



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 Planning Permission and listed building consent for alterations,  
extension or demolition of a listed building.

Town and Country Planning Act 1990  
Planning (Listed Buildings and Conservation Areas) Act 1990

**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.

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**1. Site Address**

Number	<input type="text"/>
Suffix	<input type="text"/>
Property name	<input type="text"/> The Six Bells
Address line 1	<input type="text"/> Duck Hill road
Address line 2	<input type="text"/> Ruislip
Address line 3	<input type="text"/>
Town/city	<input type="text"/>
Postcode	<input type="text"/> HA4 7TP

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

Easting (x)	<input type="text"/> 508383
Northing (y)	<input type="text"/> 189009

Description

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**2. Applicant Details**

Title	<input type="text"/> Mr
First name	<input type="text"/> Richard
Surname	<input type="text"/> Arens
Company name	<input type="text"/>
Address line 1	<input type="text"/> The Six Bells, Duck Hill road
Address line 2	<input type="text"/> Ruislip
Address line 3	<input type="text"/>
Town/city	<input type="text"/>

## 2. Applicant Details

Country	<input type="text"/>
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Postcode	HA4 7TP
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Are you an agent acting on behalf of the applicant?

Yes  No

Primary number	01234708630
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Secondary number	07411106830
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Fax number	
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Email address	m.vernonsmith@btinternet.com
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## 3. Agent Details

Title	Mr
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First name	Mark
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Surname	Vernon Smith
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Company name	Vernon Smith Associates
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Address line 1	Croft Barn
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Address line 2	103 High Street
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Address line 3	Riseley
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Town/city	Bedford
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Country	United Kingdom
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Postcode	MK44 1DF
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Primary number	01234708630
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Secondary number	07411106830
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Fax number	
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Email	m.vernonsmith@btinternet.com
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## 4. Description of the Proposal

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s).

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Revision of existing permitted scheme to increase the previously approved extension by 1.5m in length  
No. Bed and Breakfast accommodation rooms within the new volume

The proposals also call for 8

Has the development or work already been started without consent?

Yes  No

## 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

## 5. Listed Building Grading

- Don't know
- Grade I
- Grade II\*
- Grade II

Is it an ecclesiastical building?

- Don't know
- Yes
- No

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
- No

## 7. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
- No

## 8. Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
- No

**If Yes, do the proposed works include**

- a) works to the interior of the building?  Yes  No
- b) works to the exterior of the building?  Yes  No
- c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?  Yes  No
- d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?  Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The erection of a Barn like extension, which is connected to the listed building via timber framed glazed link

## 9. Materials

Does the proposed development require any materials to be used?

- Yes
- No

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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	Brick	Handmade brick Plinth & Timber boarded painted black elevations.
Roof covering	Slate and plain clay tile	Plain clay tile
Windows	Timber casements and Sash windows	Timber

Are you submitting 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

Design and Access Statement, Heritage Impact Assessment, Cil form,Tree report, Drawings: VSA20 111 -001 to 011

## 10. Site Area

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

5145.00

Unit

Sq. metres

## 11. Existing Use

Please describe the current use of the site

A Public House A4 use class

Is the site currently vacant?

Yes  No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

Yes  No

Land where contamination is suspected for all or part of the site

Yes  No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes  No

## 12. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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

## 13. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?  Yes  No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	30	10	-20

## 14. Foul Sewage

Please state how foul sewage is to be disposed of:

- Mains Sewer
- Septic Tank
- Package Treatment plant
- Cess Pit
- Other
- Unknown

Are you proposing to connect to the existing drainage system?

Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

See VSA20 03 001

## 15. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

Yes  No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

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

## 16. Trees and Hedges

Are there trees or hedges on the proposed development site?

Yes  No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes  No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

## 17. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features:

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance:

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

## 18. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes  No

If Yes, please provide details:

See VSA20 - 006 - Location of existing bin store has been brought closer to the road to aid access

## 18. Waste Storage and Collection

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes  No

If Yes, please provide details:

As existing arrangement see VSA20 03 - 006

## 19. Residential/Dwelling Units

**Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.**

Does your proposal include the gain, loss or change of use of residential units?

Yes  No

## 20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

Yes  No

Please add details of the use classes and floorspace (if the relevant use class is not shown, please select 'Other' and provide details)

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C1 - Hotels	0	0	322m2	322m2
Total	0	0	322m2	322m2

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Use Class	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1 - Hotels	0	8	8

## 21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes  No

### Existing Employees

Please complete the following information regarding existing employees:

Full-time	25
Part-time	10
Total full-time equivalent	30.00

### Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	10
Part-time	20
Total full-time equivalent	20.00

## 22. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

Please add details of the use classes and hours of opening for each non-residential use proposed (if the relevant use class is not shown, please select 'Other' and provide details; if you do not know the hours of opening, select the use class and then select 'Unknown' in the popup box)

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
A3 - Restaurants and cafes	Start Time: 12:01 End Time: 23:59	Start Time: 12:01 End Time: 23:59	Start Time: 12:01 End Time: 21:59	

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## 23. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes  No

Is the proposal for a waste management development?

Yes  No

**If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website**

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## 24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

Yes  No

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## 25. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes  No

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## 26. 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

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## 27. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title	Mr
First name	Noel
Surname	Kelly
Reference	

Date (Must be pre-application submission)

16/08/2020

Details of the pre-application advice received

Please see response letter