



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

233 Liquid And Envy

Address Line 1

High Street

Address Line 2

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB8 1LD

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Jamshid

Surname

Frough

Company Name

Frough Ltd

Address

Address line 1

48 Leaver Garden

Address line 2

Western Avenue

Address line 3

Greenford

Town/City

County

London

Country

UK

Postcode

UB8 8ER

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

First name

Nick

Surname

Willson

Company Name

Nick Willson Architects

Address

Address line 1

Second Home 68 Hanbury Street

Address line 2

Address line 3

Town/City

London

County

United Kingdom

Country

United Kingdom

Postcode

E1 5JL

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)

The

Has the development or work already been started without consent?

Yes
 No

If Yes, please state when the development or work was started (date must be pre-application submission)

01/11/2023

Has the development or work already been completed 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

If Yes, 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

Please provide a brief description of the building or part of the building you are proposing to demolish

The listed building has already received an injunction for work to stop. This has been dealt with separately, and this application proposes to rationalise and remedy the current situation. The current night club refurbishment has been partly demolished and then work stopped due to the injunction. The demolition has involved the nightclub floor being removed, and part of the stage, and mezzanine being demolished. As can be seen from the DAS and photographs work has now stopped. However, it appears that the original Regal cinema elements have remained intact apart from damage caused by the night club interventions.

We are proposing to install a new level floor, repair the walls and plaster work, repair leaks and install a new mezzanine with stairs.

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

It is necessary to demolish the remaining parts of the nightclub floor, mezzanine and block walls to allow the hall to be repaired, and made good and a new safe level floor installed. This will allow the hall to be made safe, plaster work repaired and then used again as a banqueting hall, giving the building a new life.

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).

Please see enclosed the below as part of the application:

1. DAS.
2. Heritage Statement.
3. Existing set of drawings.
4. Pre existing set of drawings.
5. Proposed set of drawings.

Materials

Does the proposed development require any materials to be used?

Yes
 No

Type:

Internal walls

Existing materials and finishes:

The existing internal walls are a mixture of the original plaster work, fluted profiles and detailing, along with the later night club additions of mirrored panels and mezzanine metal work.

Proposed materials and finishes:

The walls will be repaired and the plaster made good following the cleaning up and completion of the removal of the remains of the nightclub.

Type:

Ceilings

Existing materials and finishes:

The existing ceiling is a plaster moulded ceiling which has some water ingress damage. The ceiling is to be retained.

Proposed materials and finishes:

The existing ceiling will be repaired and made good where there has been water damage.

Type:

Floors

Existing materials and finishes:

The existing floor has been through a number of changes, the original cinema floor seems to be intact under rubble from the later addition and night club floor. The existing nightclub flooring, structure and mezzanine were a mixture of carpet and a sub base which are in various states of demolition and rubble.

Proposed materials and finishes:

The proposed levelled floor will be a new raised floor with a carpet finish. Colour to be confirmed. This will aim to bring back an element of the existing Regal cinema. The new mezzanine will be a metal light weight structure with a carpet finish.

Type:

Internal doors

Existing materials and finishes:

The existing door for the project are a mixture of painted wooden doors with glazed vision panels. The fire escape doors are black wooden doors.

Proposed materials and finishes:

The new doors will match the existing.

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

A_100 series

A_200 series

A_300 series

DAS - Design and Access Statement

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?

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

First Name

Nick

Surname

Willson

Declaration Date

05/07/2024

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.

I / We agree to the outlined declaration

Signed

Nick Willson

Date

09/07/2024