



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

Charville Lane Flood storage

Address Line 1

Address Line 2

Address Line 3

Town/city

Hayes

Postcode

UB4 8PA

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

Easting (x)

509799

Northing (y)

183717

Description

Charville Land Flood storage is a statutory reservoir. The access bridge spans over Yeading Brook 300m north of the end of Charville Lane, Hillingdon, West London.

The bridge provides access mainly to Environment Agency operations staff to undertake reservoir safety works and comply with Reservoir act. The bridge also used by public. This bridge is now deteriorated and required replacement with a composite material for a longer life span.

Applicant Details

Name/Company

Title

Mr

First name

Berhe

Surname

Kesete

Company Name

Environment Agency

Address

Address line 1

Charville Lane Flood storage

Address line 2

Address line 3

Town/City

Hayes

County

Country

England

Postcode

UB4 8PA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Berhe

Surname

Kesete

Company Name

Environment Agency

Address

Address line 1

Alchemy

Address line 2

Bessemer Road

Address line 3

Welwyn Garden city

Town/City

County

Country

GB

Postcode

AL7 1HE

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

Charville Land Flood storage is a statutory reservoir. The access bridge over the flume structure spans over Yeading Brook 300m north of the end of Charville Lane, Hillingdon, West London.

The bridge was built to provide access to Environment Agency operations staff to carry out reservoir safety works and to comply with Reservoir act. The bridge also used by the general public. This bridge has now significantly deteriorated.

The Environment Agency is planning to replace the existing timber foot bridge super structure with materials of a life span of 50 years or greater, and minimum maintenance need such as steel beam, Fibre Reinforced Polymer (FRP) or alike. The minimum required live load capacity of the new bridge will be upgraded from 3T to 5T.

The existing access bridge has a span of around 2.75m, width 4.18m and height 2.55m (soffit to invert). The new bridge will have the same dimension as existing.

The bridge will be prefabricated off site and brought to site for installation. A small lifting plant of around 5T will be used.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

Due to the bridge current condition, it is now downgraded to pedestrian use only with bi-monthly inspection in place to assess operational and public safety risks while the bridge replacement being planned.

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 access bridge is part of the Statutory reservoir asset and constructed for operational purpose and to comply with the reservoir act. The access bridge will have the same foot print and dimension with existing. However, the timber bridge will be replaced with a long lasting composite material. The colour of the parapet will be matching exiting adjacent rails.

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

Communication with LB Hillingdon:

The Environment Agency can rely on certain permitted development rights under the General Permitted Development Order Part 13 Class D to replace a small bridge where the works are directly required for watercourse or flood risk management functions. There are certain caveats to the PD rights so the safest course of action would be to submit an application for a Certificate of Lawful Development.

Kind regards

Ed Laughton
Area Planning Service Manager - Central and South
Planning and Sustainable Growth
Residents Services
Civic Centre (3N/02)
Hillingdon Council

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

Other

Other (please specify)

Environment Agency Flood storage Access bridge

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Please select...

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

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

The access bridges is part of the flood storage reservoir and was built in 1993, as part of the River Crane scheme to alleviate flooding in Yeading and Hayes, by restricting flows across the Yeading Brook. The bridge has now reached end of its life span and need replacing with the same footprint and dimensions.

Have also communicated with LB Hillingdon Planning Team and suggested to apply for certificate of lawful development to be on the save side however this could fall under permitted development.

The Environment Agency can rely on certain permitted development rights under the General Permitted Development Order Part 13 Class D to replace a small bridge where the works are directly required for watercourse or flood risk management functions. There are certain caveats to the PD rights so the safest course of action would be to submit an application for a Certificate of Lawful Development.

Kind regards

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Area Planning Service Manager - Central and South
Planning and Sustainable Growth
Residents Services
Civic Centre (3N/02)
Hillingdon Council

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?

0.00

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

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

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Charville Lane flood storage reservoir UB4 8PA

Date (must be pre-application submission)

21/05/2026

Details of the pre-application advice received

The Environment Agency can rely on certain permitted development rights under the General Permitted Development Order Part 13 Class D to replace a small bridge where the works are directly required for watercourse or flood risk management functions. There are certain caveats to the PD rights so the safest course of action would be to submit an application for a Certificate of Lawful Development.

Kind regards

Ed Laughton
Area Planning Service Manager - Central and South
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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 Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

***** REDACTED *****

Have they been informed of the application?

☒ Yes

☐ No

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

Berhe Kesete

Date

09/06/2026