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Please complete this form in block capitals using black ink to facilitate scanning.  
You are advised to read the accompanying guidance notes and per-question help text.  
If you would rather make this application online, you can do so on our website:  
<https://www.planningportal.co.uk/apply>

## **Application for prior approval of a proposed: New dwellinghouses on detached blocks of flats**

## Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class A

## Privacy Notice

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Upon receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its obligations in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

**Local Planning Authority details:**



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)

## **Publication on Local Planning Authority websites**

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

<b>1. Applicant Name and Address</b>		<b>2. Agent Name and Address</b>	
Title:	DR	First name:	V
Last name:	MITAL		
Company (optional):	LA Lithium Properties LTD		
Unit:		Number:	45
Building name:			
Address 1:	BOUNDARIES ROAD		
Address 2:			
Address 3:			
Town:	BAHAM		
County:	LONDON		
Country:			
Postcode:	SW12 8EU		
		<b>2. Agent Name and Address</b>	
Title:	MR	First name:	KISHOR
Last name:	VEKARIA		
Company (optional):	Studio ARCHITECTS		
Unit:		Number:	224
Building name:			
Address 1:	WEST HENDON BROADWAY		
Address 2:			
Address 3:			
Town:	LONDON		
County:			
Country:			
Postcode:	NW9 7ED		

### 3. Site Address Details

Please provide the full postal address of the application site.

Unit:	<input type="text"/>	Number:	<input type="text" value="117"/>	Suffix:	<input type="text"/>
Building name:	<input type="text"/>				
Address 1:	<input type="text" value="PINNER ROAD"/>				
Address 2:	<input type="text"/>				
Address 3:	<input type="text" value="PINNER HILL"/>				
Address 4:	<input type="text"/>				
Postcode:	<input type="text" value="HA6 1DA"/>				

### 4a. Eligibility - The current building and site

Was the current use of the building as dwellinghouses only granted by virtue of permitted development rights under Schedule 1, Part 3, Class M, MA, N, O, P, PA or Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)?

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Above ground level, is the current building less than 3 storeys in height?

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Was the current building constructed between 1 July 1948 and 5 March 2018?

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Is any part of the land or site on which the building is located:

- article 2(3) land;
- a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

### 4b. Eligibility - The proposed development

Will the proposed additional storeys only be constructed on the principal part of the building (i.e. the main part of the building excluding any front, side or rear extension of a lower height, whether this forms part of the original building or a subsequent addition)?

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Would the floor to ceiling height, measured internally, of any proposed additional storey exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey of the principal part of the existing building

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

#### 4b. Eligibility - The proposed development (continued)

Would the proposed extended building's:

- height exceed 30 metres (as measured from ground level to the highest part of the roof, not including plant); or
- roof be more than 7 metres higher than the highest part of the existing roof (not including plant, in each case)

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will all the proposed new dwellinghouses be flats (i.e. separate and self-contained premises constructed for use for the purposes of a dwellinghouse), have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

Yes  No

If you have answered No above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

#### 4c. Eligibility - Related operations and works

Will any proposed engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses include:

- provision of visible support structures on or attached to the exterior of the building upon completion of the development; or
- anything other than works within the existing curtilage of the building to strengthen existing walls; strengthen existing foundations; or install or replace water, drainage, electricity, gas or other services;

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses include:

- Installation of plant where none currently exists; or
- increasing the height of any installed plant (i.e. as measured before and after from the lowest surface of the roof on the principal part of the building)

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the construction of appropriate and safe access to and egress from the new and existing dwellinghouses (including means of escape from fire, via additional external doors or external staircases) extend beyond the curtilage of the existing building?

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

Will any works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses:

- extend beyond the curtilage of the existing building;
- be situated on land forward of a wall forming the principal elevation of the existing building; or
- be situated on land forward of a wall fronting a highway and forming a side elevation of the existing building

Yes  No

If you have answered Yes above, the proposal will exceed the limits set by legislation. In this circumstance, you should not continue with this application and seek advice from the Local Planning Authority on the best course of action.

## 5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including:

- details of any dwellinghouse and other works proposed
- the external appearance of the building

SEE ATTACHED COVER LETTER

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses:

SEE ATTACH REPORT.

## 5. Description of Proposed Works, Impacts and Risks (continued)

What will be the net increase in dwellinghouses:

11

Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

Please provide details of any transport and highways impacts and how these will be mitigated:

SEE COVER LETTER

Please provide details of any air traffic and defence asset impacts and how these will be mitigated:

SEE COVER LETTER

Please provide details of any contamination risks and how these will be mitigated:

SEE COVER LETTER.

## 5. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/> ); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

See Cover Letter

Please provide details of the impacts on the amenity of the existing building and neighbouring premises including overlooking, privacy and the loss of light and how these will be mitigated:

See Cover Letter

Where relevant (due to the siting of the building), please provide details of the impact on any protected view.

Note that these are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

See Cover Letter.

## 5. Description of Proposed Works, Impacts and Risks (continued)

If the existing building is 18 metres or more in height.

Please provide details regarding the fire safety of the existing building's external wall construction.

For such buildings, a professional report confirming compliance with Building Regulations for External Fire Spread should also accompany the application (see checklist section below).

See Cover Letter

If the proposed development would result in a building that contains more than one dwellinghouse, and is either 18 metres (or more) in height or contains 7 (or more) storeys.

Please provide details of the fire safety impacts on the intended occupants of the building.

For such proposals, a 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development should also accompany the application.

See Cover Letter

**6. List of flats and other premises in the existing building**

Please provide a list of all addresses of any flats and any other premises within the existing building (either in the fields below or as a supporting document)

Address 1:

SEE COVER LETTER

Address 2:

Address 3:

Address 4:

Address 5:

Address 6:

Address 7:

Address 8:

Address 9:

Address 10:

Please provide details of any additional addresses on a separate sheet if necessary.

## 7. Checklist

Please read the following checklist to make sure you provide all the required information in support of your proposal. The information provided should include all the details necessary for the Local Planning Authority to determine if the proposal complies with permitted development legislation, and if its prior approval should be granted. If sufficient information is not provided the Local Authority can either request it, or refuse the application.

All sections of this application completed in full, dated and signed.

A site specific flood risk assessment  
(if required as per the flood risk details of question 5)

The correct fee

A report from a chartered engineer or other competent professional confirming that the external wall construction of the existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 (as amended).  
(if required as per the fire safety details of question 5)

Floor plans indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the existing and proposed elevations of the building.

A 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development  
(if required as per the fire safety details of question 5)

All plans should be drawn to an identified scale and show the direction of North.

Plans can be bought from the Planning Portal's accredited supplier:

<https://www.planningportal.co.uk/buyaplanningmap>

## 8. Declaration

I/we hereby apply for prior approval as described in this form 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.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

19/08/2022

(date cannot be pre-application)

## 9. Applicant Contact Details

Telephone numbers

Country code:  National number:  Extension:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address:

## 10. Agent Contact Details

Telephone numbers

Country code:  National number:  Extension:

Country code:  Mobile number (optional):

Country code:  Fax number (optional):

Email address: