

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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) 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. Applicant Name, Address and Contact Details

Title:	Mr	First name:	G	Surname:	THIND	
Company name:	HEATHROW 1 LTD.,					
Street address:	124, HANWORTH ROAD			Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City:	HOUSLOW			Fax number:		
County:	MIDDLESEX			Email address:		
Country:	United Kingdom					
Postcode:	TW3 1UG					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Ms	First Name:	Jane	Surname:	Wakelin	
Company name:	WAKELIN ASSOCIATES					
Street address:	The Old School House Bridge Road Hu			Country Code	National Number	Extension Number
				Telephone number:	01923267488	
				Mobile number:		
Town/City:	Kings Langley			Fax number:		
County:	HERTS			Email address:		
Country:	United Kingdom					
Postcode:	WD4 8RQ				jane@wakelin.co.uk	

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

RETROSPECTIVE APPLICATION FOR BOTH LISTED BUILDING CONSENT AND THE CHANGE OF USE OF THE EXISTING BUILDING TO A HOUSE IN MULTIPLE OCCUPATION (HMO) TO PROVIDE 10 BED-SITTING UNITS, PLUS PARKING FOR 7 CARS

Has the development or work(s) already started?	☒ Yes ☐ No	If Yes, please state the date when the development or work(s) were started:	01/07/2015
Has the development or work(s) been completed?	☒ Yes ☐ No	If Yes, please state the date when the development or work(s) were completed:	01/07/2015

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	Manor Court		
Street address:	High Street		
	Harmondsworth		
Town/City:	West Drayton		
County:			
Postcode:	UB7 0AQ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	505633		
Northing:	177769		

5. 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:					

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

CONSULTATION RE WHOLE OF THE MANOR COURT SITE AND DISCUSSIONS REGARDING THE SUBMISSION OF A RETROSPECTIVE APPLICATION WITH ENFORCEMENT TEAM AT HBC FOR TEMPORARY CONSENT 3 YEARS

6. 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

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

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

SEE PLAN MC/16/HMO/LO1B

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

☒ Yes ☐ No

If Yes, please provide details:

SEE PLAN MC/16/HMO/LO1B

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Demolition

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

☐ Yes ☒ No

10. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☐ Yes ☒ No

Will there be 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, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

MC/16/HMO/EX01
MC/16/HMO/L01B
MC/16/HMO/L02
MC/16/HMO/L03
MC/16/HMO/L04
MC/16/HMO/L05
MC/16/HMO/L06
MC/16/HMO/L07
MC/16/HMO/L08
MC/16/HMO/L09

11. Listed Building Grading

If known, 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

12. Immunity from Listing

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

☐ Yes ☒ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	7	7	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	6	6	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

BRICK

Description of *proposed* materials and finishes:

AS EXISTING

Roof covering- add description

Description of *existing* materials and finishes:

SLATE

Description of *proposed* materials and finishes:

AS EXISTING

Chimney - add description

Description of *existing* materials and finishes:

BRICK

Description of *proposed* materials and finishes:

AS EXISTING

14. Materials (continued)

Windows - add description

Description of *existing* materials and finishes:

PAINTED SOFTWOOD

Description of *proposed* materials and finishes:

AS EXISTING

External doors - add description

Description of *existing* materials and finishes:

PAINTED HARDWOOD

Description of *proposed* materials and finishes:

AS EXISTING

Ceilings - add description

Description of *existing* materials and finishes:

PLASTER

Description of *proposed* materials and finishes:

AS EXISTING

Internal walls - add description

Description of *existing* materials and finishes:

PLASTER

Description of *proposed* materials and finishes:

AS EXISTING

Floors - add description

Description of *existing* materials and finishes:

WOOD AND CONCRETE

Description of *proposed* materials and finishes:

AS EXISTING

Internal doors - add description

Description of *existing* materials and finishes:

PAINTED SOFTWOOD

Description of *proposed* materials and finishes:

AS EXISTING

Rainwater goods - add description

Description of *existing* materials and finishes:

PVC

Description of *proposed* materials and finishes:

AS EXISTING

Boundary treatments - add description

Description of *existing* materials and finishes:

BRICK WALLS AND POST AND RAIL FENCING

Description of *proposed* materials and finishes:

AS EXISTING

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

TARMACADUM

Description of *proposed* materials and finishes:

AS EXISTING

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Others - add description

Other

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

DCCLA LANDSCAPING SCHEME LP/HMOMCH/020A

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒

Yes

☐

No

☐

Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐

Yes

☒

No

If Yes, you will need to submit an appropriate 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

☒

Main sewer

☐

Pond/lake

☒

Soakaway

☐

Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

18. Existing Use

Please describe the current use of the site:

HOUSE IN MULTIPLE OCCUPATION 10 BED SITTING UNITS

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

19. 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'.

20. Trade Effluent

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

☐

Yes

☒

No

21. Residential Units

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

☒ Yes ☐ No

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	10				
Unknown					

Proposed Social Rented Housing Total

10

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios	10				
Unknown					

Existing Social Rented Housing Total

10

Overall Residential Unit Totals

Total proposed residential units	10
Total existing residential units	10

22. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes ☐ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking establishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	476.3	0.0	0.0	0.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	0.0	0.0
Total		476.3	0.0	0.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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23. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed: