



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

28

Suffix

Property Name

Address Line 1

Grosvenor Crescent

Address Line 2

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB10 9ER

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

Easting (x)

Northing (y)

507725

184149

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Irfan

Surname

Celaj

Company Name

### Address

Address line 1

28 Grosvenor Crescent

Address line 2

Address line 3

Town/City

Uxbridge

County

Hillingdon

Country

Postcode

UB10 9ER

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

## 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 proposed development comprises a loft conversion and a rear extension to the existing dwelling. The works include internal alterations and the formation of a new staircase to access the loft space, together with roof alterations such as dormer and rooflights. The rear extension will extend from the existing rear elevation. No alterations are proposed to the existing access, and no new streets, hard standings, or means of enclosure are proposed. Existing drainage arrangements will be retained, with any additional connections made to the existing system.

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". And the property is not subjected to Article 4 direction. 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 the proposed development is lawful.

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

Location plan, existing floor plans with elevations and proposed floor plans with elevations.

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?

The proposed development adheres to the Permitted development rights for householders Technical Guidance: B1.(d) The cubic content of the resulting roof space would not exceed the cubic content allowance of the original roof space by more than 40 cubic meters. Our proposal includes a loft conversion with the addition of a dormer. The dormer volume is 11.28 cubic meters. B.2(a) 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 dwellinghouse. Our proposed dormer has similar materials to the original dwellinghouse. Thus a Lawful Development Certificate should be granted for this proposal.

## 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".

<b>Title Number:</b> AGL54923
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## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes  
 No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

6000-7036-0222-1093-3103

## 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?

45.51

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:**

3

**Total proposed (including spaces retained):**

3

**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

24/12/2025