



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 Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Cappard Estates Ltd

Company Name

Address

Address line 1

101 Rowlands Avenue

Address line 2

Hatch End

Address line 3

Pinner

Town/City

Middlesex

Country

Postcode

HA5 4AW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

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

Country

Postcode

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

Please provide a description of the approved development as shown on the decision letter

Reference number

Date of decision (date must be pre-application submission)

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Has the work already started?

- ☐ Yes
- ☒ No

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## 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"

<b>Title Number:</b> Unregistered
--------------------------------------

### Energy Performance Certificate Number

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☐ Yes  
☒ No

### Public/Private Ownership

What is the current ownership status of the site?

- ☐ Public  
☒ Private  
☐ Mixed

## Further information about the Proposed Development

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Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

- ☐ Yes  
☒ No

Do the proposals cover the whole existing building(s)?

- ☒ Yes  
☐ No

#### Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?  
If the proposal does not include affordable housing, select 'No'.

- ☐ Yes  
☒ No

#### Details of building(s)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

**Building reference:**

Unit A

**Maximum height (Metres):**

6.5

**Number of storeys:**

1

**Building reference:**

Unit B

**Maximum height (Metres):**

6.5

**Number of storeys:**

1

**Loss of garden land**

Will the proposal result in the loss of any residential garden land?

☐ Yes

☒ No

**Projected cost of works**

Please provide the estimated total cost of the proposal

Up to £2m

## Vacant Building Credit

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Does the proposed development qualify for the vacant building credit?

☐ Yes

☒ No

## Superseded consents

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Does this proposal supersede any existing consent(s)?

☐ Yes

☒ No

## Development Dates

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Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

<p><b>Phase Detail:</b> Entire Development</p> <p><b>When are the building works expected to commence?:</b> 2022-08</p> <p><b>When are the building works expected to be complete?:</b> 2023-02</p>
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## Scheme and Developer Information

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### Scheme Name

Does the scheme have a name?

- ☐ Yes  
☒ No

### Developer Information

Has a lead developer been assigned?

- ☐ Yes  
☒ No

## Existing and Proposed Uses

**Please note:** This question contains additional requirements specific to applications within the Greater London area.

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.

Use Class:

B8 - Storage or distribution

Existing gross internal floor area (square metres):

1402.9

Gross internal floor area lost (including by change of use) (square metres):

0.5

Gross internal floor area gained (including change of use) (square metres):

0

**Total** Existing gross internal  
floorspace (square metres)

1402.9

Gross internal floor area lost (including by  
change of use) (square metres)

0.5

Gross internal floor area gained (including  
change of use) (square metres)

0

## Vehicle Parking

**Please note:** This question contains additional requirements specific to applications within Greater London.

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No



Please provide the number of existing and proposed parking spaces.

**Vehicle Type:**

Cars

**Existing number of spaces:**

24

**Total proposed (including spaces retained):**

24

**Difference in spaces:**

0

**Vehicle Type:**

Disabled persons parking

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

5

**Difference in spaces:**

5

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

4

**Difference in spaces:**

4

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.

## Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

☒ Yes

☐ No

Please add details of the charging points:

**Charging point type:**

Fast charging points (7-22 kw)

**Active charging points:**

6

**Passive charging points:**

6

Total charging points

Active

Passive

6

6

## Open and Protected Space

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Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

☐ Yes

☒ No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

☐ Yes

☒ No

## Water management

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

percent

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

☐ Yes

☒ No

Please state the expected internal residential water usage of the proposal

0.00

litres per person per day

Does the proposal include the harvesting of rainfall?

☐ Yes

☒ No

Does the proposal include re-use of grey water?

☐ Yes

☒ No

## Residential Units

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### Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

☐ Yes

☒ No

### Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

☐ Yes

☒ No

## Non-Permanent Dwellings

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Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

☐ Yes

☒ No

## Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

☐ Yes

☒ No

## Waste and recycling provision

**Please note:** This question contains additional requirements 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](#).

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

☒ Yes

☐ No

## Utilites

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### Water and gas connections

Number of new water connections required

Number of new gas connections required

### Fire safety

Is a fire suppression system proposed?

☐ Yes

☒ No

### Internet connections

Number of residential units to be served by full fibre internet connections

Number of non-residential units to be served by full fibre internet connections

### Mobile networks

Has consultation with mobile network operators been carried out?

☐ Yes

☒ No

## Environmental Impacts

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### Community energy

Will the proposal provide any on-site community-owned energy generation?

☐ Yes

☒ No

### Heat pumps

Will the proposal provide any heat pumps?

☐ Yes

☒ No

### Solar energy

Does the proposal include solar energy of any kind?

☒ Yes

☐ No

Total Installed Capacity (Megawatts)

**Passive cooling units**

Number of proposed residential units with passive cooling

0

**Emissions**

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

**Greenhouse gas emission reductions**

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

☒ Yes

☐ No

**Green Roof**

Proposed area of 'Green Roof' to be added (Square metres)

0.00

**Urban Greening Factor**

Please enter the Urban Greening Factor score

0.00

**Residential units with electrical heating**

Number of proposed residential units with electrical heating

0

**Reused/Recycled materials**

Percentage of demolition/construction material to be reused/recycled

0

**Supporting Information**

**Please provide the following information**

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

MMD-372345-C-DR-00-XX-2002 Rev PO1 (illustrative landscape plan) - received 28 Dec 2018  
MMD-372345-C-DR-00-XX-2001 Rev PO1 (illustrative masterplan) - received 28 Dec 2018  
Indigo covering letter dated 13/12/19 - received 04 Jun 2019  
Archaeological desk-based assessment March 2018 - received 28 Dec 2018  
Planning statement December 2018 - received 28 Dec 2018  
Flood risk assessment 4 June 2019 Rev B - received 28 Jun 2019  
Green belt assesment December 2018 - received 28 Dec 2018  
Technical not air quality - received 28 Dec 2018  
Preliminary ecological appraisal June 2017 - received 28 Dec 2018  
Arboricultural February 2017 - received 28 Dec 2018  
Bat Survey September 2017 - received 28 Dec 2018  
Phase 1 Desk Study 10 December 2018 - received 28 Dec 2018  
Energy statement (June 2019) - received 04 Jun 2019  
Design and Access Statement December 2018 - received 28 Dec 2018  
MMD-372345-C-DR-00-XX-2004 Rev P (development plan) - received 22 Jan 2019  
Transport statement May 2018 Rev C - received 04 Jun 2019  
Reptile Survey September 2017 - received 28 Dec 2018  
MMD-372345-C-IM-00-XX-003 - received 04 Jul 2019  
MMD-372345-C-DR-00-XX-2003 Rev PO1 (site location plan) - received 28 Dec 2018  
MMD-372345-C-IM-00-XX-002 - received 04 Jul 2019  
MMD-372345-C-IM-00-XX-004 - received 04 Jul 2019  
MMD-372345-C-IM-00-XX-006 - received 04 Jul 2019

Please list all drawing numbers submitted with this application for approval

2021-FF-PL-02, 03,04, 05b, 06c  
MMD-372345-C-DR-00-XX-2003  
MMD-372345-C-DR-00-XX-2002

If applicable, please state the reasons for any changes to the original drawings

## 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

## Declaration

I / We hereby apply for Approval of reserved matters as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Kirsten Sloth-Nielsen

Date

24/06/2022