



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: Section 192, as amended by section 10 of the Planning and Compensation act 1991.  
Town and Country Planning (Development Management Procedure) (England) Order 2015

**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.

**1. Site Address**

Number	3
Suffix	
Property name	
Address line 1	Willow Gardens
Address line 2	
Address line 3	
Town/city	Ruislip
Postcode	HA4 6JT

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

Easting (x)	509781
Northing (y)	186531

Description

**2. Applicant Details**

Title	
First name	Shannon
Surname	Sullivan
Company name	
Address line 1	3, Willow Gardens
Address line 2	
Address line 3	
Town/city	Ruislip

## 2. Applicant Details

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. 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)

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

## 5. Grounds for Application

Information about the existing use(s)

## 5. Grounds for Application

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

C3 dwellinghouse

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

Select the use class that relates to the existing or last use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

C3 - Dwellinghouses

### Information about the proposed use(s)

Select the use class that relates to the proposed use. Please note that following changes to Use Classes on 1 September 2020, the list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. See help for more details on Use Classes.

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?

The proposed is considered to comply with Schedule 2, Part 1, Class B and Class C of the The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The current house:

Is not a building containing one or more flats, or a flat contained within such a building.  
Has not already had additional storeys added to it under permitted development rights.  
Was not changed to be used as a house (from a previous non-residential use) under permitted development rights.  
Was not built as a 'New Dwellinghouse' under permitted development rights.  
Is not on Article 2(3) designated land

Limitations on the proposed development:

Materials must be similar in appearance to the existing house.  
Volume of enlargement (including any previous enlargement) must not exceed the original roof space by more than:  
40 cubic metres for terraced houses; or  
50 cubic metres otherwise.  
Must not exceed the height of the existing roof.  
On the principal elevation of the house (where it fronts a highway), must not extend beyond the existing roof slope.  
Must not include:  
verandas, balconies\* or raised platforms; or  
installation, alteration or replacement of any chimney, flue, or 'soil and vent pipe'.  
Side-facing windows must be obscure-glazed; and, if opening, to be 1.7 metres above the floor of the room in which they are installed.  
Construction must ensure that:  
The eaves of the original roof are maintained (or reinstated)  
Any enlargement is set back, so far as practicable, at least 20cm from the original eaves (see pages 35-36 of the Technical Guidance below for more details)  
The roof enlargement does not overhang the outer face of the wall of the original house

With the exceptions that:

Points 1 and 2 do not apply to the relevant parts of any hip-to-gable enlargement

None of these three points apply to the relevant parts of any enlargement that joins the original roof to the roof of a side or rear extension.

## 6. Site Information

### 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	MX172981
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### Energy Performance Certificate

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

Yes  No

## 7. Further information about the Proposed Development

What is the Gross Internal Area (square metres) to be added by the development?

28.30

Number of additional bedrooms proposed

2

Number of additional bathrooms proposed

1

## 8. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes  No

## 9. 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

## 10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 11. 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.

Yes  No

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?

## 12. Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

If Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

## 13. Declaration

I/we hereby apply for a Lawful Development Certificate as described in this form 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.

Date (cannot be pre-application)

15/02/2021