



**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 Money Qadri
Draw_It (Planner)
11 Wareham Close
Hounslow
Middlesex
TW3 3PX

Ref: 5530/APP/2011/931

The Council of the London Borough of Hillingdon as the Local Planning Authority, hereby **REFUSE** the application for a Certificate of Lawfulness of Proposed Development under Section 192 of the above Act.

Description of development: Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 99 CROMWELL ROAD, HAYES,

Date of Application: 28 April 2011

Plan Numbers: See attached Schedule of Plans

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

Head of Planning & Enforcement

Date: 18 July 2011

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.

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SCHEDULE

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

Reason for Refusal

- 1 · The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class B (the enlargement of a dwellinghouse consisting of an addition or lateration to its roof) C (any other alteration to the roof of a dwellinghouse) of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

The submitted information in support of the application is also inaccurate and inconsistent.

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

INFORMATIVES

- 2 · You are advised that the development which has been substantially completed on site does not appear to constitute permitted development and would require planning permission. You are advised that the unauthorised works which have been undertaken on site may be subject to appropriate enforcement action.

END OF SCHEDULE

Address:

Planning, Environment and Community Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

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Schedule of Plans

Proposed Second Floor Plan and Section - received 28 Apr 2011

Proposed Side Elevation and additional details - received 28 Apr 2011

All existing plans and elevations and location plan - received 14 Apr 2011

All Proposed plans and elevations - received 14 Apr 2011

**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:

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