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<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

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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

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.

1. Applicant Name and Address

Title:	DR	First name:	V
Last name:	MITTAL		
Company (optional):	LA Li THIUM PROPERTIES LTD		
Unit:		Number:	45
Building name:			
Address 1:	BOUNDARIES ROAD		
Address 2:			
Address 3:			
Town:	BAHAM		
County:	LONDON		
Country:			
Postcode:	SW12 8EU		

2. Agent Name and Address

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) (England) 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

PRIOR NOTIFICATION TO ADD ADDITIONAL
2 FLOORS TO CREATE 11 NO. FLATS
ABOVE EXISTING RESIDENTIAL + ~~GREEN~~ UPPIERS
+ GROUND FLOOR RETAIL.

ADDITIONAL FLOORS TO CLAD IN RENDER
TO MATCH EXISTING

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

SEE PLANS, ELEVATIONS + DAYLIGHT REPORT.
ALL FLATS WILL HAVE WINDOWS TO
PROVIDE ADEQUATE NATURAL LIGHT.

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:

8 ADDITIONAL CAR PARKING IS PROVIDED ON SITE
BASEMENT ALLOWS FOR 15 ADDITIONAL BIKES.
THE SITE HAS PTAL 3, THUS PUBLIC TRANSPORT
IS WITHIN WALKING DISTANCE, SEE PAGE 20 OF
PDA.

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

N/A. TO NEARBY TRAFFIC + DEFENCE ASSETS

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

THE SITE IS LOCATED ON UPPER FLOORS.
THUS NO RISK OF ~~CONTAMINATION~~ CONTAMINATION.
FURTHER TO THIS THERE ARE EXISTING
RESIDENTIAL DWELLINGS ON SITE.

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).

NO AS SITE IS LOCATED IN LOW RISK AREA FOR BOTH SURFACE AND RIVER + SEA.
FURTHER TO THIS THE FLATS ARE LOCATED ABOVE GROUND.

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:

PLEASE SEE REPORT PROVIDED BY EDT.

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.

~~SITE IS~~
~~NOT~~ →

SITE IS NOT LOCATED IN A AREA OF PROTECTED VISTAS.

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).

No

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.

N/A. ONCE CONSTRUCTED BUILDING
WILL BE 6 STOREYS TALL.

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:

FLAT 1 PUNAM APARTMENTS, 40A WINDSOR CLOSE HAG 1FD

Address 2:

FLAT 2 PUNAM APARTMENTS, 40A WINDSOR CLOSE HAG 1FD

Address 3:

FLAT 3 PUNAM APARTMENTS, 40A WINDSOR CLOSE HAG 1FD

Address 4:

FLAT 4 PUNAM APARTMENTS, 40A WINDSOR CLOSE HAG 1FD

Address 5:

FLAT 5 PUNAM APARTMENTS 40A WINDSOR CLOSE HAG 1FD

Address 6:

FLAT 6 PUNAM APARTMENTS, 40 A WINDSOR CLOSE HAG 1FD

Address 7:

FLAT 7 PUNAM APARTMENTS 40 A WINDSOR CLOSE HAG 1FD

Address 8:

FLAT 8 PUNAM Apartments 40A Windsor Close
~~HAG 1FD~~ HAG 1FD

Address 9:

FLAT 9 PUNAM APARTMENTS 40A WINDSOR CLOSE HAG 1FD

Address 10:

FLAT 10 PUNAM APARTMENT 40A WINDSOR CLOSE HAG 1FD

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

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:

FLAT 11, PUNAM APARTMENTS, 40A WINDSOR CLOSE
H46 1FD

Address 2:

FLAT 12
PUNAM APARTMENTS 40A WINDSOR CLOSE H46 1FD

Address 3:

FLAT 13
PUNAM APARTMENTS 40A WINDSOR CLOSE H46 1FD

Address 4:

FLAT 14
PUNAM APARTMENTS 40A WINDSOR CLOSE H46 1FD

Address 5:

FLAT 15
PUNAM APARTMENT 40A WINDSOR CLOSE H46 1FD

Address 6:

FLAT 16
PUNAM APARTMENT 40A WINDSOR CLOSE H46 1FD

Address 7:

FLAT 17
PUNAM APARTMENT 40A WINDSOR CLOSE H46 1FD

Address 8:

FLAT 18
PUNAM APARTMENT 40A WINDSOR CLOSE H46 1FD

Address 9:

FLAT 19
PUNAM APARTMENTS 40A WINDSOR CLOSE H46 1FD

Address 10:

FLAT 20
PUNAM APARTMENTS 40A WINDSOR CLOSE H46 1FD

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

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:

FLAT 21, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HAG 1FD

Address 2:

FLAT 22, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HAG 1FD

Address 3:

FLAT 23, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HAG 1FD

Address 4:

FLAT 24, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HAG 1FD

Address 5:

FLAT 25, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HAG 1FD

Address 6:

FLAT 26, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HAG 1FD

Address 7:

FLAT 27, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HAG 1FD

Address 8:

FLAT 28, PUNAM APARTMENTS, 40A WINDSOR, CLOSE, HAG 1FD

Address 9:

FLAT 29, PUNAM APARTMENTS, 40A WINDSOR, CLOSE, HAG 1FD

Address 10:

FLAT 30, PUNAM APARTMENTS, 40A WINDSOR, CLOSE, HAG 1FD

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

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:

FLAT 31, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

Address 2:

FLAT 32, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

Address 3:

FLAT 33, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

Address 4:

FLAT 34, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

Address 5:

FLAT 35, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

Address 6:

FLAT 36, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

Address 7:

FLAT 37, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

Address 8:

FLAT 38, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

Address 9:

FLAT 39, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

Address 10:

FLAT 40, PUNAM APARTMENTS, 46A WINDSOR CLOSE, HAG 1FD

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

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:

FLAT 41, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

Address 2:

FLAT 42, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

Address 3:

FLAT 43, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

Address 4:

FLAT 44, PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

Address 5:

FLAT 45 PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

Address 6:

FLAT 46 PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

Address 7:

FLAT 47 PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

Address 8:

FLAT 48 PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

Address 9:

FLAT 49 PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

Address 10:

FLAT 50 PUNAM APARTMENTS, 40A WINDSOR CLOSE, HA6 1FD

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

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:

FLAT 51, PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

Address 2:

FLAT 52 PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

Address 3:

FLAT 53 PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

Address 4:

FLAT 54 PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

Address 5:

FLAT 55 PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

Address 6:

FLAT 56 PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

Address 7:

FLAT 57 PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

Address 8:

FLAT 58 PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

Address 9:

FLAT 59 PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

Address 10:

FLAT 60 PUNAM APARTMENTS 40A WINDSOR CLOSE, HA6 1FD

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

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:

~~UNIT 1A~~ HAG 1FD
FLAT 61, PUNAM APARTMENT 40A WINDSOR CLOSE

Address 2:

FLAT 62
PUNAM APARTMENT 40A WINDSOR CLOSE HAG 1FD

Address 3:

FLAT 63 40A WINDSOR CLOSE
PUNAM APARTMENT 40A HAG 1FD

Address 4:

FLAT 64
PUNAM APARTMENTS 40A WINDSOR CLOSE HAG 1FD

Address 5:

UNIT 1
117 PINNER ROAD, PINNER HILL HAG 1DA

Address 6:

UNIT 2
117 PINNER ROAD, PINNER HILL HAG 1DA.

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.

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

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)

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):

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: Fax number (optional):

Email address: