



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW  
Tel: 01895 250230 Web: [www.hillingdon.gov.uk](http://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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

| Easting (x)                         | Northing (y)                        |
|-------------------------------------|-------------------------------------|
| <input type="text" value="509702"/> | <input type="text" value="181726"/> |

Description

Applicant Details

Name/Company

Title

First name

Jaideep

Surname

Singh

Company Name

Address

Address line 1

31 Whittington Avenue

Address line 2

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB4 0AD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary 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

Primary number

Secondary number

Fax number

Email address

## 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 single storey outbuilding in rear garden to be used for a purpose incidental to the enjoyment of the house known as 31 Whittington Avenue.

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 outbuilding would contain a gym and no primary living accommodation. This is considered incidental to the enjoyment of the main house and:

1. Not result in more than half the area of land around the original house being covered by additions or extensions.
2. Not be situated on land forward of a wall forming the principal elevation of the original dwellinghouse.
3. Not be more than one storey.
4. Not have a tank capacity exceeding 3,500 litres and
5. The overall height of the outbuilding would not be more than 2.5 metres within 2 metres of a shared boundary line.
6. Not be within the curtilage of a listed building.
7. Not consist of or include the construction or provision of a balcony, verandah or raised platform.

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?

In order for this development to be lawful, the detached single storey outbuilding will only be used for a purpose incidental to the enjoyment of the house known as number 31 Whittington Avenue and for no other purpose. The proposal will incidental to a dwelling house would not cover normal residential uses, such as separate self-contained accommodation nor the use of an outbuilding for primary living accommodation such as a bathroom or kitchen.

#### CLASS E - Outbuildings

Does the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)? NO

Does 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? NO

Does the building have more than one storey? NO

Does the height of the building, enclosure or container 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) 3 metres in any other case? NO

Does the height of the eaves of the building exceed 2.5 metres? NO

Is the building, enclosure, pool or container situated within the curtilage of a listed building? NO Does it include the construction or provision of a veranda, balcony or raised platform (means a platform with a height greater than 300 millimetres)? NO

Does it relate to a dwelling or a microwave antenna? NO

Does the capacity of the container exceed 3,500 litres? NO

In the case of any land within the curtilage of the dwellinghouse which is article 1(5) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse

## 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.](#)

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.

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[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?

28.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

1

## 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

## Cars

2

2

0

## Site Visit

☐ Yes

☒ No

☐ The agent

☒ The applicant

☐ Other person

## Pre-application Advice

☐ Yes

☒ No

**Authority Employee/Member**

(a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

☐ Yes

☒ No

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

[Redacted Signature]

Date

16/09/2024