

**MICHAEL OAKES ARCHITECTS LTD.**

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REGISTERED ARCHITECTS, DESIGNERS + ILLUSTRATORS

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To the Planning Department,  
London Borough of Hillingdon,  
Civic Centre, High Street  
Uxbridge, Middlesex,  
UB8 1UW

Dear Sir/Madam,

23rd October 2025

re proposed lawful development loft works, eg, installation of 2 x fixed, conservation velux skylights facing to the front, and proposed new side gable and rear dormer loft extension, all at 41 St Margarets Road, Ruislip, HA4 7NZ, for Mr and Mrs Randhawa

Please find attached our forms and drawings to enable this 'lawful development' planning application to be considered. We will pay the due planning fees electronically = £349.00 (including the Planning Portal service charge).

No trees are affected, and the existing parking spaces are retained unaffected on-site.

These proposals have been prepared for the client after various proposals were considered.

The proposal is well below the 50m<sup>3</sup> maximum loft volume allowed here (see the attached m<sup>3</sup> calculation sheet = 31.95m<sup>3</sup>).

We hope that this application can receive your approval in due course, but if you have any concerns or questions please do not hesitate to contact us immediately. We would really appreciate this courtesy!

Yours faithfully,

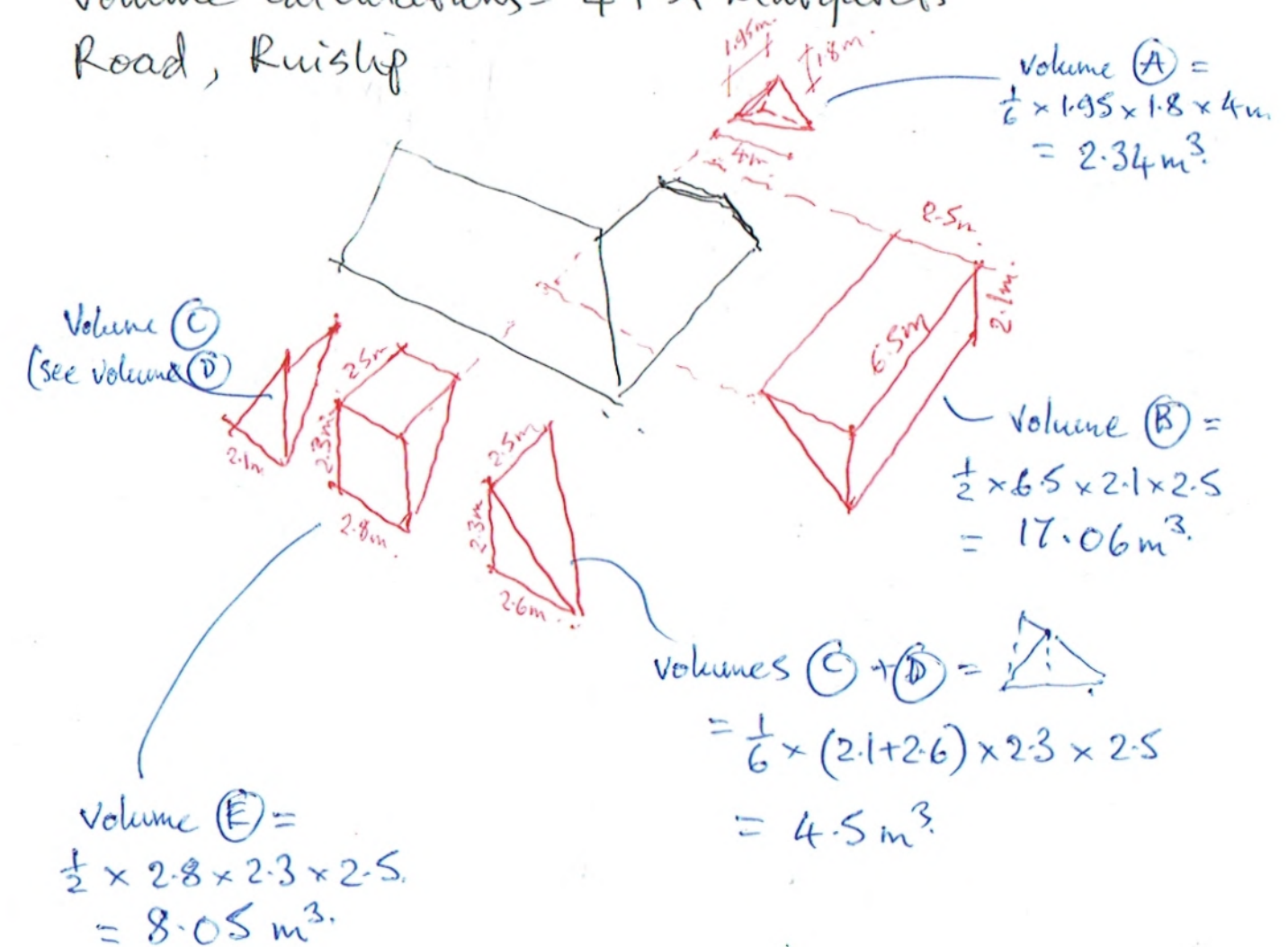
Michael Oakes

enclosed; sets of drawings and forms, dwgs

cc client

proposed lawful development loft.  
Volume calculations - 41 St Margarets  
Road, Ruislip

Oct '25



All proposed loft volumes above  
 $= 2.34m^3 + 17.06m^3 + 4.5m^3 + 8.05m^3$   
 $= \underline{\underline{31.95m^3}}$

= considerably below the allowed maximum  
of 50m<sup>3</sup>.

∴ this proposed volume would be deemed  
lawful.

[see accompanying drawings.]

checked - MJO