



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

213

Suffix

Property Name

Address Line 1

Church Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Hayes

Postcode

UB3 2LG

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

Easting (x)

509768

Northing (y)

180920

Description

Applicant Details

Name/Company

Title

Mr

First name

Timothy

Surname

Coel

Company Name

Hulle Architecture & Design on behalf of GMB UNION London Region, John Cope House, 152 Brent St, London, NW4 2DP.

Address

Address line 1

49 Town Lane

Address line 2

Sheet

Address line 3

Town/City

Petersfield

County

Hants

Country

UK

Postcode

GU322AF

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

Timothy

Surname

Coel

Company Name

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Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Refurbishment and alterations to inside and outside of Grade 2 Listed detached office building.

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).

12080-HULLE-00-01-DR-A-0120_Design & Access & Heritage Statement
12080-HULLE-00-01-DR-A-0130_OS PLAN & BLOCK PLAN at 1:1000
12080-HULLE-00-01-DR-A-0131_EXISTING BASEMENT & GROUND FLOOR PLANS at 1:100
12080-HULLE-00-01-DR-A-0132_EXISTING FIRST FLOOR & ROOF PLANS at 1:100
12080-HULLE-00-01-DR-A-0133_EXISTING ELEVATIONS at 1:100
12080-HULLE-00-01-DR-A-0134_EXISTING LONGITUDINAL SECTION at 1:75
12080-HULLE-00-01-DR-A-0135_PROPOSED BASEMENT & GROUND FLOOR PLANS at 1:100
12080-HULLE-00-01-DR-A-0136_PROPOSED FIRST FLOOR & ROOF PLANS at 1:100
12080-HULLE-00-01-DR-A-0137_PROPOSED ELEVATIONS at 1:100
12080-HULLE-00-01-DR-A-0138_PROPOSED LONGITUDINAL SECTION at 1:75

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

<p>Type: Windows</p> <p>Existing materials and finishes: Varnished timber finish to timber box sash windows</p> <p>Proposed materials and finishes: White painted timber finish to timber box sash windows</p>
<p>Type: External doors</p> <p>Existing materials and finishes: Flat panel plywood timber door and side panel to rear .</p> <p>Proposed materials and finishes: Aluminium framed glazed door and side panel to rear entrance door.</p>
<p>Type: Boundary treatments (e.g. fences, walls)</p> <p>Existing materials and finishes: Low brick wall with piers to frontage.</p> <p>Proposed materials and finishes: Low brick wall with piers rebuilt in bricks to match building together with black wrought iron railings and gates to frontage. Close board fence to north side of building.</p>
<p>Type: Vehicle access and hard standing</p> <p>Existing materials and finishes: Gravel and concrete.</p> <p>Proposed materials and finishes: Slate chippings generally with tarmac hardstanding to DDA parking space at rear.</p>
<p>Type: Lighting</p> <p>Existing materials and finishes: Wall lights either side of main entrance doors.</p> <p>Proposed materials and finishes: Replacement black power coated wall lights either side of main entrance door and to rear DDA access. Floor uplight to totem sign on frontage.</p>

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

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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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Conversation to seek pre-application advice

05/06/2023

Details of the pre-application advice received

Hülle Architecture & Design contacted Hillingdon's Heritage & Conservation team on the 25th May requesting initial pre-application guidance in regard to proposed alterations and to discuss primary planning and Listed Building considerations.

To provide an overview of the current building condition and originality, draft survey drawings and a selection of photographs were forwarded. Additionally, a schedule of proposed works was provided to facilitate an initial dialogue.

Hülle Architecture & Design spoke with Emma Lauze, an external consultant to Hillingdon's Heritage & Conservation team on the 5th June.

The following feedback and principle considerations were discussed;

- Listed Building & planning consent will be required.
- Unlikely to require a structural survey as part of the application since structural interventions are minimal.
- The enhancement of the principle facade and its contribution to the conservation area setting is the priority.
- Replacement and/or upgrading of the windows on the front facade to replicate original windows would be acceptable and encouraged.
- Painting and repair of the existing front door would be acceptable.
- Rebuilding and repair of the front wall and piers would be encouraged in principle, together with the addition of period railings and gates.
- Removal of contemporary studwork walls, doors and ceilings is acceptable in principle.
- Removal of the existing boiler and wet heating system, and replacement with a more sustainable AC or heat pump system is acceptable in principle provided external compressor units are mounted on the rear extension and not on the original building.
- External signage and associated lighting acceptable in principle depending on scale, detail and affect on Conservation Area setting.

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

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

Mr

First Name

Timothy

Surname

Coel

Declaration Date

26/07/2023

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

Timothy Coel

Date

27/07/2023