



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	365
Suffix	
Property name	
Address line 1	Sipson Road
Address line 2	Sipson
Address line 3	
Town/city	West Drayton
Postcode	UB7 0HU

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

Easting (x)	507269
Northing (y)	177863

Description	
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2. Applicant Details

Title	Mr
First name	G
Surname	Haylat
Company name	
Address line 1	365, Sipson Road

2. Applicant Details

Address line 2	Sipson
Address line 3	
Town/city	West Drayton
Country	
Postcode	UB7 0HU

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	kashif
Surname	Bashir
Company name	K Designs
Address line 1	1 henry road
Address line 2	
Address line 3	
Town/city	slough
Country	United Kingdom
Postcode	sl1 2qn
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: ☒ Yes ☐ No

- 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)

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

Prior Approval Change of use of part A1 shop to C3 Flat

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

☐ Yes ☒ No

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

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.

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

There is already rear parking at the rear which is to be maintained. the impact would be minimal. Also there are good bus links just on Sipson Road.

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

At present This is a A1 Shop and part to be converted to a C3 residential Flat. In terms of contamination this would be negligible.

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.

N/a

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 it's 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?

The Shop serves as a Hairdressing shop . This application is to retain the shop and create a Studio flat to the rear of the building.

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

There would not be an impact on the sustainability to the shopping area. The shop is to be maintained with a creation of a studio at the rear.

6. 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)

04/08/2020