



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	50
Suffix	
Property Name	
Address Line 1	Mayfield Close
Address Line 2	
Address Line 3	Hillingdon
Town/city	Uxbridge
Postcode	UB10 0DU

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

Easting (x)	Northing (y)
507785	182740

Description

Applicant Details

Name/Company

Title

Mr

First name

Ajab

Surname

Khan

Company Name

Address

Address line 1

50 Mayfield Close

Address line 2

Address line 3

Town/City

Uxbridge

County

Hillingdon

Country

Postcode

UB10 0DU

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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)

Adjustement to existing staircase to access new floor, rear dormer and front 3 x velux windows

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 existing dwelling is a lawful single-family dwellinghouse (Use Class C3) and has been occupied and used as such continuously. The property was originally constructed as a dwellinghouse and there is no evidence that the lawful residential use has been abandoned or altered through any subsequent planning restrictions.

The proposed works comprise a loft conversion with a total additional roof volume of approximately 24.3m³. No previous roof enlargements have been carried out at the property and, therefore, the cumulative roof enlargement remains within the volume allowances permitted under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal relates solely to the enlargement of an existing lawful dwellinghouse and does not involve a material change of use. Accordingly, the existing building is considered lawful, and the proposed development is considered lawful by virtue of permitted development rights, subject to the confirmation of the Local Planning Authority through this application.

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

Accompanying this application the following drawings
NMCU - 100 - Location And Block Plan
NMCU - 200 - Existing Floor Plans
NMCU - 201 - Proposed Floor Plans
NMCU - 400 - Existing Elevations
NMCU - 401 - Proposed 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 applicant considers that a Lawful Development Certificate should be granted as the proposed development constitutes permitted development under Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal relates to the enlargement of the roof of an existing lawful dwellinghouse (Use Class C3) by way of a loft conversion. The proposed works do not extend beyond the plane of the existing roof slope forming the principal elevation fronting the highway, and the materials used in the exterior of the development will be similar in appearance to those used in the construction of the existing dwellinghouse.

The proposed roof enlargement results in an additional roof volume of approximately 24.3 cubic metres. No previous roof enlargements have been undertaken at the property and, therefore, the cumulative additional roof space created remains within the volume limitations prescribed by Class B.

The dwellinghouse retains its lawful residential use throughout, and the proposal does not involve a material change of use. The submitted drawings and supporting information demonstrate that the proposal complies with the relevant criteria of permitted development legislation. Accordingly, it is considered that the proposed development is lawful and that a Certificate of Lawfulness should be granted.

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?

25.00

square metres

Number of additional bedrooms proposed

2

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

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

Safdar Hussain

Date

09/06/2026