



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 an Existing Use or Operation or Activity, including those in breach of a planning condition

### 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

38

Suffix

Property Name

Address Line 1

Castle Avenue

Address Line 2

Yiewsley

Address Line 3

Hillingdon

Town/city

West Drayton

Postcode

UB7 8LG

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

Easting (x)

506459

Northing (y)

180722

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Fawad

Surname

Zargar

Company Name

### Address

Address line 1

38 Castle Avenue

Address line 2

Yiewsley

Address line 3

Town/City

West Drayton

County

Hillingdon

Country

United Kingdom

Postcode

UB7 8LG

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

mr

First name

Gulraiz

Surname

Ghafoor

Company Name

GG Architecture

## Address

Address line 1

40 thorncliffe road

Address line 2

Address line 3

Town/City

london

County

Country

united kingdom

Postcode

ub2 5rq

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Reason for Lawful Development Certificate

Please indicate why you are applying for a lawful development certificate

- An existing use
- Existing building works
- An existing use, building work or activity in breach of a condition

**Being a use, building works or activity which is still going on at the date of this application.**

## Description of Existing Use, Building Works or Activity

Please fully describe each existing use, building works or activity for which you want the lawful development certificate. Where appropriate, show to which part of the land each use, building works or activity relates

hip to gable rear dormer loft conversion

## Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- The use began more than 10 years before the date of this application
- The use, building works or activity in breach of condition began more than 10 years before the date of this application
- The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- The use as a single dwelling house began more than four years before the date of this application
- Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

If the certificate is sought on 'Other' grounds please give details

the proposal is for a loft conversion and was built without planning due to it being built under pd rights.

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

Yes  
 No

Please state why a Lawful Development Certificate should be granted

the application follows pd rights  
the dwelling is a semi and doesn't exceed 50 cubic 3  
  
not in any designated land  
  
doesn't exceed the slope of the existing ridge of the house  
  
roof tiles similar style to existing house  
  
no part of the roof is higher than the existing  
  
no habitable side facing windows  
  
more than 200mm set back from the eaves to the rear dormer  
  
no bats (n/a for ecological assessment)  
  
the proposal is to accommodate for a larger family

## Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

14-10-2024

In the case of an existing use or activity in breach of conditions has there been any interruption?

Yes  
 No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

Yes  
 No

### Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

Yes  
 No

### 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/plan ref](#)

## 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:**

38

## 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.

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?

25.00

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

## 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

## Interest in the Land

Please state the applicant's interest in the land

- Owner
- Lessee
- Occupier
- Other

## 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

## Declaration

I/We hereby apply for Lawful development: Existing 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

Gulraiz Ghafoor

Date

14/03/2025