



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW  
 Tel: 01895 250230 Web: [www.hillingdon.gov.uk](http://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

27

Suffix

Property Name

Address Line 1

Longmead Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Hayes

Postcode

UB3 2HB

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

Easting (x)

Northing (y)

509888

180763

Description

## Applicant Details

### Name/Company

Title

Mr

First name

B

Surname

Singh

Company Name

### Address

Address line 1

27 Longmead Road

Address line 2

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB3 2HB

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

Mr

First name

Vin

Surname

Legah

Company Name

Legah Architecture LTD

## Address

Address line 1

421A, Bedford Heights

Address line 2

Brickhill Drive

Address line 3

Town/City

Bedford

County

Country

Postcode

MK41 7PH

## 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

- 1.The proposed outbuilding is detached, single storey with an overall height that does not exceed 2.5m.
- 2.The use of the proposed outbuilding as a hobby room is non-residential and incidental to the enjoyment of the main dwelling house.
3. The proposed outbuilding does not contain separate self-contained primary living accommodation and its use is linked to the main dwelling house.
- 4.The proposed outbuilding will not be situated on land forward of a wall forming the principal elevation of the original dwelling house.
- 5.When the proposed development is completed the total area of ground around the house covered by buildings, enclosures and containers will not exceed 50% of the total area of land around the original house.
- 6.The proposed outbuilding will not include the construction or provision of a veranda, balcony or raised platforms (over 300mm).
7. The proposed development is not within the grounds of a listed building.
8. The proposed outbuilding does not have a microwave antenna.
- 9.As of the 12th October 2010 the properties permitted development rights appear to remain intact. No Article 4 Directions have been issued on the property.
10. No works will take place to RPA of trees with TPO's. As a result of the above we believe that the proposed works/use are lawful within the meaning of Section192 of the Town and Country Planning Act 1990 (as amended). This proposal constitutes development within the meaning of Section55 of the Town and Country Planning Act1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) Order 1995 is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission is not required.

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

Evidence to verify the application for a Lawful Development Certificate

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

C3 - Dwellinghouses

**Please note that following changes to Use Classes on 1 September 2020:** The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

**Please note that following changes to Use Classes on 1 September 2020:** The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

Is the proposed operation or use

Permanent  
 Temporary

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

- 1.The proposed outbuilding is detached, single storey with an overall height that does not exceed 2.5m.
- 2.The use of the proposed outbuilding as a hobby room is non-residential and incidental to the enjoyment of the main dwelling house.
3. The proposed outbuilding does not contain separate self-contained primary living accommodation and its use is linked to the main dwelling house.
- 4.The proposed outbuilding will not be situated on land forward of a wall forming the principal elevation of the original dwelling house.
- 5.When the proposed development is completed the total area of ground around the house covered by buildings, enclosures and containers will not exceed 50% of the total area of land around the original house.
- 6.The proposed outbuilding will not include the construction or provision of a veranda, balcony or raised platforms (over 300mm).
7. The proposed development is not within the grounds of a listed building.
8. The proposed outbuilding does not have a microwave antenna.
- 9.As of the 12th October 2010 the properties permitted development rights appear to remain intact. No Article 4 Directions have been issued on the property.
10. No works will take place to RPA of trees with TPO's. As a result of the above we believe that the proposed works/use are lawful within the meaning of Section192 of the Town and Country Planning Act 1990 (as amended). This proposal constitutes development within the meaning of Section55 of the Town and Country Planning Act1990, but by virtue of Article 3 and Schedule 2 of the Town and Country (General Permitted Development) Order 1995 is of a class which is described as PERMITTED DEVELOPMENT and therefore planning permission is not required.

## 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".

<b>Title Number:</b> AGL14785
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## 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?

14.00

square metres

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

## 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

Vin Legah

Date

21/08/2023