



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

7

Suffix

Property Name

Address Line 1

Kings Close

Address Line 2

Address Line 3

Hillingdon

Town/city

Northwood

Postcode

HA6 3SB

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

Easting (x)

Northing (y)

509614

191859

Description

## Applicant Details

### Name/Company

Title

MR

First name

EDWARD

Surname

McCOURT

Company Name

### Address

Address line 1

7 Kings Close

Address line 2

Address line 3

Town/City

Northwood

County

Hillingdon

Country

Postcode

HA6 3SB

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

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

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

Other

First name

TRICON

Surname

DESIGN

Company Name

TRICON DESIGN

## Address

Address line 1

STUDIO 21

Address line 2

497 SUNLEIGH ROAD

Address line 3

Town/City

WEMBLEY

County

Country

Postcode

HA0 4LY

# 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)

Erection of single storey rear extension, loft conversion with rear dormer and front skylights, and garage conversion into habitable room.

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

EXISTING USE OF THE APPLICATION SITE IS RESIDENTIAL DWELLING AND NO CHANGE IS PROPOSED IN THIS REGARD. THE APPLICATION SITE IS A SEMI-DETACHED PROPERTY AND PERMITTED DEVELOPMENT RIGHT FOR LOFT CONVERSION IS 50 cubic meter.

PERMITTED DEVELOPMENT RIGHT FOR REAR EXTENSION AND GARAGE CONVERSION ARE INTACT.

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

PLEASE SEE ATTACHED DRAWINGS

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

C3 - Dwellinghouses

#### Information about the proposed use(s)

Select the use class that relates to the proposed use.

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?

##### REAR EXTENSION:

THE CERTIFICATE OF LAWFULNESS SHOULD BE GRANTED AS THE TOTAL DEPTH OF THE NEW EXTENSION WOULD BE NO MORE THAN 4mtr, THE HIGHEST POINT OF THE ROOF WOULD BE NO MORE THAN 3mtr AND EAVES TO BE NO HIGHER THAN 3mtr FROM NATURAL GROUND LEVEL. THE TOTAL BUILT UP AREA WOULD REMAIN UNDER 50% OF THE GARDEN.

THE PROPOSED MATERIALS FOR REAR EXTENSION ARE AS UNDER

WALL: BRICKS MATCH TO EXISTING.

ROOF: WARM DECK FLAT ROOF

WINDOWS: UPVC DOUBLE GLAZED WINDOWS

DOORS: UPVC DOUBLE GLAZED DOOR

ALL MATERIAL FINISHES TO MATCH EXISTING.

##### GARAGE CONVERSION:

THE PROPOSED MATERIALS FOR GARAGE CONVERSION ARE AS UNDER.

WALL: BRICKS MATCH TO EXISTING.

WINDOWS: UPVC DOUBLE GLAZED WINDOWS

##### LOFT:

CERTIFICATE OF LAWFULNESS SHOULD BE GRANTED AS THE TOTAL VOLUME OF THE PROPOSED LOFT WILL BE LESS THAN 50 cubic meter.

THE PROPOSED MATERIALS ARE AS UNDER

. WALLS: STUD WALL WITH TILES

. ROOF: WARM DECK FLAT ROOF

. WINDOWS: UPVC DOUBLE GLAZED WINDOWS

. SKYLIGHTS NOT TO PROJECT MORE THAN 150mm FROM ROOF PLAIN.

. DORMER FACE AND CHEEKS TO BE TILE HUNG

ALL FINISHES TO MATCH EXISTING

## 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?

60.70

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

2

## 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

## 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

TRICON DESIGN

Date

22/02/2024