



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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
<input type="text" value="504981"/>	<input type="text" value="188801"/>

Description

Canalside land to the North of Moorhall Road, adjacent to Widewater Place and Peerless Drive

Applicant Details

Name/Company

Title

Ms

First name

Amy-Alys

Surname

Tillson

Company Name

Welcom Co-operative

Address

Address line 1

WELCOM Co-operative

Address line 2

c/o Iris Fornefield

Address line 3

42 Cotswold Gardens

Town/City

County

Country

United Kingdom

Postcode

NW2 1QU

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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

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 land is owned by the Canal and River Trust and the existing use of the land is by Canal and River Trust (CRT) as Operational Land, including existing mooring for operational craft. Welcom Co-operative are in the process of applying for a lease from CRT to manage the land as leisure moorings.

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

Land Registry documents indicating the ownership of the land by the Canal and River Trust.

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

Other

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.

Other (please specify)

Sui Generis (Canal and River Trust Operational Land)

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

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.

Other (please specify)

Sui Generis (Canal and River Trust Leisure Moorings)

Is the proposed operation or use

☒ Permanent

☐ Temporary

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

Welcom Co-operative (Welcom) is applying for a lease from the land owners, the Canal and River Trust (CRT). Welcom plan to add a gate, improve access by laying a pathway and install mooring rings for the purpose of facilitating permanent Leisure moorings. No permanent buildings, infrastructure or pontoons are proposed. There are exposed tie rods (see photos attached) throughout the site, which have become exposed through the detrimental erosion of the ground. The land in these areas will be built up to cover the tie rods and a path overlaid.

As the land is owned by CRT, consequently the proposal falls under Schedule 2, Part 8, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO 2015) to deliver development required in connection with the operation of the waterways through the automatic grant of planning permission.

The use of CRT land for the purpose of leisure moorings such as those planned at Widewater is incidental to the primary use of the canal network and these uses would not therefore require planning permission.

Referring to Schedule 2, Part 8, Class B, the land will be used as per (b) in connection with the embarking, disembarking, loading, discharging or transport of passengers, livestock or goods at a dock, pier or harbour, or with the movement of traffic by canal or inland navigation or by any railway forming part of the undertaking. The gate and path would provide safe access to moorings to facilitate the movement of traffic by canal. The use of the waterspace for leisure moorings is incidental to the primary use of the canal. Planning permission is therefore not required for the use of this land as moorings for leisure purposes.

See attached document (produced by CRT) to explain the application of Schedule 2, Part 8, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 for inland waterways undertakings. See appendix A, Case Study 2 (Common Moor Lock) for an example of a similar development.

Part of the site falls within a Conservation Area, but the moorings will not have a detrimental impact on the heritage value of the site, in fact they will add heritage value. There is evidence that boats have been moored on the site at several points in its history - a photo (attached) of the site in the 1960s shows a boat moored there, and there are historic signs indicating that British Waterways had designated part of the site for mooring maintenance craft. The heritage of Widewater Lock and environs will not be impacted by the proposal as the planned moorings start 40m away from the lock gates. Hillingdon Canal Partnership who manage the canal-based Conservation Areas are supportive of the project, particularly as they will be much needed affordable moorings for the area. There are no plans to fell any trees within the Conservation Area, and prior to any works starting, full Ecological and Tree Surveys will be carried out.

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:

AGL344267

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?

0.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

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

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

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

- ☒ Yes
- ☐ No

Declaration

I / We hereby apply for Lawful development: Proposed use as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Amy-Alys Tillson

Date

24/04/2023