



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  
Town and Country Planning 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.

**1. Site Address**

Number 69  
Suffix  
Property name  
Address line 1 High Street  
Address line 2  
Address line 3  
Town/city Ruislip  
Postcode HA4 8JB

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

Easting (x) 509282  
Northing (y) 187348

Description

**2. Applicant Details**

Title  
First name Richard  
Surname Hennessy  
Company name Blubuild.Com Limited  
Address line 1 164 Field End Road  
Address line 2  
Address line 3  
Town/city Eastcote  
Country England

## 2. Applicant Details

Postcode

Are you an agent acting on behalf of the applicant?

Yes  No

Primary number

Secondary number

Fax number

Email address

## 3. Agent Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Site Area

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

Unit

## 5. Description of the Proposal

Please describe details of the proposed development or works including any change of use and details of the proposed demolition.

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.

Extension at the front of the property above the shopfront to provide 1 x self contained flat above (use class C3) at second floor level, and erection of a new three storey building at the rear of the property to provide 2 x self contained flats (use class C3) above an open loading bay; with associated bin and cycle store.

Has the work or change of use already started?

Yes  No

## 6. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Removal of:

- Existing roof above the High Street elevation is necessary to allow for the second floor extension
- External stair to the rear will be replaced by a new, more generous stair suitable for ambulant disabled.

## 7. Existing Use

Please describe the current use of the site

Existing use is as a shop at ground floor (use class A1) with a single self contained flat (use class C3) above the High Street frontage.

The shop is serviced from a loading bay at the rear, accessed via a service road parallel to the High Street. Residential access is also from the rear, up external steps and across the flat roof of the shop.

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

## 8. 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):**

Walls	
Description of existing materials and finishes (optional):	Brickwork with stone details and copings.
Description of proposed materials and finishes:	Brickwork to front and rear elevations will match the existing, with matching stone or cast stone copings. Self coloured cream/light grey render is proposed for the internal elevations, part of the side elevation, and the bay at the rear elevation.

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Timber sash windows to High Street frontage will match the original pattern. PPC aluminium windows coloured grey or will be used on internal and service road elevations. The rear bay window will have fixed external louvres in matching grey PPC aluminium.

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Single ply roof membrane colour grey.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Macadam
Description of proposed materials and finishes:	Macadam

## 8. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	A timber fence will be provided at podium level inside the party wall line to give privacy to the residential amenity space.

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

Drawing 746 / 007,  
Design and Access Statement page 9.

## 9. 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

## 10. Vehicle Parking

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

Yes  No

## 11. 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'.**

## 12. 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

## 12. Assessment of Flood Risk

Main sewer

Pond/lake

## 13. 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

## 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

## 15. Waste Storage and Collection

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

Yes  No

If Yes, please provide details:

Waste and recyclable storage is to be provided within the service area at the rear of the site, as existing.

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

Yes  No

If Yes, please provide details:

See above.

## 16. Trade Effluent

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

Yes  No

## 17. 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.

## 17. Residential/Dwelling Units

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

Yes  No

Please select the proposed housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	0	4	0	0	0	4
Total	0	4	0	0	0	4

Please select the existing housing categories that are relevant to your proposal.

- Market Housing
- Social, Affordable or Intermediate Rent
- Affordable Home Ownership
- Starter Homes
- Self-build and Custom Build

Add 'Market Housing - Existing' residential units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Flats/Maisonettes	0	1	0	0	0	1
Total	0	1	0	0	0	1

Total proposed residential units

4

Total existing residential units

1

Total net gain or loss of residential units

3

## 18. 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

## 19. 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

1

Part-time

3

## 19. Employment

Total full-time equivalent

3.00

### Proposed Employees

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

Full-time

1

Part-time

3

Total full-time equivalent

3.00

## 20. Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  No

## 21. 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**

## 22. Hazardous Substances

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

Yes  No

## 23. 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

## 24. 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

First name

Surname

Reference

 1983/PRC/2019/267

Date (Must be pre-application submission)

05/12/2019

Details of the pre-application advice received

Pre-application advice was sought for previous proposals designed by others.

The first proposal was to add 2 floors to the frontage building and a detached four storey building at the rear to provide 5 additional residential units. Pre-

## 24. Pre-application Advice

application advice from the local planning authority, LB Hillingdon dated 30 January 2020 was that they would object to these proposals, because of the scale and the design. The scheme was considered to be harmful to the character and appearance of the Conservation Area.

Revised proposals, dated 20 March 2020, were submitted for a smaller scheme, one additional storey at the front in the form of a mansard roof and a three storey building at the rear, for 3 additional units. Conservation and design advice was received from the LPA, dated 14 April 2020, objecting to the revised proposals, for similar reasons.

## 25. 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.

Yes  No

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?

## 26. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

First name

Surname

Declaration date (DD/MM/YYYY)

Declaration made

## 27. Declaration

I/we hereby apply for planning permission/consent 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.

Date (cannot be pre-application)