



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 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

11 OCT 2017

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:		First Name:		Surname:	Sidhu
Company name:	Heathrow 1 Ltd				
Street address:	173 South Ealing Road				
Telephone number:					
Mobile number:					
Town/City:					
Fax number:					
Country:					
Email address:					
Postcode:	W5 4QP				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:		First Name:	Rachel	Surname:	Wakelin
Company name:	Wakelin Associates Ltd.				
Street address:	The Old School House Bridge Road				
	Hunton Bridge				
	Kings Langley				
Telephone number:	01923267488				
Mobile number:					
Town/City:	Watford				
Fax number:					
Country:	United Kingdom				
Email address:					
Postcode:	WD4 8RQ				
	rachel@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):

Conversion and extensions to the Listed building Manor Lodge, (temporarily converted to an HMO, previously a nursing home) to create two x four bedroom houses.
Conversion of two blocks of offices to create 13 residential units comprising 1 studio, 5 x one bedroom flats, 2 x two bedroom flats, 4 x two bedroom houses, 1 x three bedroom house.
Associated Landscaping and parking for 28 cars

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

Description:

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:

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 Drawings: MC/17/L01, MC/17/L30-32

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

☒ Yes ☐ No

If Yes, please provide details:

7. Waste Storage and Collection

See Drawings: MC/17/L01, MC/17/L30-32

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

Which of the following does the proposal involve?

a) Total demolition of the listed building

☐ Yes ☒ No

b) Demolition of a building within the curtilage of the listed building

☐ Yes ☒ No

c) Demolition of a part of the listed building

☒ Yes ☐ No

What is the total volume of the listed building? m³

What is the volume of the part to be demolished? m³

What was the date (approximately) of the erection of the part to be removed? Month: Year: (Date must be pre-application submission)

Please describe the building or part of the building you are proposing to demolish:

Rear single story 20th century extension to be demolished to the rear of the property

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

To replace the single story extension with a two story extension of the same footprint to create additional first floor bedroom accommodation.

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):

Refer to: Wakelin Associates D and A October 2017
Heritage Collective Heritage Statement July 2017
Drawings. Existing MC/17/EX02-022
Proposed MC/17/L01-32, MC/17/S01-03

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

11. Listed Building Grading

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	40	28	-12

14. Materials

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

Boundary Treatments - description:

Description of *existing* materials and finishes:

Brick walls, post and rail with native hedging.

Description of *proposed* materials and finishes:

Brick walls, post and rail with native hedging.

See drawings MC/17/L01

Ceiling - description:

Description of *existing* materials and finishes:

Manor Court: Plaster

Stables Offices: Suspended grid and plaster

Barn Offices: Plaster board and proprietary finish

Description of *proposed* materials and finishes:

Manor Court: Plaster to match existing

Stables Offices: Plaster Board Gyproc Casoline suspended ceiling system or similar

Barn Offices: Plaster board Gyproc Casoline suspended ceiling system or similar and proprietary finish

Chimney - description:

Description of *existing* materials and finishes:

Manor Court: Yellow stock brick

Description of *proposed* materials and finishes:

Manor Court: Existing chimneys to remain.

External Doors - description:

Description of *existing* materials and finishes:

Manor Court: Timber

Stable Offices: Timber

Barn Office: Timber and glazed metal doors

Description of *proposed* materials and finishes:

Manor Court: Timber to match existing

Stable Offices: Timber to remain

Barn Office: Timber and glazed metal doors to remain

External Walls - description:

Description of *existing* materials and finishes:

Yellow stock bricks, to Manor Court and Stables.

Yellow stock bricks, timber and glazing to Barn Office

Description of *proposed* materials and finishes:

Yellow Stock Bricks to match existing

Floors - description:

14. Materials

Description of *existing* materials and finishes:

Manor Court: solid floor and timber
Stable Offices : suspended office floors on concrete.
Barn Offices: solid floor on ground timber and suspended first floor.

Description of *proposed* materials and finishes:

Manor Court: solid floor and timber to match existing
Stable Offices :new propriety system to new flats.
Barn Offices: solid floor on ground new proprietary system to new residential units.

Internal Doors - description:

Description of *existing* materials and finishes:

Manor Court: Timber four panel doors.
Stable Offices: Timber doors
Barn Offices: Timber doors

Description of *proposed* materials and finishes:

Manor Court: Existing doors to be refurbished, new doors to match existing.
Stable Offices: New Timber doors TBC
Barn Offices: New Timber doors TBC

Internal Walls - description:

Description of *existing* materials and finishes:

Manor Court: brick and plaster, lathe and plaster
Stable Offices: blockwork/brick and plaster. Plaster board partitions.
Barn Offices:blockwork/brick and plaster. Plaster board partitions.

Description of *proposed* materials and finishes:

Manor Court: brick and plaster, lathe and plaster to match existing.
Stable Offices: blockwork/brick and plaster. Plaster board partitions
Barn Offices:blockwork/brick and plaster. Plaster board partitions.

Rainwater goods - description:

Description of *existing* materials and finishes:

Manor Court: Aluminium
Stable Offices: Aluminium
Barn Offices: Aluminium

Description of *proposed* materials and finishes:

Manor Court: Aluminium to match existing
Stable Offices: Aluminium to remain
Barn Offices: Aluminium to remain

Roof covering - description:

Description of *existing* materials and finishes:

Manor Court: Slate
Stables Office Block: Plain Tiles
Barn Office: Plain Tiles

Description of *proposed* materials and finishes:

Manor Court: Slate to match existing
Stable Office Block: Existing plain tiles to remain
Barn Office Block: Existing plain tiles to remain

Windows - description:

Description of *existing* materials and finishes:

Manor Court: Timber Sash
Stable Offices: Timber Sash and Casements
Barn Office: Timber glazed metal screens

Description of *proposed* materials and finishes:

Manor Court: Timber Sash to match existing
Stable Offices: Timber Sash and Casements to remain
Barn Office: Timber glazed metal screens to remain

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Ref: Design,Access and Planning Statement Wakelin Associates October 2017
Ref. drawings: MC/17/L01-L32

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):

MKS Topographical 1:200 at A1 No.20738

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:

Manor Court: Temporary Three Year HMO currently in use, C4. Previous use, Nursing Home, C2.
Stable Offices: Office use B1. Currently vacant
Barn Offices: Office use B1. Currently vacant

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

Manor Court: Temporary Three Year HMO currently in use, C4. Previous use, Nursing Home, C2.
Stable Offices: Office use B1. Currently vacant
Barn Offices: Office use B1. Currently vacant

18. Existing Use

When did this use end (if known) (DD/MM/YYYY)?

01/12/2014

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

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes	6	2	0	0	0
Houses	0	4	1	2	0
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

15

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

21. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Overall Residential Unit Totals	
Total proposed residential units	15
Total existing residential units	

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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)
B1 (a) - Office (other than A2)	1,048	1,048	0	-1,048
Total	1,048	1,048	0	-1,048

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
Other - Hostels	10		-10

23. Employment

No Employment details were submitted for this application

24. Hours of Opening

No Hours of Opening details were submitted for this application

25. Site Area

What is the site area?

7,819.00

sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

None

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 clear what information it requires on its website.

27. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

28. 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? (Please select only one)

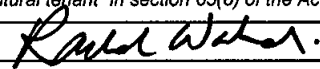
☐ The agent ☒ The applicant ☐ Other person

29. Certificates (Certificate A)

Certificate of Ownership - Certificate A Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: R.

Surname: Wakelin 

Person role: AGENT

Declaration date: 02/10/2017

☒ Declaration made

30. 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

02/10/2017

