



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 Outline Planning Permission with all matters reserved

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

2

Suffix

Property Name

The Hut Ph

Address Line 1

Old Orchard Close

Address Line 2

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB8 3LH

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

Easting (x)

Northing (y)

507347

181300

Description

Applicant Details

Name/Company

Title

Mr

First name

Martin

Surname

Bishop

Company Name

IT

Address

Address line 1

9 Thackeray Close

Address line 2

Hillingdon

Address line 3

Town/City

UXBRIDGE

County

Country

United Kingdom

Postcode

UB83DW

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe the proposed development

To construct one pair of semi-detached C3 buildings i.e. one building, two dwelling in the rear garden of the public house.

Has the work already been started without planning permission?

Yes
 No

Site Area

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

500.00

Unit

Sq. metres

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:
2

Energy Performance Certificate Number

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

Yes
 No

Public/Private Ownership

What is the current ownership status of the site?

Public
 Private
 Mixed

Further information about the Proposed Development

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Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes
 No

Do the proposals cover the whole existing building(s)?

Yes
 No

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

The intention is to demolish an existing building, (currently used as pub store), split the beer garden in two, construct the new building and also establish a staff car park. The pub itself will remain as existing albeit with the addition of a much smaller store at a later date.

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?

If the proposal does not include affordable housing, select 'No'.

Yes
 No

Details of building(s)

Does the proposal include any new building and/or an increase in height to an existing building?

Yes
 No

Please add details for each new separate building being proposed, and any existing building(s) if they are increasing in height

Building reference:

New semi detached dwellings

Maximum height (Metres):

7.6

Number of storeys:

2

Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes
 No

Projected cost of works

Please provide the estimated total cost of the proposal

Up to £2m

Vacant Building Credit

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Does the proposed development qualify for the vacant building credit?

Yes
 No

Superseded consents

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Does this proposal supersede any existing consent(s)?

Yes
 No

Development Dates

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Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail:

Entire Development

When are the building works expected to commence?:

2023-07

When are the building works expected to be complete?:

2024-03

Scheme and Developer Information

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

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Scheme Name

Does the scheme have a name?

Yes
 No

Please enter the scheme name

Numbers 1 and 2 Collins Close

Developer Information

Has a lead developer been assigned?

Yes
 No

Existing Use

Please describe the current use of the site

It's a public house with a very large beer garden. The structure that is to be demolished is past its useful life, being a timber building built, we believe, in the late 1940s or early 1950s. Originally there was a terrace of houses attached to the pub which were demolished many years before the timber structure. All information that we have been able to find is in our Design & Access Statement.

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

Existing and Proposed Uses

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

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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. [View further information on Use Classes](#). Multiple 'Other' options can be added to cover each individual use.

Use Class:

C3 - Dwellinghouses

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

156

Total Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
0	0	156

Vehicle Parking

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

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

Yes
 No

Please provide the number of existing and proposed parking spaces.

Vehicle Type:

Cars

Existing number of spaces:

0

Total proposed (including spaces retained):

4

Difference in spaces:

4

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.

Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes
 No

Please add details of the charging points:

Charging point type: Slow charging points (under 7 kw)
Active charging points: 2
Passive charging points: 0

Total charging points

Active

Passive

2

0

Open and Protected Space

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Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

Yes
 No

Loss/Gain/Change of use:

Change of use

Open Space Designation:

Other

Open Space Type:

Brownfield land

Area:

500.00

Unit:

Square metres

Description:

Currently part of a beer garden and area around the storage facility. The pub car park is where the terrace of houses and gardens were prior to being demolished approximately 100 years ago, the exact date of the demolition is not known. The council website have the area designated as green belt but we strongly disagree with that since there was a terrace of houses with rear gardens at one point, therefore Brown Belt, in our humble opinion. The intention is to reconfigure the beer garden which will therefore increase in size. We propose to create a staff car park. With careful management we will construct the new semi detached house surrounded by 1.8 high meter fencing and screen planting.

Access type:

Restricted

Will land swap apply?:

No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

Yes
 No

Water management

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

75

percent

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

Yes
 No

Please state the expected internal residential water usage of the proposal

150.00

litres per person per day

Does the proposal include the harvesting of rainfall?

Yes
 No

Does the proposal include re-use of grey water?

Yes
 No

Residential Units

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

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes
 No

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes
 No

Please provide details for each separate type and specification of residential unit being provided.

Residential Unit Type:

Semi Detached Home

Tenure:

Market for sale

Who will be the provider of the proposed unit(s)?:

Private

Development type:

New Build

Number of units, of this specification, to be added:

2

GIA (gross internal floor area) per unit:

78 square metres

Habitable rooms per unit:

2

Bedrooms per unit:

3

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

Yes

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accommodation?:

No

Providing specialist older persons housing?:

Yes

On garden land?:

Yes

Communal space to be gained

Please add details for every unit of communal space to be added

Totals

Total number of residential units proposed

2

Total residential GIA (Gross Internal Floor Area) lost

square metres

Total residential GIA (Gross Internal Floor Area) gained

156

square metres

Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

Yes
 No

How much site area will these residential uses take up?

156.00

Unit

Square metres

Non-Permanent Dwellings

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Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

Yes
 No

Please add details of any such dwellings, pitches/plots, and moorings that this proposal seeks to add or remove

Type:

Non-permanent dwellings

Number lost:

1

Number gained:

2

Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

Yes
 No

Waste and recycling provision

Please note: This question contains additional requirements 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](#).

Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

Yes
 No

Utilities

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Water and gas connections

Number of new water connections required

2

Number of new gas connections required

2

Fire safety

Is a fire suppression system proposed?

Yes
 No

Internet connections

Number of residential units to be served by full fibre internet connections

2

Number of non-residential units to be served by full fibre internet connections

0

Mobile networks

Has consultation with mobile network operators been carried out?

Yes
 No

Environmental Impacts

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Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes
 No

Heat pumps

Will the proposal provide any heat pumps?

Yes
 No

Solar energy

Does the proposal include solar energy of any kind?

Yes
 No

Total Installed Capacity (Megawatts)

5.00

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

Yes
 No

Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

50

Employment

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

Yes
 No

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes
 No

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

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

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

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

19186/PRC/2022/191

Date (must be pre-application submission)

26/09/2022

Details of the pre-application advice received

PRE-PLANNING APPLICATION ADVICE SERVICE

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

Mr

First Name

Martin

Surname

Bishop

Declaration Date

28/03/2023

Declaration made

Declaration

I / We hereby apply for Outline planning permission: All matters reserved as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Martin Bishop

Date

28/03/2023