



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

51

Suffix

Property Name

Address Line 1

Queens Walk

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 0LX

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

Easting (x)

Northing (y)

511581

185977

Description

Applicant Details

Name/Company

Title

Mr

First name

Gareth

Surname

Mitchelson

Company Name

Address

Address line 1

51 Queens Walk

Address line 2

Address line 3

Town/City

Ruislip

County

Hillingdon

Country

Postcode

HA4 0LX

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Alexandre

Surname

Durao

Company Name

Alex D Architects Ltd

Address

Address line 1

Bassetsbury Barn

Address line 2

Bassetsbury Lane

Address line 3

Town/City

High Wycombe

County

Country

Postcode

HP11 1QX

Contact Details

Primary number

***** REDACTED *****

Secondary number

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)

Loft conversion to include hip to gable and outbuilding

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

Because we are under permitted development rights

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

Drawings attached

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

C3 - Dwellinghouses

Information about the proposed use(s)

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?

Loft conversion:

1. We are not on designated land.
2. The additional roof space will not exceed the volume allowance of 50 cubic metres
3. We are not extending beyond the plane of the existing roof slope of the principal elevation and are not fronting a highway
4. Materials are to be similar in appearance to the existing house.
5. No part of the extension is to be higher than the highest part of the existing roof.
6. There are no verandas, balconies or raised platforms
7. There are no side-facing windows
8. Roof extensions, apart from the hip to gable is to be set back, as far as is practicable, at least 20cm from the original eaves, measured along the roof plane.
9. There are no bats

Outbuilding

1. We are not on designated land
2. We are not within the grounds of a listed building.
3. We are not in national parks, the Broads, Areas of Outstanding Natural Beauty or World Heritage Sites
4. We are not forward of the principal elevation of the original house.
5. The outbuilding and other additions do not exceed 50% of the total area of land around the original house.
6. The outbuilding will not itself be separate, self-contained, have living accommodation and will not have a microwave antenna.
7. The outbuilding is to be single storey with a maximum eaves height of 2.5 metres
8. there are no balconies, verandas or raised platforms
10. There are no containers,

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)

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:

MX128426

Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes
 No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

8907-7424-0080-0788-0996

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?

27.00

square metres

Number of additional bedrooms proposed

1

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

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

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

Alexandre Durao

Date

05/08/2025