



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 Planning Permission

Town and Country Planning 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

Heathrow Flightpath Ncp Car Park

Address Line 1

Bath Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Heathrow

Postcode

UB7 0DU

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

Easting (x)

507454

Northing (y)

177098

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Hughes

Company Name

Heathrow NCP Property Limited

Address

Address line 1

c/o Agent

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

07771394497

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

07952836210

Secondary number

Fax number

Email address

arudlin@iceniprojects.com

Site Area

What is the measurement of the site area? (numeric characters only).

1.60

Unit

Hectares

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response](#).

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".

Title Number:
MX222300

Energy Performance Certificate Number

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☐ Yes
☒ No

Public/Private Ownership

What is the current ownership status of the site?

- ☐ Public
☒ Private
☐ Mixed

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Demolition of existing car park and redevelopment for industrial (Use Class B2); storage or distribution (Use Class B8); and/or light industrial (Use Class E(g)(iii)) purposes, with ancillary office space, landscaping, car parking, servicing and access arrangements.

Has the work or change of use already started?

- ☐ Yes
☒ No

Further information about the Proposed Development

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#). [View more information on the collection of this additional data and assistance with providing an accurate response](#).

Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

- ☐ Yes
☒ No

Do the proposals cover the whole existing building(s)?

- ☒ Yes
☐ No

Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?

If the proposal does not include affordable housing, select 'No'.

- ☐ Yes
☒ No

Details of building(s)

Does the proposal include any new building and/or an increase in height to an existing building?

- ☒ Yes
☐ No

Building reference:

Unit 110

Maximum height (Metres):

13

Number of storeys:

2

Building reference:

Unit 120

Maximum height (Metres):

13

Number of storeys:

2

Building reference:

Unit 130

Maximum height (Metres):

13

Number of storeys:

2

Building reference:

Unit 140

Maximum height (Metres):

13

Number of storeys:

2

Loss of garden land

Will the proposal result in the loss of any residential garden land?

☐ Yes

☒ No

Projected cost of works

Please provide the estimated total cost of the proposal

Between £2m and £100m

Vacant Building Credit

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does the proposed development qualify for the vacant building credit?

☐ Yes

☒ No

Superseded consents

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal supersede any existing consent(s)?

- ☒ Yes
☐ No

Please add details of any superseded consent(s)

Local Planning Authority consent reference number: 41632/APP/2021/1301
Is the consent only being partially superseded:

Development Dates

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).
[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

Phase Detail: Entire Development
When are the building works expected to commence?: 2024-06
When are the building works expected to be complete?: 2024-12

Scheme and Developer Information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Scheme Name

Does the scheme have a name?

- ☐ Yes
☒ No

Developer Information

Has a lead developer been assigned?

- ☒ Yes
☐ No

Please enter the company name

Heathrow NCP Property Limited

Is the lead developer a registered company in the UK?

- ☒ Yes
☐ Registered in another country
☐ No

Please provide registered company number (at Companies House)

OC418925

Existing Use

Please describe the current use of the site

Vacant

Is the site currently vacant?

- ☒ Yes
☐ No

If Yes, please describe the last use of the site

Car Park (Use Class Sui Generis)

When did this use end (if known)?

31/08/2021

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☒ Yes
☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Existing and Proposed Uses

Please note: This question contains additional requirements specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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.

Use Class:

OTHER

Other (Please specify):

B2 - General Industrial, B8 - Storage or Distribution, E (g)(iii) - Light Industrial

Existing gross internal floor area (square metres):

0

Gross internal floor area lost (including by change of use) (square metres):

0

Gross internal floor area gained (including change of use) (square metres):

8362

Total	Existing gross internal floorspace (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)
	0	0	8362

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Please see drawings and Design & Access Statement

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Please see drawings and Design & Access Statement

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

Please see drawings and Design & Access Statement

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

Please see drawings and Design & Access Statement

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Proposed materials and finishes:

Please see drawings and Design & Access Statement

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

Please see drawings and Design & Access Statement

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

Please refer to submitted Design and Access Statement and Drawings.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes
- ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☒ Yes
- ☐ No

Are there any new public roads to be provided within the site?

- ☐ Yes
- ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
- ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
- ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

Please refer to submitted plans and Transport Assessment.

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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.

<div><div>Vehicle Type:</div><div>Cars</div><div>Existing number of spaces:</div><div>634</div><div>Total proposed (including spaces retained):</div><div>91</div><div>Difference in spaces:</div><div>-543</div></div>

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.

