



**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

Mr Chris Sawden
9 Norfolk Road
Uxbridge
London
England
UB8 1BL

Ref: 67940/APP/2011/1760

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 side/rear extension, conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable ends and single storey detached outbuilding to rear for use as store involving demolition of existing detached garage to rear (Application for a Certificate of Lawful Development for a Proposed Development)

Location of development: 4 HAROLD AVENUE, HAYES,

Date of Application: 20 July 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: 24 August 2011

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: 67940/APP/2011/1760

SCHEDULE

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

- 1 · The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 1, Classes, A, B, C & 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.

- 3 · The outbuilding hereby approved shall only be used for the purpose stated on the application form and approved drawings, namely as a store. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

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

INFORMATIVES

- 2 · You are advised this development is on a former National Filling Factory based on information from the local heritage centre. There is a possibility there may be some contaminating substances present in the ground. We have no specific information on the ground conditions. We would advise persons working on site to take basic Health and Safety precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

REASON

National Filling Factory Number 7 was located in Hayes from late 1915 and is thought to have been in operation until the end of the Great War in 1918. We have no detailed information about this former use, and it is thought due to the short life of the factory and the layout of the factory that large areas are unlikely to be affected by contamination.

- 4 · The proposed summerhouse indicated on plan reference number 1604/3 has not been determined as part of this granted Lawful Development Certificate.

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

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Schedule of Plans

Location Plan - received 19 Jul 2011

1604/1 - received 19 Jul 2011

1604/2 - received 19 Jul 2011

Supporting Statement in Respect of Outbuildings - received 19 Jul 2011

E-mail withdrawing summerhouse - received 18 Aug 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:

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London Borough of Hillingdon
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