



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	28
Suffix	
Property Name	Bittern House
Address Line 1	Wraysbury Drive
Address Line 2	
Address Line 3	Hillingdon
Town/city	West Drayton
Postcode	UB7 7FH

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

Easting (x)	Northing (y)
505716	180548
Description	

Applicant Details

Name/Company

Title

First name

India

Surname

Hicks

Company Name

Taylor Wimpey

Address

Address line 1

Head Office

Address line 2

Gate House

Address line 3

Turnpike Road

Town/City

High Wycombe

County

Buckinghamshire

Country

England

Postcode

HP12 3NR

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)

The proposed works comprise:

- Retention of existing masonry façades, with localised removal and reinstatement of brickwork where required to facilitate the installation of new cavity barriers and fire-stopping measures.
- Removal of existing render finishes to selected masonry areas, localised removal and reinstatement of brickwork to facilitate cavity barrier and fire-stopping installations, followed by the application of a replacement fire-rated render system.
- Temporary removal of existing fibre cement cladding systems to enable the installation of cavity barriers and fire-stopping measures and, where required, the localised removal and reinstatement of brickwork behind.
- Reinstatement of existing fibre cement cladding on new non-combustible support frameworks incorporating calcium silicate sheathing boards, breather membranes, cavity barriers and fire-stopping measures.
- Replacement of existing support structures and associated combustible components within the cladding build-up with non-combustible alternatives where required.
- Removal of existing Kingspan PIR soffit insulation and replacement with non-combustible mineral wool (Rockwool) soffit insulation.

Where external cladding materials and finishes are removed as part of the remediation works, they will be reinstated on a like-for-like basis and colour matched to the existing building. The completed works will therefore have no material effect on the external appearance of the building, and the resultant façades will be identical, or very closely match, the existing condition.

The proposed works are remedial in nature and are limited to the replacement of non-compliant materials and the installation of fire safety measures within the existing external wall construction. No material alteration to the appearance of the building is proposed. It is therefore considered that the works constitute lawful development and a Certificate of Lawfulness is sought accordingly.

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 proposed works involve upgrading the existing external wall construction, including the cladding system, cavity barriers, and insulation, to meet current building regulations. The works will not change the building's overall appearance or elevations. Any materials and finishes removed during the remediation works will be reinstated on a like-for-like basis and colour matched to the existing building. As there will be no material change to the external appearance, the works do not require planning permission and are therefore considered lawful. For further details of the proposed works, refer to the cover letter provided.

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

Refer to the following information:
1262-BM3-SW-ZZ-DR-A-30000
1262-BM3-ZZ-ZZ-DR-AR-33100
1262-BM3-ZZ-ZZ-DR-AR-33101
1262-BM3-ZZ-ZZ-DR-AR-33102
1262-BM3-ZZ-ZZ-DR-AR-33103
1262-BM3-ZZ-ZZ-DR-AR-33104
1262-BM3-ZZ-ZZ-DR-AR-33105
1262-BM3-ZZ-ZZ-DR-AR-39001P
1262-BM3-ZZ-ZZ-DR-AR-39002P
1262-BM3-ZZ-ZZ-DR-AR-39003P
1262-BM3-ZZ-ZZ-DR-AR-39004P
and Cover Letter and Render Sample

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?

Currently certain components do not meet certain fire safety requirements so the remediation works are required to address these matters.

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:

AGL273203

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

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

Catherine Jones

Date

23/07/2026