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

7 Richmond Court, Flat 3

Address Line 1

Pennyroyal Drive

Address Line 2

Address Line 3

Hillingdon

Town/city

West Drayton

Postcode

UB7 9FF

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

Easting (x)

506893

Northing (y)

179807

Description

Applicant Details

Name/Company

Title

Mr

First name

Ryan

Surname

Harkness

Company Name

The Guinness Partnership

Address

Address line 1

350 Euston Road, Regents Place

Address line 2

London

Address line 3

Town/City

London

County

London

Country

United Kingdom

Postcode

NW1 3AX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Martin

Surname

Arnold

Company Name

Martin Arnold Ltd

Address

Address line 1

4 Gunnery Terrace

Address line 2

The Royal Arsenal,

Address line 3

Town/City

Woolwich

County

Country

GB

Postcode

SE18 6SW

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?

- [x] 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)

Fire safety upgrade and remediation works to the external walls and balcony areas, including:
1- Installation of cavity barriers within the external walls at compartmentation lines and wall openings; and
2- Replacement of existing combustible decking boards and decking joists with a non-combustible aluminium decking system.
Following the completion of the cavity barrier installation, affected areas of exposed brickwork will be reinstated where possible, with any damaged bricks replaced with new bricks to match the existing. Where the existing render is applied over masonry, the render will be reinstated to match the thickness, quality and appearance of the existing finish.
The balcony replacement will no alter the existing balcony dimensions. The proposed works will not materially alter the external appearance of the building and do not introduce any change of use.
The application relates to the residential building, known as 1-14 and 15-25 Richmond Court, UB7 9FF and identified on the submitted location plan and drawings.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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 comprises an existing residential apartment building.
The building, including the existing balconies, is an established existing building in lawful residential use.
The proposed works relate solely to the remediation of these existing building elements.

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

Location and Block Plans: 4514-MA-E-LP-DR-0100-D00; 4514-MA-E-BP-DR-0101-D00
Existing and Proposed Floor Plan with Wall Types and Surfaces: 4514-MA-EN-GR-DR-2100-D00; 4514-MA-EN-1F-3F-DR-2101-D00; 4514-MA-EN-4F-DR-2102-D00
Existing & Proposed Elevations with wall types and surfaces:4514-MA-EN-EL-DR-2200-D00; 4514-MA-EN-EL-DR-2201-D00; 4514-MA-EN-EL-DR-2202-D00; 4514-MA-EN-EL-DR-2203-D00
Existing and proposed - Details, Elevation and Plan Key:4514-MA-EN-DT-DR-3000-D00
Existing and Proposed Typical Plan Details: 4514-MA-EN-DT-DR-3310-D00; 4514-MA-EN-DT-DR-3340-D00; 4514-MA-EN-DT-DR-3360-D00
Existing & Proposed Balcony - Typical Section Detail: 4514-MA-EN-DT-DR-3400-D00

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 works comprise the installation of cavity barriers within the external walls and replacement and remediation of existing balcony elements to improve the fire safety performance of the existing residential building. The works will not result in any modification to balcony dimensions, any material alteration to the external appearance of the building, or any change of use. It is therefore, considered that planning permission is not required for the proposed works, and a Lawful Development Certificate is sought to confirm this position.

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:
AGL310662

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

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

Please provide the number of existing and proposed parking spaces.

Vehicle Type:
Cars

Existing number of spaces:
45

Total proposed (including spaces retained):
45

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?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

N/A

Date (must be pre-application submission)

19/12/2025

Details of the pre-application advice received

Informal advice was sought from Local Planning Officer by email. Based on the information provided, the planning officer advised that the proposed works may constitute lawful development.

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

Martin Arnold

Date

29/10/2026