



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

An application to determine if prior approval is required for a proposed:

Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Takeaways (Class A5), Betting Offices, Pay Day Loan Shops or Launderettes (Sui Generis Uses); or a Mixed Use combining use as a Dwellinghouse (Class C3) with a Shop (Class A1) or Financial and Professional Service (Class A2), Betting Office, Pay Day Loan Shop or Launderette (Sui Generis Uses); to Dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) -
Schedule 2, Part 3, Class M

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. Site Address

Number	78
Suffix	
Property name	
Address line 1	High Street
Address line 2	
Address line 3	
Town/city	Northwood
Postcode	HA6 1BJ

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

Easting (x)	509803
Northing (y)	191051

Description	
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2. Applicant Details

Title	
First name	
Surname	c/o agent
Company name	
Address line 1	21 Britten Road

2. Applicant Details

Address line 2

Address line 3

Town/city

Penarth

Country

Postcode

CF64 3QJ

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Jeremy

Surname

Peter

Company name

Jeremy Peter Associates

Address line 1

21

Address line 2

Britten Road

Address line 3

Town/city

Penarth

Country

Postcode

CF64 3QJ

Primary number

Secondary number

Fax number

Email

4. Eligibility

Was the use of the building on 20th March 2013 (or the last use before that date) one of the following:
• a use within Class A1 (Shops) or Class A2 (Financial and Professional services);
• a use as a betting office, pay day loan shop or launderette; or
• a mixed use combining use as a dwellinghouse with one of the above uses;
• a use within Class A5 (Hot Food Takeaways)

☒ Yes ☐ No

Was the building's use within Class A1 (Shops) or Class A2 (Financial and Professional services) only granted by a change of use under permitted development rights?
(Select 'No' if not relevant)

☐ Yes ☒ No

Will the total combined floor space in the building (previously and in this proposal) changed to Class C3 (Dwellinghouses) exceed 150 square metres?

☐ Yes ☒ No

4. Eligibility

Will the external dimensions of the resulting building extend beyond the existing building at any point?

☐ Yes ☒ No

Is the building:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area;
- in a military explosives storage area;
- a listed building; or
- a scheduled monument.

☐ Yes ☒ No

5. Description of Proposed Works, Impacts and Risks

Please describe the proposed development, including (from 1 August 2020) details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

Conversion of Class E shop to create 2 x 1 bed apartments. Adequate natural light is available to all habitable rooms as demonstrated by the submitted daylight assessment document.

Are any associated building works or other operations required to make this change?

Note that such works are restricted to those reasonably necessary to convert the building for use as a dwellinghouse (including partial demolition).

☒ Yes ☐ No

If yes, please provide details of the design and external appearance of the building(s) in regard to these building works or other operations (including partial demolition):

Applicant will be removing some external doors and changing these to windows. There will be no demolition. The proposed changes to fenestration will ensure both apartments have adequate natural light.

What will be the net increase in dwellinghouses?
This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development.

2

Please provide details of any transport and highways impacts and how these will be mitigated:

The site access will remain the same as existing. The site is located in a highly sustainable location in close proximity to public transport links. The proposed conversion will not result in any significant traffic generation and will have no greater impact in transport/highway terms than the existing use. It should be noted that the previously refused application did not raise issues as regards transport and highway impacts to warrant objection.

Please provide details of any contamination risks and how these will be mitigated:

No contamination risks known. No additional built footprint being created.

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
 - is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).
- Check if your site location is in Flood Zone 2 or 3 online.

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

In flood zone 1.

Please provide details of the impact on the adequate provision of services based on the loss of the building's current use.

For example:

- Would there be a reasonable prospect of the building being used under its current use class going forward?
- Would a unique shop, takeaway, launderette, professional or financial service be lost from the area if the use is changed?

No unique shop. There are two other convenience stores/newsagents within the parade (see planning statement).

Where the building is located in a key shopping area, please provide details of any undesirable impact on the sustainability of that shopping area:

No undesirable impact. See planning statement.

6. Site Information

Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered"

6. Site Information

Title Number	NGL526891
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Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ☐ Yes ☒ No

7. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide the number of existing and proposed parking spaces.
Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	2	2	0

8. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? ☐ Yes ☒ No

9. Superseded consents

Does this proposal supersede any existing consent(s)? ☐ Yes ☒ No

10. Development Dates

When are the building works expected to commence?

Month	September
Year	2021

When are the building works expected to be complete?

Month	November
Year	2021

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name? ☐ Yes ☒ No

Developer Information

Has a lead developer been assigned? ☐ Yes ☒ No

12. Residential Units

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? ☒ Yes ☐ No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

12. Residential Units

Units Gained											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Flat, Apartment or Maisonette	2	Market for Sale	37	2	1						

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?	Private
Total number of residential units proposed	2
Total residential GIA (Gross Internal Floor Area) gained	74

13. Existing and Proposed Uses

Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

Use Class	Existing gross internal floor area (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
A1 - Shops	54	54	54
OTHER Workshop	63.9	19.94	19.94
Total	117.9	73.94	73.94

14. Waste and recycling provision

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

15. Utilities

Water and gas connections

Number of new water connections required	2
Number of new gas connections required	2

Fire safety

Is a fire suppression system proposed? ☐ Yes ☒ No

Internet connections

Number of residential units to be served by full fibre internet connections	2
Number of non-residential units to be served by full fibre internet connections	0

15. Utilities

Mobile networks

Has consultation with mobile network operators been carried out?

☐ Yes ☒ No

16. Environmental Impacts

Community energy

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

☐ Yes ☒ No

Heat pumps

Will the proposal provide any heat pumps?

☐ Yes ☒ No

Solar energy

Does the proposal include solar energy of any kind?

☐ Yes ☒ No

Passive cooling units

Number of proposed residential units with passive cooling

0

Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

Greenhouse gas emission reductions

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013?

☐ Yes ☒ No

Green Roof

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

0.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.00

Residential units with electrical heating

Number of proposed residential units with electrical heating

0

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

0

17. Declaration

I/we hereby apply for prior approval 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 (cannot be pre-application)

10/06/2021