08.11.2026

London Borough of Hillingdon
Civic Centre
Planning Department
High Street
Uxbridge
UB8 1UW

Submitted via Planning Portal

Dear Sir/Madam

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 3, Class L

Application for a Lawful Development Certificate for Existing Use as a Small HMO (Class C4)

35 Richmond Avenue, Uxbridge, UB10 9BQ

Planning Portal Reference: PP-15355011

The application has been submitted for a Lawful Development Certificate for the existing use as a small HMO (Class C4) at 35 Richmond Avenue, Uxbridge, on behalf of the Applicant; J A Neil Limited. The following drawings and documents and drawings have been submitted as evidence online via the Planning Portal in support of the application (Planning Portal ref: PP-15355011):

1. Application form, duly completed and signed;
2. Site Location Plan (Ref. PP-15355011);
3. Proposed Ground Floor Plan (Ref. D10-D);
4. Proposed First Floor Plan (Ref. D11-A);
5. Proposed Second Floor Plan (Ref. D120-A);
6. Tenancy Agreement for one room from 29.08.2025 (dated 16.08.2025);
7. 4no.Tenancy Agreements for one room from 10.09.2025 (dated 10.09.2025 by 4 separate tenants);

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8. Bank Statements showing rent payments;
9. HMO Application (dated 21.10.2025);
10. Final Decision to grant HMO Licence (dated 11.06.2026);
11. Planning Statement included within this letter.

Site Description

The site is located on the north side of Richmond Avenue in a residential area. The property is a two storey semi-detached dwelling with off street parking to the front.

The subject site is located within a designated residential area, the building is not Listed and it is not located within a Conservation Area. There are no Scheduled Monuments or Listed Buildings within the vicinity of the site. The site is located within Flood Zone 1.

Planning History

The Site

- Planning Application ref. 79674/APP/2026/1648 was withdrawn in October 2026 for the retrospective change of use of existing dwelling into a five-bedroom, eight-occupier HMO with associated internal and external fenestration alterations
- Planning Application ref. 79674/APP/2025/2841 was confirmed as Prior Approval Not Required in December 2025 for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.00 metres, for which the maximum height would be 3.00 metres, and for which the height of the eaves would be 2.93 metres.
- Planning Application ref. 79674/APP/2025/2375 a certificate of lawful development was issued in September 2025 for the erection of single storey extension to rear and erection of outbuilding to rear garden.

Relevant Legislation

Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) permits the change of use from a dwellinghouse (Class C3) to a small HMO (Class C4).

Permitted Development

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L. Development consisting of a change of use of a building—

a) from a use falling within Class C4 (houses in multiple occupation) of the Schedule to the Use Classes Order, to a use falling within Class C3 (dwellinghouses) of that Schedule;
b) from a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, to a use falling within Class C4 (houses in multiple occupation) of that Schedule.

Development Not Permitted

L1. Development is not permitted by Class E if–

a) as two or more separate dwellinghouses falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order of any building previously used as a single dwellinghouse falling within Class C4 (houses in multiple occupation) of that Schedule; or
b) as two or more separate dwellinghouses falling within Class C4 (houses in multiple occupation) of that Schedule of any building previously used as a single dwellinghouse falling within Class C3 (dwellinghouses) of that Schedule.

Planning Assessment

The applicant seeks a certificate of lawful development to confirm the existing use of the property as a small HMO (Class C4). The applicant states that the change of use would be permitted development under the provisions of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended) as set out above.

An Article 4 Direction came into force on 11th December 2025 removing permitted development rights from a large area of the London Borough of Hillingdon, including the application site. The use of the property as a HMO however, had commenced on 28th August 2025 when the first tenant occupied the property, followed by another four tenants from 10th September 2025. The property has been in use as a 5 bedroom HMO (Class C4) ever since.

Section 191 (1) of the Town and Country Planning Act states that 'If any person wishes to ascertain whether any proposed use of buildings or other land would be lawful, he may make an application for the purpose to the local planning authority specifying the land and describing the use'. Section 191(2) confirms that a certificate shall be granted if the authority is satisfied that the proposed use would be lawful.

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The question for assessment therefore is whether the existing use of the application property commenced prior to the date of adoption of the Article 4 Direction on 11 December 2025.

Proposed (now existing) floor plans have been submitted to demonstrate how the property has been adapted to aid the change of use from a dwellinghouse (Class C3) to a small HMO (Class C4). Evidence has also been submitted in the form of tenancy agreements for 5no. occupants since 29th August, and 10th September 2025. Bank Statements showing rent payments have also ben provided. Furthermore, an application was made for a HMO Licence for this property dated 21st October 2025. The tenancy agreements and HMO Licence application all pre-date the Article 4 Direction which come into force on 11th December 2025.

The HMO Licence has since been issued dated 11th June 2026.

Conclusion

Given the above, the proposals met the criteria set out in Schedule 2, Part 3, Class L of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) at the time the use commenced on 29th August, and before the Article 4 Direction come into force on 11th December 2025. Therefore, a Certificate of Existing Use should be issued.

The relevant Planning Application fee has been paid directly by the applicant to the Planning Portal. All required details have been submitted with this application to enable the Authority to make a sound judgment on the existing use of the application property.

I trust that this is sufficient to register the application as valid and look forward to hearing from you shortly. If you should require any additional information, please do not hesitate to contact me.

Yours Faithfully,

Ms. Pester

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