



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

44

Suffix

Property Name

Address Line 1

Orchard Close

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 7LS

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

Easting (x)

Northing (y)

508423

187679

Description

## Applicant Details

### Name/Company

Title

Mr.

First name

Paresh

Surname

Patel

Company Name

### Address

Address line 1

44 Orchard Close

Address line 2

Address line 3

Town/City

Ruislip

County

Hillingdon

Country

Postcode

HA4 7LS

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

Mr

First name

Hitesh

Surname

Sodvadiya

Company Name

IDEAL Design Ltd

## Address

Address line 1

116 Rushden Gardens

Address line 2

Ilford

Address line 3

Town/City

Essex

County

Country

United Kingdom

Postcode

IG5 0BN

# 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)

Proposed loft conversion with hip to gable wall, rear dormer and front roof lights with associated internal alteration

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 existing property is under single family dwelling use.

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

44OC(01) -Rev.A, 44OC(02) -Rev.A, 44OC(03) -Rev.B, 44OC(04) -Rev.B

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 Development is not permitted by Class B if:

- (a) any part of the dwelling house would, as a result of works, exceed the height of the highest part of the existing roof;
- (b) any part of the dwelling house would, as a result of works, extend beyond the plane of any existing roof slope which forms the principle elevation of the dwelling house and fronts the highway;
- (c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than
  - i. 40 cubic metres in the case of a terrace house or
  - ii. 50cu.mts. in any other case
- (d) It would consist of or include-
  - i. The construction or provision of a veranda, balcony or raised platform or
  - ii. The installation, alteration or replacement of chimney, flue or soil and vent pipe or;

(e) The dwelling house is on article 1(5) land.

C.1 Development is not permitted by Class C if –

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)
- (b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof
- (c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or
- (d) it would consist of or include-
  - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

#### 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:**

AGL39281

## 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?

23.50

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

**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 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

Hitesh Sodvadiya

Date

23/05/2023