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

The Gate

Address Line 1

Rickmansworth Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Northwood

Postcode

HA6 2RH

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

Easting (x)

508161

Northing (y)

191868

Description

Applicant Details

Name/Company

Title

First name

Surname

N/A

Company Name

Mitchells & Butlers Retail Limited

Address

Address line 1

27 Fleet Street

Address line 2

Address line 3

Town/City

Birmingham

County

Country

United Kingdom

Postcode

B3 1JP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Nick

Surname

Davey

Company Name

The JTS Partnership LLP

Address

Address line 1

Number One

Address line 2

The Drive

Address line 3

Great Warley

Town/City

Brentwood

County

Country

GB

Postcode

CM13 3DJ

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)

Listed Building Consent for internal and external refurbishment, repairs to the historic chimney, and installation of a condenser unit.

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).

Full details are presented on the submitted plans and in the Heritage Statement.

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:
Chimney

Existing materials and finishes:
Existing red brick chimney. Some historic cracking and cement mortar repairs.

Proposed materials and finishes:
The cracks will be raked out and any cement mortar be replaced with an NHL 3.5 lime mortar to match original. It recommends that the historic crack be stitched together using a Helifix Helibar detail CS05 and repointed with lime mortar. A fixing on the strap on the northwest face of the chimney that has pulled away will be re-instated using galvanised resin fixing. The Applicant also proposes to repair the cracking above the window arches.

Type:
Floors

Existing materials and finishes:
Modern parquet flooring, carpets, timber & tiles, altro behind the bar. Existing entrance matting.

Proposed materials and finishes:
Timber & tiles in historic core of the building retained. New carpets throughout. Re-finish existing modern parquet. Maintain existing altro behind bar, re-finish and patch repairs around new bar access. New entrance matting.

Type:
Other

Other (please specify):
Bar

Existing materials and finishes:
Existing modern timber bar.

Proposed materials and finishes:
- Remove existing modern upper back bar displays including gables, shelves, optics. - New upper half back bar with new modules including shelves and cocktail display. - Counter tops refurbished, stripped and re-polished. - Section of modern back bar counter adapted for new tall fridge. - New section of back bar counter including corner shelving and cupboard. - New small screen to bar top. - Modification to below counter shelving/ dividers. - New spot lights installed in the backfitting. - Full refresh/ redecorations to bar.

Type:
Lighting

Existing materials and finishes:
Various, full details of Ember Inns internal light fittings set out on attached internal lighting document.

Proposed materials and finishes:
Replace and refurbish lighting where necessary. Full detials of proposed lighting are set out on drawing numbers - Internal Lighting_3 pages - LED Asymmetric Floodlight 50W and 30W - Palin Single Wall Light Cross reference these documents with the proposed site plan (2749-202C) and proposed ground floor plan (2749-204). E.g. Proposed floor plan (2749-204) depicts a squiggly light near the main entrance annotated PL-120. With reference to the internal lighting 3 page document, this relates to the 6arm pendant (PL/120). Full details of the type and location of lighting are set out on the plans provided.

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

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

See Planning Design and Access and Heritage Statement and structural survey and drawings pack.

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

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?
E.g. All the land is owned by a single individual

- [x] 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
- [x] The Agent

Title

First Name

Nick

Surname

Davey

Declaration Date

08/10/2026

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent 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 also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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.

- [x] I / We agree to the outlined declaration

Signed

Nick Davey

Date

22/10/2026