

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)



Hillingdon

<https://www.hillingdon.gov.uk/planning>

Publication of applications on planning authority website

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".

Address Line 1

6 Pasadena Close

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Postcode

UB3 3NQ

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

Easting (x)

510477

Northing (y)

179776

Description of site location

-

Applicant Details

Name/Company

Title

MR

First Name

MOHAMMAD SHAHER

Surname

AL SADAT

Address

Address Line 1

6 Pasadena Close

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Country

United Kingdom

Postcode

UB3 3NQ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

MRS.

First Name

R

Surname

SHRESTHA

Company Name

SJR DESIGN LTD.

Address

Address Line 1

144 KINGSHILL AVENUE

Address Line 2

-

Address Line 3

-

Town/City

NORTHOLT

County

-

Country

-

Postcode

UB5 6NY

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposed Works

Please describe the proposed works

Temporary planning permission for five years for the change of use of Unit 6, Pasadena Trading Estate, Pasadena Close, Hayes from Storage and Distribution (Use Class B8) to a Small-scale Local Food Supermarket (Use Class E) with an Ancillary Hot Food Takeaway, together with associated external works including retention of the existing galvanised steel perimeter fencing and sliding gate (part-retrospective application).

Has the work already been started without consent?

☐ Yes

☒ No

Site Information

Site Area

1052.42 sq. metres

Ownership Type

Private

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Title Number(s)

UNREGISTERED

Has EPC Certificate

- ☐ Yes
- ☒ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

-

Existing Use

Current Use of Site

Warehouse / Storage and Distribution

Is the Site Currently Vacant?

- ☐ Yes
- ☒ No

Is the Land Known to Be Contaminated?

- ☐ Yes
- ☒ No

Is the Land Suspected to Be Contaminated?

- ☐ Yes
- ☒ No

Is the Proposed Use Vulnerable to Contamination?

- ☐ Yes
- ☒ No

Existing and Proposed Uses

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Use Class	Existing GIA (m²)	GIA to Be Lost (m²)	GIA to Be Gained (m²)
B8	283.0	283.0	283.0
Total	283	283	283

Further information about the Proposed Development

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What is the Gross Internal Area to be added to the development?

0 m²

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

Estimated total cost of development

-

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

☐ Yes

☒ No

Building coverage details

168, UNIT 6 (GROUND FLOOR)

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

☐ Yes

☒ No

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

☐ Yes

☒ No

Has a Registered Social Landlord been confirmed?

☐ Yes

☒ No

Vacant Building Credit

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Qualifies for Vacant Building Credit?

- ☐ Yes
☒ No

Superseded Consents

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Supersedes Existing Consents?

- ☐ Yes
☒ No

Development Dates

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Phase Detail	Expected Commencement	Expected Completion
1	2026-09	2026-12

Scheme and Developer Information

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Does the Scheme Have a Name?

- ☐ Yes
☒ No

Has a Lead Developer Been Assigned?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used externally?

☐ Yes

☒ No

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

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

Parking

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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

Vehicle Type	Existing Spaces	Proposed Spaces	Difference
Cars	6	6	0
Disabled persons parking	0	1	1
Light goods vehicles / Public carrier vehicles	4	3	-1
Loading / unloading Parking	1	1	0

Electric Vehicle Charging Points

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

- ☐ Yes
☒ No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

☐ 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

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

☐ Yes

☒ No

Reason 1

Reason for Exemption

Development subject to the de minimis exemption (development below the threshold)

Site Size

Over 25 square meters

Justification

as existing

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

Yes

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

AS EXISTING

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

☐ Yes

☒ No

Further Information

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Fast Track Route Eligible?

☒ Yes

☐ No

Estimated Total Cost

Up to £2m

Open and Protected Space

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

- ☐ Yes
☒ No

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

- ☐ 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

0

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

- ☐ Yes
☒ No

Expected internal residential water usage (Litres per person per day)

110

Does the proposal include the harvesting of rainfall?

- ☐ Yes
☒ No

Does the proposal include re-use of grey water?

- ☐ Yes
☒ No

Waste and Recycling Provision

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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

Waste Storage Details

AS EXISTING

Utilities

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Number of new water connections required

0

Number of new gas connections required

0

Fire suppression system proposed?

☐ Yes

☒ No

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

0

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

0

Has consultation with mobile network operators been carried out?

☐ Yes

☒ No

Environmental Impacts

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

☐ Yes

☒ No

Will the proposal provide any heat pumps?

☐ Yes

☒ No

Does the proposal include solar energy of any kind?

☐ Yes

☒ No

Number of proposed residential units with passive cooling

0

NOx total annual emissions (kg)

0

Particulate matter (PM) annual emissions (kg)

0

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

☐ Yes

☒ No

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

0

Urban Greening Factor - Score

0

Number of proposed residential units with electrical heating

0

Percentage of demolition/construction material to be reused/recycled

0

Residential Units

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Loss or Replacement of Units

Does the Proposal Involve Loss or Replacement of Residential Units?

- ☐ Yes
- ☒ No

Addition of Units

Does the Proposal Involve Addition of Residential Units?

- ☐ Yes
- ☒ No

Totals

Total number of residential units proposed

1

Total residential GIA lost

0 m²

Total residential GIA gained

71 m²

Is This a Mixed-Use Proposal?

- ☐ Yes
- ☒ No

Non-Permanent Dwellings

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Loss or Gain of Non-Permanent Dwellings?

- ☐ Yes
- ☒ No

Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation?

- ☐ Yes
- ☒ No

Employment

Will There Be Existing or Proposed Employees?

- ☒ Yes
- ☐ No

Existing Employees

Proposed Employees

Full-time: 4, Part-time: 2, Total FTE: 6

Full-time: 10, Part-time: 5, Total FTE: 15

Hours of Opening

Are Hours of Opening Relevant?

- ☒ Yes
- ☐ No

Use Class	Mon-Fri	Saturday	Sun/Bank Holiday
E(a)	09:00-22:00	09:00-22:00	10:00-20:00

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- ☐ Yes
- ☒ No

Waste Management

Is This a Waste Management Development?

- ☐ Yes
- ☒ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

- ☐ 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?

Applicant

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 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

Have You Given Notice to All Owners/Tenants?

☒ Yes

☐ No

Certificate B

I certify that I have given the requisite notice to everyone else who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant of any part of the land to which this application relates.

Certificate Type

Notice given to all owners

Name	Address	Date Notice Served
WILLIAM HUGHES	1 , COLEMAN STREET, LONDON, EC2R 5AA	10/06/2026

Person Role

The Applicant

Title

MR

First Name

MOHAMMAD SHAHER

Surname

AL SADAT

Declaration Date

10/06/2026

Declaration Made

☒ Yes

☐ No

Declaration

I/We hereby submit this Application for Planning Permission 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 agree to the outlined declaration

Signed

R SHRESTHA

Date

20/07/2026