



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)

## Householder Application for Planning Permission for works or extension to a dwelling; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

R

Surname

Lakin

Company Name

## Address

Address line 1

Old Clack Farm Tile Kiln Lane

Address line 2

Address line 3

Town/City

Harefield

County

Hillingdon

Country

United Kingdom

Postcode

UB9 6LU

Are you an agent acting on behalf of the applicant?

Yes  
 No

# Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of Proposed Works

Please describe the proposed works

Proposed Part Demolitions, alterations and Single storey extension to the existing Grade II Listed House and Barn.

Has the work already been started without consent?

Yes  
 No

## 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".

<b>Title Number:</b> 1080131
<b>Title Number:</b> 1245696

## Energy Performance Certificate

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

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.](#)

What is the Gross Internal Area to be added to the development?

20.90

square metres

Number of additional bedrooms proposed

0

Number of additional bathrooms proposed

0

## 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.](#)

When are the building works expected to commence?

04/2026

When are the building works expected to be complete?

04/2027

## 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

## Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- 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

If the answer to c) is Yes

What is the total volume of the listed building?

434.00

Cubic metres

What is the volume of the part to be demolished?

4.30

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

January

Year

1930

(Date must be pre-application submission)

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

Details of single storey elements to be demolished . date unknown.  
1. Demolition of single storey lean-to addition to rear elevation of farm house.  
2. Demolition of single storey gable end addition to side elevation of farm house.

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

To allow for the new single storey extension and structure.

## Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes  
 No

## Materials

Does the proposed development require any materials to be used?

Yes  
 No

**Type:**  
External walls

**Existing materials and finishes:**  
Main House: Render Barn: Feather edged boarding. Red brick dwarf walls.

**Proposed materials and finishes:**  
Main House: Render Barn: Feather edged boarding. Red brick dwarf walls. New glazed infill: Predominantly fixed double glazed windows and double glazed sliding doors.

**Type:**  
Roof covering

**Existing materials and finishes:**  
Main House: Tiled roof. Barn: Tiled Roof.

**Proposed materials and finishes:**  
Main House: Roof tiles to proposed pantry to match existing. Extension infill: Grey rubber roof. Linear glazed sections connecting the farm house and existing red brick wall.

**Type:**  
Chimney

**Existing materials and finishes:**  
Not applicable

**Proposed materials and finishes:**  
Not applicable

**Type:**  
Windows

**Existing materials and finishes:**  
Timber framed single glazing (main house) Timber framed double glazing (barn only)

**Proposed materials and finishes:**  
Timber framed double glazing (main house) Powder coated slim-line double glazed sliding doors and fixed glazed panels (main link infill)  
Powder coated double glazed top hung bottom opening windows (barn) Double glazed powder coated crittal doors and windows (barn)

**Type:**  
External doors

**Existing materials and finishes:**  
Timber doors (main house) Timber doors (main barn)

**Proposed materials and finishes:**  
Timber door (main house) Powder coated slim-line double glazed sliding doors (extension infill) Powder coated double glazed crittal doors (barn) Replacement concertina timber barn doors (barn)

**Type:**  
Ceilings

**Existing materials and finishes:**  
plastered white (main house) existing historic rafters and plaster skim (barn)

**Proposed materials and finishes:**  
Plaster skim (altered roof for the proposed single storey pantry) White plaster skim ceiling (extension infill) Proposed insulation and plasterboard and plaster skim between existing historic rafters (barn) Linear Roof Glazing (extension infill)

**Type:**  
Internal walls

**Existing materials and finishes:**

Plaster

**Proposed materials and finishes:**

Plaster skim Ground Floor (Barn) existing walls to be studded out to provide extra wall insulation, plasterboard and plaster skim.

**Type:**

Floors

**Existing materials and finishes:**

Timber Floor - House Stone Floor - House

**Proposed materials and finishes:**

Stone floor - proposed amendments to kitchen and pantry. Stone floor - proposed extension infill. Suspended timber floor - Barn Ground Floor.

Timber Floor - Barn Second Floor.

**Type:**

Internal doors

**Existing materials and finishes:**

Timber

**Proposed materials and finishes:**

Timber

**Type:**

Rainwater goods

**Existing materials and finishes:**

UPVC Black

**Proposed materials and finishes:**

UPVC Black - Main House Powder coated grey alumasc (square) - extension infill Heritage affect, half round gutters and downpipes - Barn

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

As existing

**Proposed materials and finishes:**

As existing

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

As existing

**Proposed materials and finishes:**

As existing

**Type:**

Lighting

**Existing materials and finishes:**

As Existing

**Proposed materials and finishes:**

As Existing

**Type:**

Other

**Other (please specify):**

N/A

**Existing materials and finishes:**

N/A

**Proposed materials and finishes:**

N/A

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 proposed drawings, CGI's, design and access statement and heritage statement.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes  
 No

## 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

## Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes  
 No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes  
 No

## Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)\*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

\*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

## 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

42413/PRC/2025/117

Date (must be pre-application submission)

24/09/2025

Positive pre-application advice written response received. The pre-application advice proposals are as per the planning and listed building application submission attached.

## 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 and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & 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

Is any of the land to which the application relates part of an Agricultural Holding?

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\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person Role

The Applicant  
 The Agent

Title

Mr

First Name

Kristian

Surname

Peel

Declaration Date

17/12/2025

Declaration made

## Declaration

I/We hereby apply for Householder planning & 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

Kristian Peel

Date

22/12/2025