



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

8-10 Rowland Place

Address Line 1

Green Lane

Address Line 2

Address Line 3

Hillingdon

Town/city

Northwood

Postcode

HA6 1AB

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Kim

Surname

Johnson

Company Name

Move Wellbeing Ltd

Address

Address line 1

5-6 Rowland Place

Address line 2

Green Lane

Address line 3

Town/City

Northwood

County

Country

United Kingdom

Postcode

HA61AB

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

Miss

First name

Kim

Surname

Johnson

Company Name

Move Well-being Ltd

Address

Address line 1

5-6 Rowland Place

Address line 2

Green Lane

Address line 3

Town/City

Northwood

County

Country

United Kingdom

Postcode

HA61AB

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

Hello,

Our joint landlord, W.E. Black, who owns both our current property (5–6 Rowland Place) and the property we are moving to (MiCasa, 8–10 Rowland Place), is aware that our premises have Class E use, which will also need to apply to the new property.

8–10 Rowland Place was formerly Class A but now falls under Class E. We have been liaising with Katie Crosbie and Eion Concannon regarding this.

MiCasa (an interior design and furniture store) has occupied 8–10 Rowland Place continuously since at least 2014, and therefore the property falls within Planning Use Class E, the same as our current use.

However, the landlord's solicitor has requested a Lawful Development Certificate for Existing Use, which is why we are making this application, as kindly advised by Katie.

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

We

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

E(a) - Display/Sale of goods other than hot food

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(d) - Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating

Is the proposed operation or use

Permanent
 Temporary

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

8-10 Rowland Place has been continuously occupied by MiCasa (interior design and furniture store) since at least 2014 therefore falls under Planning Use Class E. Which we also fall under.

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:
434336

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)

0303-2545-9713-4076-7014

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

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

And Eoin Concannon

Date (must be pre-application submission)

08/10/2025

Details of the pre-application advice received

Katie kindly advised that she can "see from Google Street View that the premises has been continuously occupied by Micasa (an interior design and furniture gallery open to the public) since at least September 2014 (more than ten years). Therefore, this established use would fall within Planning Use Class E.

A gym use also falls within Planning Use Class E. Accordingly, I can confirm that the use of 8-10 Rowland Place, Northwood for a Move Well Gym would be a lawfully Permitted Use."

However WE Black said even with this information their Solicitor requires as a condition of the proposed Assignment a Certificate of Established Use for Class E.

Katie advised this would be a Lawful Development Certificate for Existing Use and guided us to this portal, giving permission to kindly use her name and Eoin's.

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 Lessee or Occupier, please give details of the owner and state whether they have been informed in writing of this application

***** REDACTED *****

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

Kim Johnson

Date

28/10/2025