



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
 Tel: 01895 250230 Web: www.hillingdon.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (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

23

Suffix

Property Name

Address Line 1

Nellgrove Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB10 0SX

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

Easting (x)

Northing (y)

507977

182090

Description

Applicant Details

Name/Company

Title

Mr

First name

Lukasz

Surname

Budz

Company Name

Address

Address line 1

23 Nellgrove Road

Address line 2

Address line 3

Town/City

Uxbridge

County

Hillingdon

Country

Postcode

UB10 0SX

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Maria

Surname

Ignaszewska

Company Name

MGDC LTD

Address

Address line 1

Office 67

Address line 2

Millmead Business Centre

Address line 3

Millmead Road

Town/City

London

County

Country

United Kingdom

Postcode

N17 9QU

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

Erection of a two storey side extension and single storey rear extension with amendments to fenestrations, installation of one roof light to the side roofslope and associated internal alterations.

Resubmission of revised application ref. 15107/APP/2023/3279.

Has the work already been started without consent?

Yes
 No

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".

Title Number: MX169469

Energy Performance Certificate

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

Yes
 No

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

0390-2128-4290-2397-3385

Further information about the Proposed Development

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.](#)

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

80.51

square metres

Number of additional bedrooms proposed

3

Number of additional bathrooms proposed

2

Development Dates

Please note: This question is specific to applications within the Greater London area.

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When are the building works expected to commence?

04/2025

When are the building works expected to be complete?

08/2025

Materials

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

Yes
 No

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:

existing masonry walls finished in red brick to front and rear elevation with render finish to the side elevation and rear elevation on 1st floor

Proposed materials and finishes:

EXTERNAL WALLS U value = 0.28. - external white smooth render to side and rear elevation - 100mm. block, or red Brick to match existing outer leaf to front elevation and rear wall of ground floor extension - 105mm. Cavity with insulation to achieve a U value of 0.28. i,e, 55mm Xtratherm insulation. - 100mm. Conc block inner leaf. Thermal type. -12.5mm Plasterboard and skim. INTERNAL WALLS / STUD WALLS 50x100mm C16 studs with head, sole plate and noggins.12.5mm plasterboard and skim both sides. Provide a min of 50mm sound absorbent quilt between the studs.

Type:

Roof

Existing materials and finishes:

existing timber structure pyramid hip roof finished with red colour roof tiles

Proposed materials and finishes:

TWO STOREY SIDE EXTENSION: timber structure hip roof finished with red colour ceramic roof tiles (to match existing) with small flat roof element, which is required due to the specific geometry of the existing house roof (pyramid hip roof with central chimney stack) SINGLE STOREY REAR EXTENSION: high performance flat roof membrane (warm deck) with pitch room element on perimeter

Type:

Windows

Existing materials and finishes:

existing white uPVC windows

Proposed materials and finishes:

White upvc double glazed to achieve a U value of 1.6. Use low e Planitherm glazing with a 16mm air gap argon gas filled. Frames to have ventilators. Any glazing below 800mm from sill to floor level and Bi-folding Door to have toughened safety glass to Part K.

Type:

Doors

Existing materials and finishes:

existing timber doors

Proposed materials and finishes:

FIRE DOORS New FD30 fire doors will be required to replace all doors except the bathroom

Type:

Lighting

Existing materials and finishes:

existing electrical lighting

Proposed materials and finishes:

All new electrics to Part P. i,e someone certified to BS7176. Provide certificate to Building Control. All new lighting to be energy efficient. I.e. low energy light bulbs.

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

23 Nellgrove Rd_Site Location Plan_1_1250_rev03
23 Nellgrove Rd_Block Plan_1_200_rev03
23 Nellgrove Rd_EXISTING_Plans_1_100_rev03
23 Nellgrove Rd_EXISTING_Sections_1_100_rev03
23 Nellgrove Rd_EXISTING_Elevations_1_100_rev03
23 Nellgrove Rd_PROPOSED_Plans_1_100_rev03
23 Nellgrove Rd_PROPOSED_Sections_1_100_rev03
23 Nellgrove Rd_PROPOSED_Elevations_1_100_rev03

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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes
 No

Vehicle Parking

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

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](#).

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

Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

1

Total proposed (including spaces retained):

1

Difference in spaces:

0

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.

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

15107/PRC/2024/117

Date (must be pre-application submission)

09/09/2024

Details of the pre-application advice received

Both submitted design options require further amendments. The width of the ground floor side extension needs to be reduced. The proposed integral garage is insufficient in size. The first floor rear extension shall not project beyond the rear wall of existing house.

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

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

The Applicant
 The Agent

Title

Mrs

First Name

Maria

Surname

Ignaszewska

Declaration Date

04/11/2024

Declaration made

Declaration

I/We hereby apply for Householder 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 also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Maria Ignaszewska

Date

08/11/2024