



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

Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

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

2 Cowley Business Park, Teal House

Address Line 1

High Street

Address Line 2

Cowley

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB8 2AL

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

John

Surname

O'Hara

Company Name

Cppard Estates (TY) Limited

Address

Address line 1

101 Rowlands Avenue

Address line 2

Pinner

Address line 3

Town/City

County

Country

England

Postcode

HA5 4AW

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Sebastian

Surname

Charles

Company Name

Aardvark Legal Services Limited t/a Aardvark Planning Law

Address

Address line 1

1 Parsons Close

Address line 2

Ecton

Address line 3

Town/City

Northampton

County

Country

United Kingdom

Postcode

NN6 0QJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Try House is a self-contained, 3 storey, detached office building situated on Cowley Business Park.

Please state the reasons why demolition needs to take place

The current office block is no longer required for the present use.

Please describe the proposed method of demolition

Demolition will consist of removing the entire structure on site down to and including ground slabs and foundations to a maximum depth of 2 metres. The buildings will be demolished in sequence commencing with roof, moving down the external and internal walls and floors, followed by the ground floor walls foundations and any basement areas. All methods of demolition work are to be carried out by a 360° hydraulic excavator having a long boom fitted with all necessary implements to include a pulveriser, grapple and a crusher/cutter. Independent hoses and spray devices built into the excavators' tool attachment will apply light water sprays to the specific operating areas throughout the duration of the demolition works. If required and as necessary, demolition work that is to be carried out within two metres of other structures that are to remain will be carried out by handheld methods..

See Method of Works on page 40 of the Construction Phase Health and Safety Plan.

How and where would spoil/rubble be disposed of?

All the demolition arisings that will be leaving site will be segregated into five main waste streams. This will be inert waste, non-hazardous waste, hazardous waste, timber and metal. The removal of all arisings will be logged in the Site Waste log. All arisings and waste will be removed from the project site area and delivered to the Licensed recycling facility. All assignment notes and disposal facility receipts will be kept as proof that the correct method of disposal has been strictly adhered to.

RCS aim to recycle as much of the demolition arisings as possible. This will include timber, metals, plasterboard, fluorescent lamps, cables, WEE Waste, concrete and brick. All timber, metals, plasterboard, fluorescent lamps and cables & WEE Waste will be segregated into separate waste bins and will be taken to the appropriate licensed recycling facility. RCS will only use Environment Agency registered recycling and waste facilities. Concrete and brick arisings will be crushed on site to BS6F2 and stockpiled in an agreed location for re-use. In dry and windy conditions stockpiles will be damped down to reduce the migration of debris, dirt and dust particles. All recyclable materials and waste will be placed in skips as it is generated. It may be locally stockpiled for a short time until it is re-handled into the waste bin. All waste bins will be placed as close to the working areas as the site confines allow. All waste bins will be removed from site when full. Ideally on the same day. All waste will be removed along the main access route to the demolition area.

See page 39 of the Construction Phase Health and Safety Plan.

Please provide details of the proposed restoration of the site

The site will be left level with no voids. The site will be totally enclosed with 2.4m high plywood hoarding with both lockable vehicle and pedestrian gates built in.
Demolition arisings suitable for processing shall be crushed on site to certificated material grading 6F2 and stockpiled in an agreed location on site. All existing services will be capped off.

When do you expect the works to commence (date must be post application submission)?

11/04/2023

When do you expect the works to be completed (date must be post application submission)?

05/06/2023

Are there any public Rights of Way within the site or immediately adjoining the site?

Yes
 No

Is redevelopment or rebuilding proposed at a later date?

Yes
 No

Does the proposal involve the felling or pruning of any tree(s)?

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".

Title Number: AGL26172

Energy Performance Certificate

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

Yes
 No

Vehicle Parking

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

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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.

Vehicle Type: Cars	Existing number of spaces: 106	Total proposed (including spaces retained): 106	Difference in spaces: 0
Vehicle Type: Disabled persons parking	Existing number of spaces: 6	Total proposed (including spaces retained): 6	Difference in spaces: 0

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.

Existing and Proposed Uses

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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:

E - Commercial, Business and Service

Existing gross internal floor area (square metres):

1987.9

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

1987.9

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

0

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)
	1987.9	1987.9	0

Superseded consents

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Does this proposal supersede any existing consent(s)?

Yes
 No

Development Dates

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

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When are the building works expected to commence?

04/2023



When are the building works expected to be complete?

06/2023



Scheme and Developer Information

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[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

Cppard Estates (TY) 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)

13799209

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

Declaration

I / We hereby apply for Prior Approval: Demolition of building 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

Sebastian Charles

Date

28/02/2023