



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 (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

4

Suffix

Property Name

Address Line 1

Kendal Close

Address Line 2

Address Line 3

Hillingdon

Town/city

Hayes

Postcode

UB4 8SX

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

Easting (x)

Northing (y)

509292

183320

Description

## Applicant Details

### Name/Company

Title

Mrs

First name

Kemi

Surname

Baptiste

Company Name

### Address

Address line 1

4 Kendal Close

Address line 2

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB4 8SX

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

Nik

Surname

Vyas

Company Name

Yellow Studio

## Address

Address line 1

INTEGER HOUSE, Bucknall Lane

Address line 2

BRE INNOVATION CAMPUS

Address line 3

Town/City

Hertfordshire

County

Country

United Kingdom

Postcode

WD25 9XX

# 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)

The ground floor and the first floor is retained as the existing. A staircase leading to the loft space has been proposed over the already existing stairwell and a window is proposed for ventilation and light. The proposed converts the loft floor into a habitable space with a large bedroom with ensuite and a space for the wardrobe which is accessed from the staircase directly. The remaining space is proposed to be used as eaves storage. 2 Roof-lights have been proposed in the wardrobe space to bring in more light into the dressing space. A flat dormer with 2 windows has been proposed towards the rear of the property so as to maximize the usable space in the proposed bedroom.

The proposed roof plan has been retained as existing roof with addition of 2 roof lights towards the front and a flat roof dormer towards the rear of the property.

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

The building is not in a green belt, nor a listed building or in a conservation area. The property does not categorize itself as article 2(3) land "In National Parks, the Broads, areas of outstanding natural beauty, conservation areas, and land within World Heritage Sites". Therefore the property has permitted development rights. The PD Technical guidelines indicates the rights for householders to "improve and extend their homes without the need for planning permission". Hence it is lawful for the proposed development.

### Design and Access Statement

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

C3 - Dwellinghouses

**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.

### Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

**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.

Is the proposed operation or use

Permanent  
 Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

B.1 (b) that "any part of the dwelling house would, as a result of the works, exceed the height of the highest part of the existing roof", the proposed dormer does not exceed the highest part of the existing roof as shown on the proposed elevations. The topmost point of the roof is designed to be below the main house ridge line, this is sympathetic to the neighbouring building since it creates a coherent rear elevation and will not affect the street front. (d) The advantage of proposing the rear dormer is to add usable space into the converted attic area, the proposed new area does not exceed over 50 cubic metres.

which in turn does not overwhelm the existing form of the semi detached house.

B.2 (a) It's encouraged by the permitted development guidelines that "The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house" the proposed will be cladded in recycled tiles from the existing roof, this in turn will maintain the appearance of the exterior dwelling house. Condition B.2 (b)(i)(aa) states the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves.

### 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)

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:**  
Unregistered

# 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?

31.62

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:

2

### Total proposed (including spaces retained):

2

### 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

Nik Vyas

Date

13/09/2023