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: Section 192, as amended
by section 10 of the Planning and Compensation act 1991.
Town and Country Planning (Development Management Procedure) (England) Order 2015

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.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Gaurav	Surname:	Juneja
Company name:					
Street address:	48, West Drayton Road				
			Telephone number:		
			Mobile number:		
Town/City:	Uxbridge		Fax number:		
Country:			Email address:		
Postcode:	UB8 3LA				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Sunny	Surname:	Bahia
Company name:	AsB Architecture Ltd				
Street address:	54 keith road				
			Telephone number:		07960417920
			Mobile number:		
Town/City:	hayes		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	ub3 4hp				amzsingh@googlemail.com

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 48 Suffix:

House name:

Street address: West Drayton Road

Town/City: Uxbridge

Postcode: UB8 3LA

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 508236

Northing: 181874

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) 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: Mr First name: James Surname: Rodger

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Dear Sunny,

The entire matter appears to hinge on whether the elevation in question is a side or a rear elevation. In my view the elevation with the Juliet balcony is a side elevation.
To explain further: The elevation with the front door is we consider the principal elevation, but it does not face a highway (hence a front dormer is permitted development so long as it has acceptable dimensions, which it has), it then follows that the elevations either side of the principal elevation are the side elevations. The Juliet balcony is on one of these elevations.
Technically the officer assessment copied below is correct therefore:
However, the window inserted on the roof slope forming a side elevation of the dwellinghouse (Juliette balcony) is not indicated to be obscure-glazed and non-opening below 1.7 metres above the floor of the room in which the window is installed. Therefore, the proposals are considered not to be permitted development, contrary to Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and the DCLG Guidance, "Permitted Development Rights for Householders: Technical Guidance".
Given that this is the only reason for refusal were you to re-submit a certificate of lawfulness application correcting the above matter I see no reason why it could not be fast-tracked. I have cc various persons to this e-mail to this effect, who I would expect to ensure this occurs.
I am sorry that the case officer has not returned calls, I will also ask that the cc planning managers ensure that the courtesy of having your calls returned is given if a further certificate of lawfulness application is lodged.
I hope the above comments are of assistance.

Kind Regards

James Rodger

5. Lawful Development Certificate - Interest in Land

Please state the applicant's interest in the land: (•) a) Owner ( ) b) Lessee ( ) c) Occupier ( ) d) Other

6. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

7. 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:

Proposed loft conversion through the formation of roof dormers, and single storey rear extension

The Roof dormer is under the permitted development criteria, it is under the 50 cubic square meters allowance, in materials to match the existing roof it is lower than the highest point of the roof, and is set back from the eaves which all falls within the permitted development criteria for loft conversions

The rear extension is 4m in depth as allowed under PD, for detached properties, the materials are to match, the height does not exceed the limits.

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

If you consider the existing or last use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended) state which one:

Information about the proposed use(s)

If you consider the proposed use is within a 'Use Class' in the Town and Country Planning (Use Classes) Order 1987 (as amended), state which one:

Is the proposed operation or use: ◉ Permanent ○ Temporary

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

Proposed loft conversion through the formation of roof dormers, and single storey rear extension

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The rear extension is 4m in depth as allowed under PD, for detached properties, the materials are to match, the height does not exceed the limits.

8. 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 descriptions of all such operation and indicate on your plans (includes describing any proposal to alter or create a new access, layout or any new street; construct any associated hardstandings; means of enclosure; or draining the land/building)

Proposed loft conversion through the formation of roof dormers, and single storey rear extension

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

9. 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? (Please select only one)

◉ The agent ○ The applicant ○ Other person

10. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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. ☑ Date 09/04/2018

Warning:
The amended section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the authority to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.