



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)

Description

Applicant Details

Name/Company

Title

Mr

First name

Umesh

Surname

Shah

Company Name

Curry Delight

Address

Address line 1

1 Northfield Parade Station Road

Address line 2

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB3 4JA

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Nik

Surname

Vyas

Company Name

Paradigm Architects

Address

Address line 1

Integer House

Address line 2

Building Research Establishment

Address line 3

Bucknall Lanes

Town/City

Watford

County

Hertfordshire

Country

United Kingdom

Postcode

WD25 9XX

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 application seeks to determine the legality of displaying food items on the street pavement and to secure a Shop Front Trading Licence. The display will exclusively feature goods sold within the restaurant. The food display will be positioned within 7 metres of the public highway. Upon approval, a copy of the licence will be prominently displayed in the restaurant's window, clearly visible outside the permitted trading area. The shop front trading area will extend up to 3 metres in depth, ensuring at least 2 metres of the public highway remains unobstructed for safe and smooth pedestrian passage.

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 or last use of the land at 1 Northfield Parade, Station Road, Hayes, UB3 4JA, is likely lawful as it forms part of an established commercial parade with a history of retail and restaurant activities under Class E use. The buildings are presumed lawful, with no evidence of planning breaches or enforcement actions. The proposed shop front display, being ancillary to the restaurant's operations and compliant with spatial and licensing requirements, does not alter the lawful status of the land or building.

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

Existing / Proposed elevations and plans and supporting document.

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

E(b) - Sale of food and drink for consumption mostly on the premises

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(b) - Sale of food and drink for consumption mostly on the premises

Is the proposed operation or use

Permanent
 Temporary

If Temporary please give details

The display of food items on the street pavement will be on the highway only during permitted times as stated by the Shop Front Trading Licence team.

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

A Lawful Development Certificate (LDC) should be granted for the proposed shop front food display because:

Permitted Use: The display, limited to restaurant goods, aligns with the premises' lawful use (e.g., Class E) and is ancillary to its operations.

Regulatory Compliance: The display's dimensions (within 7m of the highway, 3m depth, 2m clear pavement) meet public safety and accessibility standards.

Licensing: Obtaining and displaying a Shop Front Trading Licence ensures regulatory compliance and transparency.

No Material Change: The ancillary display does not alter the premises' use, likely falling within permitted development rights.

Public Amenity: Maintaining 2m of clear pavement prioritises pedestrian safety and flow.

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: Unregistered

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

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

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

Nik Vyas

Date

01/09/2025