

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority website

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".

Address Line 1

the Moat

Address Line 2

Shepiston Lane

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Postcode

UB3 1LN

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

Easting (x)

508952

Northing (y)

178543

Description of site location

-

Applicant Details

Name/Company

Title

Ms

First Name

Muhubo

Surname

Mohamud

Address

Address Line 1

The Moat

Address Line 2

Shepiston Lane

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Country

United Kingdom

Postcode

UB3 1LN

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

Mr

First Name

Ehsan

Surname

UL-HAQ

Company Name

ArchiGrace LTD

Address

Address Line 1

4 Hurstfield Drive

Address Line 2

-

Address Line 3

-

Town/City

Taplow

County

Maidenhead

Country

-

Postcode

SL60PF

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposed Works

Please describe the proposed works

CHANGE OF USE FROM E(d) TO E(f) AND F2 TO E(f)

Has the work already been started without consent?

Yes

No

Site Information

Site Area

554.84 sq. metres

Ownership Type

Public

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Title Number(s)

MX108178

Has EPC Certificate

Yes

No

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

-

Existing Use

Current Use of Site

Use class E(d) and F2

Is the Site Currently Vacant?

- Yes
- No

Is the Land Known to Be Contaminated?

- Yes
- No

Is the Land Suspected to Be Contaminated?

- Yes
- No

Is the Proposed Use Vulnerable to Contamination?

- Yes
- No

Existing and Proposed Uses

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Use Class	Existing GIA (m ²)	GIA to Be Lost (m ²)	GIA to Be Gained (m ²)
ED	178.26	178.26	0.00
EF	0	0	178.26
F2	165.88	165.88	0.00
EF	0	0	165.88
Total	344.14	344.14	344.14

Further information about the Proposed Development

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What is the Gross Internal Area to be added to the development?

0 m²

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Estimated total cost of development

-

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

- Yes
 No

Does the proposal include any new building and/or increase in height to an existing building?

- Yes
 No

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

- Yes
 No

Has a Registered Social Landlord been confirmed?

- Yes
 No

Vacant Building Credit

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Qualifies for Vacant Building Credit?

- Yes
 No

Superseded Consents

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Supersedes Existing Consents?

- Yes
 No

Development Dates

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Phase Detail	Expected Commencement	Expected Completion
CHANGE OF USE FROM E(d) TO E(f) and F2 TO E(f)	2026-08	2027-01

Scheme and Developer Information

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Does the Scheme Have a Name?

- Yes
 No

Has a Lead Developer Been Assigned?

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Walls
Existing materials and finishes	Brickwork
Proposed materials and finishes	Brickwork to match with existing building

Type	Roof
Existing materials and finishes	Fibre glass flat roof
Proposed materials and finishes	Fibre glass flat roof to match with existing building

Type	Windows
Existing materials and finishes	Double glazed windows
Proposed materials and finishes	Double glazed windows

Type	Doors
Existing materials and finishes	UPVC
Proposed materials and finishes	UPVC / Aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

862_PL-01_P1 Planning Drawings
862_Planning Statement

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- Yes
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- Yes
 No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes

No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes

No

Parking

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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

Electric Vehicle Charging Points

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

Yes

No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

Yes

No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes

No

Will the proposal increase the flood risk elsewhere?

Yes

No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

Yes

No

Reason 1

Reason for Exemption

Development subject to the de minimis exemption (development below the threshold)

Site Size

Over 25 square meters

Justification

We are proposing change of use from use class E(d) to E(f)

Foul Sewage

Please state how foul sewage is to be disposed of

Unknown

Are you proposing to connect to the existing drainage system?

Unknown

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

- Yes
- No

Further Information

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Fast Track Route Eligible?

- Yes
- No

Estimated Total Cost

Up to £2m

Open and Protected Space

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

- Yes
- No

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

- 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

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

- Yes
- No

Expected internal residential water usage (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

Waste and Recycling Provision

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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

Utilities

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Number of new water connections required

0

Number of new gas connections required

0

Fire suppression system proposed?

- Yes
 No

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

0

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

0

Has consultation with mobile network operators been carried out?

- Yes
 No

Environmental Impacts

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

- Yes
- No

Will the proposal provide any heat pumps?

- Yes
- No

Does the proposal include solar energy of any kind?

- Yes
- No

Number of proposed residential units with passive cooling

NOx total annual emissions (kg)

Particulate matter (PM) annual emissions (kg)

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

- Yes
- No

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

Urban Greening Factor - Score

Number of proposed residential units with electrical heating

Percentage of demolition/construction material to be reused/recycled

0

Residential Units

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Loss or Replacement of Units

Does the Proposal Involve Loss or Replacement of Residential Units?

Yes

No

Addition of Units

Does the Proposal Involve Addition of Residential Units?

Yes

No

Totals

Total number of residential units proposed

0

Total residential GIA lost

0 m²

Total residential GIA gained

0 m²

Is This a Mixed-Use Proposal?

Yes

No

Non-Permanent Dwellings

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Loss or Gain of Non-Permanent Dwellings?

- Yes
- No

Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation?

- Yes
- No

Employment

Will There Be Existing or Proposed Employees?

- Yes
- No

Existing Employees

Full-time: 0, Part-time: 0, Total FTE: 0

Proposed Employees

Full-time: 8, Part-time: 4, Total FTE: 10

Hours of Opening

Are Hours of Opening Relevant?

- Yes
- No

Use Class	Mon-Fri	Saturday	Sun/Bank Holiday
E(f)	7:00 - 18:30	-	-

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

Yes

No

Waste Management

Is This a Waste Management Development?

Yes

No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

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?

Applicant

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

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Have You Given Notice to All Owners/Tenants?

- Yes
- No

Certificate B

I certify that I have given the requisite notice to everyone else who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant of any part of the land to which this application relates.

Certificate Type

Notice given to all owners

Name	Address	Date Notice Served
London Borough Of Hillingdon	Civic Centre High Street, Uxbridge, Middlesex, UB8 1UW	09/04/2026

Person Role

The Applicant

Title

Ms

First Name

Muhubo

Surname

Mohamud

Declaration Date

09/04/2026

Declaration Made

- Yes
 No

Declaration

I/We hereby apply for Application for Planning Permission 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 agree to the outlined declaration

Signed

Ehsan UL-HAQ

Date

15/04/2026