



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

Suffix

Property Name

Howcroft

Address Line 1

High Street

Address Line 2

Harmondsworth

Address Line 3

Hillingdon

Town/city

West Drayton

Postcode

UB7 0AQ

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Justine

Surname

Bayley

Company Name

Address

Address line 1

Howcroft High Street

Address line 2

Harmondsworth

Address line 3

Hillingdon

Town/City

West Drayton

Country

Postcode

UB7 0AQ

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

Mr

First name

Michael

Surname

Oakes

Company Name

Michael Oakes Architects Ltd. (Registered Architects)

Address

Address line 1

10 parkfield avenue

Address line 2

Address line 3

Town/City

Hillingdon

Country

United Kingdom

Postcode

UB10 0DF

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)

upgrade to existing rear corrugated roof (replacement with thermally insulated, grey lead appearance grp proprietary system; installation of skylights to the kitchen area; improvement to the rear single storey kitchen elevation [note, no areas of these proposed works affect the recognised historic structure here]

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

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

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).

see submitted drawings.

Internally within kitchen, recent modern plasterboard to be replaced with identical modern plasterboard ceiling (last approved/ upgraded c1995).

Internally, modern conservatory floor raised to agree with the existing kitchen floor construction.

Externally, the porous corrugated cement kitchen roof lean-to is proposed to be removed and replaced with a warm roof thermally insulated SIPS panel, with grey lead appearance replacement roof detail here, with associated new roof glazing (last approved/ upgraded c1995).

Existing c1990s flashings retained.

Externally, reposition/ replace 1st floor rear modern large landing window with smaller timber casement window salvaged from the kitchen, to match.

Externally, existing (modern) conservatory doors replaced with timber framed conservation-grade double glazed replacements.

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:
brick/ timber frame/ white -washed brickwork (colour muffin)

Proposed materials and finishes:
brick to exactly match the adjacent, white-washed (colour muffin)

Type:
Roof covering

Existing materials and finishes:
clay tiles (unaffected) and rear porous 'modern' corrugated cement panel roof over kitchen

Proposed materials and finishes:
cement panels removed (7 degree pitch) and replaced with thermally insulated warm roof panels, finished with proprietary grey grp system, to resemble historic lead roof here

Type:
Windows

Existing materials and finishes:
front = steel / aluminium frame, and secondary glazing rear = timber frames with some double glazing

Proposed materials and finishes:
1 x modern rear window to be replaced with an existing timber casement window added within the kitchen c1995, treated with white stain

Type:
Ceilings

Existing materials and finishes:
kitchen ceiling = c1995 plasterboard (other ceilings elsewhere likely plaster/ lathe/ timber, unaffected)

Proposed materials and finishes:
new kitchen ceiling to exactly match

Type:
External doors

Existing materials and finishes:
timber doors,

Proposed materials and finishes:
timber rear doors, to resemble the existing appearance/ materials, with thin cavity double glazing.

Type:
Floors

Existing materials and finishes:
carpeted floors

Proposed materials and finishes:
existing rough modern conservatory floor to be raised slightly, to agree with the existing (modern c 1995) kitchen floor construction - floors elsewhere unaffected

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes
 No

see attached

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Ms

First Name

Justine

Surname

Bayley

Declaration Date

02/06/2022

Declaration made

Declaration

I / We hereby apply for Listed building consent 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

Michael Oakes

Date

06/06/2022