not form a separate dwelling or independent residential unit.

The proposed outbuilding will be ancillary to and remain within the residential curtilage of the existing property. It is not intended to contain a separate kitchen or facilities that would enable it to function as an independent dwelling.

The proposal has been designed as a modest single-storey garden building and is intended to meet the requirements of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The application seeks a Certificate of Lawfulness for a Proposed Development to obtain the Local Planning Authority's formal determination as to whether the proposed outbuilding would be lawful under the permitted development provisions and, accordingly, whether planning permission is required.

The proposal does not seek permission for a separate dwelling or a change of use of the existing property.

Applicant Details

Name/Company

Title

Mr

First name

KANDIAH

Surname

KANDEEPAN

Company Name

Address

Address line 1

5, MOOR PARK ROAD

Address line 2

Address line 3

Town/City

Northwood

County

Middlesex

Country

GB

Postcode

HA6 2DL

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Applicant 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 application site forms part of the residential property at 5 Moor Park Road, Northwood, Middlesex, HA6 2DL.

The existing property is a residential dwellinghouse and the land on which the proposed outbuilding is to be located forms part of the established residential garden and curtilage of the dwelling.

The existing dwellinghouse and its residential use are lawful and have been established for residential purposes. There is no proposed change to the use of the main dwellinghouse or the residential use of the property.

The proposed development is limited to the construction of a single-storey detached garden office within the existing rear garden, to be used for purposes incidental to the enjoyment of the dwellinghouse.

The proposed outbuilding will not constitute a separate dwelling or independent residential unit and will remain ancillary to the existing dwellinghouse.

Accordingly, the application is made on the basis that the existing residential use of the property and the residential curtilage are lawful, and that the proposed outbuilding constitutes permitted development under Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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

The following supporting documents accompany this application:

Site Location Plan – identifying the application site at 5 Moor Park Road, Northwood, Middlesex, HA6 2DL.

Existing Site/Block Plan – showing the existing dwelling, residential garden and site boundaries.

Proposed Site/Block Plan – showing the location of the proposed detached garden office within the rear garden.

Existing and Proposed Floor Plans – showing the existing property and the proposed garden office.

Proposed Elevations – showing the appearance, height and dimensions of the proposed garden office.

Design/Planning Statement – explaining the proposed development and the basis on which it is considered to constitute permitted development under Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Photographs of the existing site and rear garden, showing the location and context of the proposed outbuilding.

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 development does not involve a change of use of the existing dwellinghouse.

The proposed detached garden office will be used solely for purposes incidental to the enjoyment of the existing C3 dwellinghouse. It will provide a private home-working/office space associated with the main residence and will remain ancillary to the dwelling.

The outbuilding will not be used as a separate dwelling, independent residential accommodation or for any commercial use separate from the enjoyment of the dwellinghouse.

The proposed use therefore remains ancillary to the existing C3 dwellinghouse and is intended to fall within the permitted development provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

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: AGL61284

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)

2130-0165-1197-0916-2151

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?

24.00	square metres
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Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

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:

4

Total proposed (including spaces retained):

0

Difference in spaces:

-4

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 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

KANDIAH KANDEEPAN

Date

09/09/2026