



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	100
Suffix	
Property Name	
Address Line 1	Berwick Avenue
Address Line 2	
Address Line 3	Hillingdon
Town/city	Hayes
Postcode	UB4 0NH

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

Easting (x)	Northing (y)
511924	180923
Description	

Applicant Details

Name/Company

Title

Mr

First name

Binesh

Surname

karavadra

Company Name

Address

Address line 1

100 Berwick Avenue

Address line 2

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB4 0NH

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

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

Proposed new outbuilding to the rear of the garden forming a gym room / play room with store rooms for private home owner use only, with removal of the existing sheds and garages

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

Proposed new outbuilding to the rear of the garden forming a gym room / play room with store rooms for private home owner use only, with removal of the existing sheds and garages. The proposed works have been assessed against Schedule 2, Part 1, Class E (GPDO 2015) and as set against these criterion are deemed to be lawful. For the avoidance of doubt, this is set out in more detail below: • Class E – buildings etc incidental to the enjoyment of a dwellinghouse Permitted development E. The provision within the curtilage of the dwellinghouse of— • (a) any building or enclosure, swimming or other pool required for a purpose inci-dental to the enjoyment of the dwellinghouse as such, or the maintenance, improve-ment or other alteration of such a building or enclosure; or • (b) a container used for domestic heating purposes for the storage of oil or liquid pe-troleum gas. Development not permitted E.1 Development is not permitted by Class E if— • (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); Not applicable- the established use of this property is a dwellinghouse • (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); Not applicable- the outbuilding would only comprise a small proportion of the application site, the rear outbuilding measuring only 60.96sqm • (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse; Not applicable- the buildings would not be situated forward of any principal elevation. • (d) the building would have more than a single storey; Not applicable- the proposed outbuildings would be of single storey construction, as shown on the plans. • (e) the height of the building, enclosure or container would exceed— (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3metres in any other case; Not applicable- the proposed height of the rear outbuilding is 2.5m, within the permit-ted height of part (ii) above. • (f) the height of the eaves of the building would exceed 2.5 metres; Not applicable- the proposed eaves heights are all below 2.5 metres. • (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building; Not applicable- the application site is not a listed building. • (h) it would include the construction or provision of a veranda, balcony or raised plat-form; Not applicable- the proposal does not include the. Provision of a veranda, balcony or raised platform, as shown on the plans. Meets all requirements

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

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

Please select...

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Please select...

Is the proposed operation or use

- ☒ Permanent
- ☐ Temporary

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

Proposed new outbuilding to the rear of the garden forming a gym room / play room with store rooms for private home owner use only, with removal of the existing sheds and garages. The proposed works have been assessed against Schedule 2, Part 1, Class E (GPDO 2015) and as set against these criterion are deemed to be lawful. For the avoidance of doubt, this is set out in more detail below: • Class E – buildings etc incidental to the enjoyment of a dwellinghouse Permitted development E. The provision within the curtilage of the dwellinghouse of— • (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or • (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas. Development not permitted E.1 Development is not permitted by Class E if— • (a) a permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use); Not applicable- the established use of this property is a dwellinghouse • (b) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); Not applicable- the outbuilding would only comprise a small proportion of the application site, the rear outbuilding measuring only 60.96sqm • (c) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse; Not applicable- the buildings would not be situated forward of any principal elevation. • (d) the building would have more than a single storey; Not applicable- the proposed outbuildings would be of single storey construction, as shown on the plans. • (e) the height of the building, enclosure or container would exceed— (i) 4 metres in the case of a building with a dual-pitched roof, (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or (iii) 3metres in any other case; Not applicable- the proposed height of the rear outbuilding is 2.5m, within the permitted height of part (ii) above. • (f) the height of the eaves of the building would exceed 2.5 metres; Not applicable- the proposed eaves heights are all below 2.5 metres. • (g) the building, enclosure, pool or container would be situated within the curtilage of a listed building; Not applicable- the application site is not a listed building. • (h) it would include the construction or provision of a veranda, balcony or raised platform; Not applicable- the proposal does not include the. Provision of a veranda, balcony or raised platform, as shown on the plans. Meets all requirements

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:
MX130739

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?

50.00	square metres
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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

Please provide the number of existing and proposed parking spaces.

Vehicle Type: Cars Existing number of spaces: 2 Total proposed (including spaces retained): 2 Difference in spaces: 0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

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

Sunny Bahia

Date

22/07/2024

