



**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**

Raj.Designs  
38 Rundells  
Letchworth Garden City  
SG6 2SQ

Ref: 60578/APP/2011/2835

The Council of the London Borough of Hillingdon as the Local Planning Authority, hereby certifies that the proposed development referred to below would be lawful within the meaning of Section 192 of the above Act.

Description of development: Single storey detached outbuilding to rear for use as a games room/ store (Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 240 COLDHARBOUR LANE, HAYES,

Date of Application: 24 November 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: 19 January 2012**

**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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Application Ref: 60578/APP/2011/2835

**SCHEDULE**

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

- 1 · The proposed outbuilding constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Class E 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.

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

**INFORMATIVES**

- 2 · The applicant is advised of the following comments from Thames Water:  
Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk).

**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](http://www.hillingdon.gov.uk)**

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Application Ref: 60578/APP/2011/2835

R1125/LD01 Rev A - received 14 Dec 2011

LOCATION PLAN - received 23 Nov 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:**

Planning & Community Services  
London Borough of Hillingdon  
3 North Civic Centre, High Street, Uxbridge UB8 1UW  
Tel: 01895 250400 / 250401  
**[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)**