HILLINGDON
LONDON

Sections 191 and 192
(as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 2015
ARTICLE 39

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Mr victor fried
Moundfield Road
16
London
N16 6TD

Application Ref: **65057/APP/2026/752**

In pursuance of their powers under the above mentioned Act and Order, the London Borough of Hillingdon (The Council) as Local Planning Authority hereby **REFUSE** your application for a Certificate of Lawful Use or development under section 191 of the Act.

Description of development:	Existing use of property as Class C4 HMO prior to the introduction of Article 4 Direction in December 2025 (Application for a Certificate of Lawful Development for an Existing Use)
Location of development:	64 East Road West Drayton Middx
Date of application:	24th March 2026
Plan Numbers:	See attached Schedule of plans

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

R Johnson

Head of Development Management and Building Control
Date: 5th June 2026

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 existing development does not constitute Lawful Development under Section 191 of Town and Country Planning Act 1990, Section 191 as amended by Section 10 of the Planning and Compensation Act 1991, as the Applicant has not sufficiently demonstrated that on the balance of probability, that the conversion of the property from a dwelling (Use Class C3) to a small HMO (Use Class C4) occurred prior to 11.12.2025 - the date that the Council's immediate Article 4 Direction to remove Permitted Development rights borough-wide for such conversions came into effect.

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

INFORMATIVES

END OF SCHEDULE

Address:
Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

Site Location Plan - received 24 Mar 0026

E01 - received 24 Mar 2026

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTYRY 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 https://www.gov.uk/appeal-planning-decision. 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.

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