



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW  
Tel: 01895 250230 Web: [www.hillingdon.gov.uk](http://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         | <input type="text" value="128"/>               |
| Suffix         | <input type="text"/>                           |
| Property Name  | <input type="text"/>                           |
| Address Line 1 | <input type="text" value="West Drayton Road"/> |
| Address Line 2 | <input type="text"/>                           |
| Address Line 3 | <input type="text" value="Hillingdon"/>        |
| Town/city      | <input type="text" value="Uxbridge"/>          |
| Postcode       | <input type="text" value="UB8 3LE"/>           |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="507924"/> | <input type="text" value="181605"/> |
| Description                         |                                     |
| <input type="text"/>                |                                     |

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes  
☐ No

### Applicant Contact Details

Primary number

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

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

128 West Drayton Road is C3 - Dwellinghouse and shall remain so in the future.

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

Existing and proposed plans

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 outbuilding meets all the requirements of Class E, Part 1, Schedule 2 of the GPDO 2015 (as amended). It is a detached outbuilding within the residential garden of 128 West Drayton Road and is designed for incidental use (gym/hobby room with a small shower room).

1. Location within curtilage

The outbuilding is positioned entirely within the lawful residential curtilage and is behind the principal elevation, as required by Class E.

2. Height compliance

The outbuilding has a maximum height of 2.5m, which complies with Class E.1(e) because it is located within 2 metres of the boundary.

3. Ground coverage calculation

The total rear garden area (excluding the house footprint) is approximately 100.5 sqm.

The proposed outbuilding footprint is 31.6 sqm, which represents 21.9% of the usable curtilage. This is well below the 50% curtilage coverage limit required by Class E.

4. Use is incidental

The outbuilding is for gym/hobby use, with a small shower room. This is fully compliant with Class E, which allows incidental uses. No primary living accommodation or sleeping facilities are proposed.

5. No restrictions on PD rights

There are no planning conditions and no Article 4 Directions affecting Class E at this address. The only Article 4 Direction relates to rear extensions over 4m and does not restrict outbuildings.

Because the proposal satisfies all criteria of Class E permitted development, including height, location, curtilage coverage, and incidental use, the outbuilding constitutes lawful permitted development. A Lawful Development Certificate should therefore 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?

|       |               |
|-------|---------------|
| 21.90 | square metres |
|-------|---------------|

Number of additional bedrooms proposed

|   |
|---|
| 0 |
|---|

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

Jimi Deji-Tijani

Date

29/07/2026