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: 36

Suffix:

Property Name:

Address Line 1: Reginald Road

Address Line 2:

Address Line 3: Hillingdon

Town/city: Northwood

Postcode: HA6 1EE

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

Easting (x): 509663

Northing (y): 191060

Description:

Applicant Details

Name/Company

Title

Mr

First name

John

Surname

Devaney

Company Name

Address

Address line 1

36 Reginald Road

Address line 2

Address line 3

Town/City

Northwood

County

Hillingdon

Country

Postcode

HA6 1EE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Jag

Surname

Brard

Company Name

H-JAG Architecture

Address

Address line 1

5 Birch drive

Address line 2

Address line 3

Town/City

Rickmansworth

County

Country

GB

Postcode

WD3 9UL

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?

- [x] 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)

Conversion of roof space to habitable use to include a hip-to-gable roof conversion, a rear L-shaped dormer, and the installation of three front-facing rooflights.

The proposed roof enlargements result in a total additional roof volume of 44.23 m³ (comprising a hip-to-gable conversion of 11.90 m³ and a rear L-shaped dormer of 32.33 m³, which incorporates the required valley transitions).

All proposed works have been designed to comply fully with the criteria of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended):
1. The total additional roof volume (44.23 m³) is below the statutory 50.00 m³ limit for semi-detached houses.
2. The rear dormer maintains a minimum setback of at least 200mm from the eaves along the roof slope.
3. No part of the roof enlargement projects higher than the highest part of the existing roof.
4. All exterior materials will match the appearance of the existing dwellinghouse.
5. The proposed front rooflights will not protrude more than 150mm beyond the roof slope.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] 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 property at 36 Reginald Road is an established, single-family residential semi-detached dwellinghouse (Use Class C3). It has been continuously occupied in residential use for several decades, which constitutes its lawful use.

All proposed alterations (hip-to-gable conversion, rear L-shaped dormer, and front rooflights) are entirely confined within the residential curtilage of the property and do not involve any change of use. As a single-family dwellinghouse with its full Permitted Development rights intact, the property has the statutory right under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) to alter and extend the existing roof space under Class B and Class C.

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

1. Drawing Sheet PL-253.1 (Rev R1) - Existing and Proposed Floor Plans, Roof Plans, Elevations, and Sections.
2. Formal Roof Volume Calculation Schedule & Verification Report (detailing the 44.23 m³ volume breakdown).
3. Site Location Plan (Scale 1:1250)

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 proposed development at 36 Reginald Road constitutes Permitted Development under Schedule 2, Part 1, Class B (enlargement of a dwellinghouse consisting of an addition or alteration to its roof) and Class C (other alterations to the roof of a dwellinghouse) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The proposal is lawful and a Certificate of Lawfulness should be granted for the following reasons:

1. Class B Compliance (Hip-to-Gable & Rear L-Shaped Dormer):
- The total proposed additional roof volume is 44.23 m³ (comprising an 11.90 m³ gable conversion and a 32.33 m³ rear dormer incorporating valley transitions). This is comfortably below the statutory 50.00 m³ maximum allowance for a semi-detached dwellinghouse [B.1(d)].
- No part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof [B.1(c)].
- No part of the enlargement projects beyond the plane of the existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway [B.1(b)].
- The rear dormer is set back more than 200mm from the eaves line along the roof slope (with actual setbacks of 200mm and 224mm detailed on drawing PL-253.1), satisfying the setback requirement [B.2(b)].
- The development does not include a veranda, balcony, or raised platform [B.1(e)].
- All exterior materials used will match the appearance of the existing dwellinghouse [B.2(a)].
- Any side-facing glazing on the gable wall or dormer cheek will be obscure-glazed and non-opening below 1.70m above finished floor level [B.2(c)].

2. Class C Compliance (Front Rooflights):
- The three proposed front-facing rooflights do not protrude more than 150mm beyond the plane of the existing roof slope [C.1(b)].

The property is a single-family dwellinghouse (Use Class C3) with its full Permitted Development rights intact. It is not situated in a Conservation Area, Area of Outstanding Natural Beauty (AONB), or World Heritage Site, and there are no Article 4 directions in place restricting these works. The proposal therefore satisfies all statutory requirements.

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)?

- [x] Yes
- [ ] No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

0340-2069-7270-2407-6455

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?

39.00 square metres

Number of additional bedrooms proposed

1

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?

- [x] Yes
- [ ] No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:
Cars

Existing number of spaces:
2

Total proposed (including spaces retained):
2

Difference in spaces:
0

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] 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
- [x] No

Interest in the Land

Please state the applicant's interest in the land

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Jag Brard

Date

11/11/2026