Electric vehicle charging points

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

- ☒ Yes
- ☐ No

Please add details of the charging points:

Charging point type:
Other

Active charging points:
10

Passive charging points:
0

Total charging points	Active	Passive
	10	0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
- ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
- ☐ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes
- ☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
- ☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

- ☒ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Open and Protected Space

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

- ☐ Yes
☒ No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

☐ Yes

☒ No

Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains sewer

☐ Septic tank

☐ Package treatment plant

☐ Cess pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes

☐ No

☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Please refer to submitted Drainage Strategy prepared by Hydrock.

Water management

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

97

percent

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

☒ Yes

☐ No

Please state the expected internal residential water usage of the proposal

0.00

litres per person per day

Does the proposal include the harvesting of rainfall?

☐ Yes

☒ No

Does the proposal include re-use of grey water?

☐ Yes

☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Residential Units

Please notes: This question contains additional requirements specific to applications within Greater London.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

- ☐ Yes
☒ No

Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

- ☐ Yes
☒ No

Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

- ☐ Yes
☒ No

How much site area will these residential uses take up?

Unit

Non-Permanent Dwellings

Please note: This question is specific to applications within the Greater London area.

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

- ☐ Yes
☒ No

Other Residential Accommodation

Please note: This question contains additional requirements specific to applications within the Greater London area.

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Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

- ☐ Yes
☒ No

Waste and recycling provision

Please note: This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

Utilities

Please note: This question contains additional requirements specific to applications within the Greater London area.

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Water and gas connections

Number of new water connections required

Number of new gas connections required

Fire safety

Is a fire suppression system proposed?

- ☒ Yes
☐ No

Internet connections

Number of residential units to be served by full fibre internet connections

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

Mobile networks

Has consultation with mobile network operators been carried out?

- ☐ Yes
☒ No

Environmental Impacts

Please note: This question is specific to applications within the Greater London area.

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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

Total Installed Capacity (Megawatts)

41.70

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)

403.00

Particulate matter (PM) total annual emissions (Kilograms)

72.00

Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

- ☒ 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

95

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes

☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

☒ Yes

☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

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 or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes](#).

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

B2 - General industrial

Unknown:

Yes

Use Class:

B8 - Storage or distribution

Unknown:

Yes

Use Class:

Other (Please specify)

Other (Please specify):

E (g)(iii)

Unknown:

Yes

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☒ Yes
☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Details of operations and plant/ machinery to be confirmed subject to occupier requirements.

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ 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

First Name

Surname

41632/PRC/2021/220

Date (must be pre-application submission)

21/12/2021

Details of the pre-application advice received

Pre-application advice was sought for a scheme incorporating an industrial/ and logistics warehouse building scheme, providing a total of 4no individual units for Classes B2, B8 and/or E(g)(ii)/(iii) totalling 8,563 sqm.

Within the pre-application feedback the principle of the proposed land uses was supported, with the Council acknowledging in their pre-application response that planning policy encourages the redevelopment of previously developed land, and that industrial uses would be appropriate in this location.

The design and layout of the scheme was generally supported, subject to the use of appropriate materials and the impact of development on neighbouring residential properties. In particular it was recommended that careful consideration should be given to the materials used to break up the bulk, scale and massing of the elevations.

The landscaping buffer proposed to the edges of the site was welcomed, particularly along the western boundary to separate the proposed industrial use from the residential properties in Sipson Way. However, it was also stated that the Council would like to see some hardstanding within the site layout broken up with additional soft landscaping, to provide a softer setting to the industrial type buildings.

Concerns were raised regarding the ongoing maintenance of the access bridge from the RaddisonRadisson Hotel and Conference Centre. However, based on subsequent correspondence it is understood that the bridge is adopted highway. The highway authority is therefore responsible for the maintenance of this bridge.

The Council recommended that further technical information should be provided to demonstrate that the proposal would not result in any unacceptable harm to the light and outlook of neighbouring properties, and that there would be no unacceptable harm in terms of noise impact and air quality.

The acceptability of the scheme was also subject to further technical information being provided, demonstrating that the scheme was satisfactory with regards to transport, sustainability, ecology, flood risk, contamination and fire safety.

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

First Name

Andrew

Surname

Rudlin

Declaration Date

17/05/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Andrew Rudlin

Date

17/05/2023

Amendments Summary

Certificate B Notice served on National Highways on 17th May 2023.