



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

233

Suffix

Property Name

Address Line 1

High Street

Address Line 2

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB8 1LE

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

Easting (x)

Northing (y)

505904

183945

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Jamshid

Surname

Frough

Company Name

Second Home

### Address

Address line 1

233 High Street

Address line 2

Address line 3

Town/City

Uxbridge

County

Hillingdon

Country

United Kingdom

Postcode

UB8 1LE

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)

1. New level floor to the cinema and hall.
2. A new replacement upper mezzanine floor with two tiers.
3. A new feature staircase and access ramp, stairs.
4. Repairing of the damaged plaster works, skirting and features.
5. New metal guarding and railing/handrails.
6. New hall side entrance area steps and landings.
7. BOH upper rooms to the cinema rear refurbished and made good with new doors, finishes.
8. Removal of the stair wall and curved dividing walls in the main lobby.
9. New replacement slimline heritage windows to the rear elevations.

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

If Yes, please describe and include the planning application reference number(s), if known

3638/APP/2024/1838

## 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).

## 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:**

Windows

**Existing materials and finishes:**

White metal framed with lead detailing.

**Proposed materials and finishes:**

White metal framed with lead detailing.

**Type:**

Internal walls

**Existing materials and finishes:**

Plastered and painted. Decorative plaster work and mouldings.

**Proposed materials and finishes:**

Plastered and painted. Decorative plaster work and mouldings. All plaster and original features to be repaired and restored as per specialist report attached in this application. New walls/finishes to the mezzanine to be curved plaster to reference the original.

**Type:**

Floors

**Existing materials and finishes:**

Parquet timber to the upper BOH rooms. Wooden flooring to the mezzanine.

**Proposed materials and finishes:**

Parquet timber to the upper BOH rooms - sanded and lacquered and restored to original state. Wooden flooring to the mezzanine. Protected and bottom two tiers retained and restored.

**Type:**

Internal doors

**Existing materials and finishes:**

Doors have been removed.

**Proposed materials and finishes:**

Painted HW panelled doors to reflect the period of the listed building with new architraves and skirtings to 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, 200, 400 series drawings.  
DAS  
Heritage 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

**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

3638/APP/2024/1838

Date (must be pre-application submission)

24/02/2025

Details of the pre-application advice received

We have been having positive ongoing discussions with the conservation officer and planning team. This has included various pre application meetings and reviews with the team. We have also had discussions and a site meeting with Heritage England which was positive and as of yet haven't received any comments. The proposed new floor level in the hall seems acceptable.

We have attached the watching brief reports from the agreed debris removal that was caused by previous un authorised work and which were under an injunction and enforcement action.

## 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

Surname

Declaration Date

- 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

25/02/2025