



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	231
Suffix	
Property Name	
Address Line 1	Long Lane
Address Line 2	Hillingdon
Address Line 3	Hillingdon
Town/city	Uxbridge
Postcode	UB10 9JP

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

Easting (x)	Northing (y)
507568	184094
Description	

Applicant Details

Name/Company

Title

Mr & Mrs

First name

M

Surname

Baldwin

Company Name

Address

Address line 1

231 Long Lane

Address line 2

Hillingdon

Address line 3

Town/City

Uxbridge

County

Hillingdon

Country

Postcode

UB10 9JP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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)

Part Two-Storey, Part 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

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

The proposed Extension is lawful because it is permitted development, under Class A (GDPO).

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

LBH Ref Nos: 65967/APP/2023/3479

See 2.2 Prior Approval AA Householder (c) - which states "However, on this occasion the applicant has provided legally binding signed statutory declarations

in the presence of a solicitor which due to their legal nature and prominence act as proof that the house was rebuilt in 2009 and therefore complies."

This application replaces the previously refused scheme (Ref: 65967/APP/2026/790). The proposal has been amended to completely segregate the single-storey elements from the two-storey element. The single-storey extensions are now independent structures with an eaves height of 2680mm, fully compliant with Class A.1(f) within 2m of the boundary. The multi-storey element is entirely situated more than 2m away from any boundary, fully satisfying Class A.1(f) and A.2(c) of the GPDO.

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

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

Regarding Two-Storey Rear Extension - This Extension of more than one storey does not extend beyond the rear wall of the original house by more than three metres and is not within seven metres of any boundary opposite the rear wall of the house.

The Roof pitch matches the existing house as far as practicable.

Upper-floor windows located in a 'side elevation' will be obscure-glazed; and non-opening (unless the openable part is more than 1.7 metres above the floor).

Less than half the area of land around the "original house" will be covered by extensions or other buildings.

The Extension is not higher than the highest part of the existing roof; or higher at the eaves than the existing eaves.

Where the extension comes within two metres of the boundary the height at the eaves is less than three metres.

The materials used in exterior work will be of a similar appearance to those on the exterior of the existing house.

The Single-storey rear extensions will not extend beyond the rear wall of the original house by more than three metres, despite being detached.

The Single-storey rear extensions will not exceed four metres in height.

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:

unregistered

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?

54.00	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: 3 Total proposed (including spaces retained): 3 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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

65967/APP/2026/790

Date (must be pre-application submission)

17/06/2026

Details of the pre-application advice received

If any part of the extension proposed has eaves which exceed 3m in height, when any part of the extension, including the single storey element, is within 2m of the boundary, it does not benefit from permitted development rights under class A. The first floor extension eaves exceed 3m in height.

The two-storey extension would need to be separated from the ground floor extensions either side. If you decide to progress with this route, I would recommend submitting a certificate of lawful development for consideration.

I have now had an opportunity to review the latest planning history which acknowledges the stat dec and this is further supported by the appeal inspector.

However, it would be necessary to apply for a certificate of lawful development for the rear extension which should clearly demonstrate how the extension complies with the requirements of Class 1 Part A of the GPDO. If your client decides to progress 3 x rear extensions, (2 x single storey and 1 x two storey), it would be necessary to demonstrate the separation of these extensions and their inability to be joined in the future.

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

Mark Baldwin

Date

19/06/2026