



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	76
Suffix	
Property Name	
Address Line 1	Weymouth Road
Address Line 2	
Address Line 3	Hillingdon
Town/city	Hayes
Postcode	UB4 8NQ

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

Easting (x)	Northing (y)
509529	182976
Description	

Applicant Details

Name/Company

Title

Mrs

First name

Gurpreet

Surname

Nahal

Company Name

Address

Address line 1

94

Address line 2

Grosvenor Avenue

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB4 8NN

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)

New loft conversion, rear dormer, side hip to gable end and front 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 use of the property as a single dwellinghouse (Use Class C3) is lawful and has been established for many years. The property was constructed and has been occupied as a residential dwelling prior to the proposed works. The proposed development relates solely to alterations and extensions to this lawful dwellinghouse, comprising a loft conversion incorporating a hipped-to-gable roof extension, rear roof extension and front rooflights (Velux windows).

The proposed roof alterations are considered lawful under Schedule 2, Part 1, Class B and Class C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The total additional roof volume created by the development does not exceed 50 cubic metres, no part of the extension extends beyond the plane of the existing roof slope forming the principal elevation, the materials used will be similar in appearance to those of the existing dwelling, and the rooflights on the front elevation will be fitted flush with the existing roof plane.

There have been no previous roof enlargements that would result in the cumulative volume allowance being exceeded. Accordingly, the proposed development falls within the scope of permitted development rights, and a Lawful Development Certificate is sought to confirm the lawfulness of the proposed works.

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

The following documents accompany this application in support of the proposed Lawful Development Certificate:

Site Location Plan and Block Plan – Drawing No. PWRH PL-100.

Existing Floor Plans and Roof Plan – Drawing No. PWRH PL-200.

Proposed Floor Plans and Roof Plan – Drawing No. PWRH PL-201.

Existing Elevations – Drawing No. PWRH PL-400.

Proposed Elevations – Drawing No. PWRH PL-401.

Roof volume calculations demonstrating that the proposed hipped-to-gable roof extension and rear dormer result in a total additional roof volume of 31.41m³, which is below the 50m³ permitted development allowance applicable to detached dwellinghouses. The submitted drawings confirm the volume calculations as follows:

Hipped-to-gable extension: 10.88m³

Rear dormer: 20.53m³

Total additional roof volume: 31.41m³.

Confirmation that there have been no previous roof enlargements or extensions which would contribute towards the cumulative permitted development volume allowance.

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 complies with the provisions of Schedule 2, Part 1, Classes B and C of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

The application relates to a lawful single dwellinghouse (Use Class C3) and comprises a loft conversion including a hipped-to-gable roof extension, a rear dormer extension and front rooflights (Velux windows). The proposed rooflights on the principal elevation will be fitted flush with the existing roof slope, and the materials used in the construction of the roof extension will be similar in appearance to those of the existing dwellinghouse.

The submitted drawings and volume calculations demonstrate that the total increase in roof space created by the development amounts to approximately 31.41 cubic metres, which falls below the maximum 50 cubic metre allowance available to detached dwellinghouses under permitted development rights. There have been no previous roof enlargements that would contribute towards this volume allowance.

Furthermore, the proposed development does not extend beyond the plane of the existing roof slope forming the principal elevation fronting the highway, nor does it exceed the height of the existing roof. The proposal satisfies all relevant limitations and conditions set out within the General Permitted Development Order.

Accordingly, it is considered that the proposed development constitutes permitted development and is therefore lawful. The applicant respectfully requests that a Lawful Development Certificate be granted to formally confirm the lawfulness of the proposed works.

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?

26.00

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?

☐ 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

10/06/2026