



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

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas 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

32

Suffix

Property Name

Address Line 1

Hillingdon Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB10 0AD

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

Easting (x)

Northing (y)

505969

183340

Description

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Woodisse

Company Name

Civitas Investment Management Ltd

Address

Address line 1

25 Maddox Street

Address line 2

Address line 3

Town/City

London

County

Country

England

Postcode

W1S 2QN

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Browne

Company Name

Baily Garner LLP

Address

Address line 1

55 Charlotte Street

Address line 2

Address line 3

Town/City

Birmingham

County

Country

England

Postcode

B3 1PX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The proposed works include the below work items:

- Refurbishment of the existing timber windows to all elevations
- Glazing replacement where existing is damaged beyond repair
- Structural tying in of the existing metal support post *Subject to SE advice
- Structural replacement of the rotten timber support beams *Subject to SE advice
- Installation of passive and mechanical extract ventilation internally
- External paintwork of timber elements redecoration to match existing

We are seeking permission to commence works based on the above indicative schedule of works being undertaken with the intention to agree the full extent of works in liaison with the Conservation Officer following submission of this Listed Building Consent Application. Acrow props are currently being used as a temporary measure whilst we await approval to undertake the works.

Has the development or work already been started without consent?

Yes
 No

Listed Building Grading

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

Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know
 Yes
 No

Demolition of Listed Building

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

Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes
 No

If Yes, please describe and include the planning application reference number(s), if known

15950/APP/2023/3165
15950/APP/2004/2712
15950/G/94/0129

Immunity from Listing

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

Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes
 No

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

Type:
External walls

Existing materials and finishes:

Roughcast render.

Proposed materials and finishes:

Roughcast render with a breathable lime based mix.

Type:
Windows

Existing materials and finishes:

Timber softwood sash windows with single glazing panes.

Proposed materials and finishes:

Timber softwood sash windows with single glazing panes.

Type:
External doors

Existing materials and finishes:

Timber external doors with paintwork finish. Note - Paintwork is delaminated in areas and requires replacement.

Proposed materials and finishes:

Timber external doors with paintwork finish.

Type:
Internal walls

Existing materials and finishes:

Plasterboard finish with white paintwork decoration.

Proposed materials and finishes:

Plasterboard finish with white paintwork decoration.

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

2025 04 24 - Hutchings House - Heritage Statement - FINAL - AFI

2025 04 23 - Hutchings House - Structural Report - FINAL

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

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?

- 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

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

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

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 (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

The Applicant
 The Agent

Title

Mr

First Name

David

Surname

Browne

Declaration Date

25/04/2025

Declaration made

Declaration

I/We hereby apply for Listed building consent 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

David Browne

Date

25/04/2025