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 1995
ARTICLE 24

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

Mr Philip Rhyder
Stanmore Business Centre
Howard Road
Stanmore
London
HA71GB

Ref: 70715/APP/2015/2018

The Council of the London Borough of Hillingdon as the Local Planning Authority, hereby **REFUSE** the application for a Certificate of Lawfulness of Proposed Development under Section 192 of the above Act.

Description of development:	Single storey side extension, conversion of roof space to habitable use to include a rear dormer, 3 front rooflights, 1 side rooflight and 1 rear rooflight (Application for a Certificate of Lawful Development for a Proposed Development)
Location of development:	1 CASTLETON ROAD, RUISLIP,
Date of Application:	5 June 2015
Plan Numbers:	See attached Schedule of Plans

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

James Rodger

Head of Planning & Enforcement

Date: 29 July 2015

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 proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015, as:

(i) The enlarged part of the dwellinghouse would extend beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse; and

(ii) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would exceed 4 metres in height.

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

INFORMATIVES

END OF SCHEDULE

Address:
Residents 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

104-109 Rev. B - received 05 Jun 2015

104-108 Rev. B - received 05 Jun 2015

104-107 Rev. B - received 05 Jun 2015

104-106 Rev. B - received 05 Jun 2015

104-101 - received 01 Jun 2015

104-102 Rev. A - received 01 Jun 2015

104-104 Rev. A - received 01 Jun 2015

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 **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.

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