



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; 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	2
Suffix	
Property Name	Northwood Police Station
Address Line 1	Murray Road
Address Line 2	
Address Line 3	Hillingdon
Town/city	Northwood
Postcode	HA6 2YN

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

Easting (x)	Northing (y)
509104	191381

Description

Applicant Details

Name/Company

Title

Dr

First name

Nizar

Surname

Merali

Company Name

Azaf Investment Ltd

Address

Address line 1

12 Wolsey Road

Address line 2

Northwood

Address line 3

Town/City

County

Middlesex

Country

UK

Postcode

HA62HW

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

Mr

First name

Simon

Surname

Foxell

Company Name

The Architects Practice

Address

Address line 1

23 Beacon Hill

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

N7 9LY

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

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 details of proposals to alter, extend or demolish the listed building(s)

Change of use into a children's day nursery. Conservation and restoration of the existing building fabric. Erection of single storey front extension with 3 storey access lift & shaft

Has the development or work already been started without consent?

- ☐ Yes
☒ No

Site information

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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:

AGL484195

Energy Performance Certificate Number

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

- ☒ Yes
☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

7492-1849-2809-7655-0914

Public/Private Ownership

What is the current ownership status of the site?

- ☐ Public
☒ Private
☐ Mixed

Further information about the Proposed Development

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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

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

Up to £2m

Vacant Building Credit

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Does the proposed development qualify for the vacant building credit?

☐ Yes

☒ No

Superseded consents

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Does this proposal supersede any existing consent(s)?

☐ Yes

☒ No

Development Dates

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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:

Single phase

When are the building works expected to commence?:

2024-10

When are the building works expected to be complete?:

2025-10

Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

- ☒ Yes
- ☐ No

Please enter the scheme name

Nursery, 2 Murray Road, Northwood

Developer Information

Has a lead developer been assigned?

- ☒ Yes
- ☐ No

Please enter the company name

Azaf Investment Ltd

Is the lead developer a registered company in the UK?

- ☒ Yes
- ☐ Registered in another country
- ☐ 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

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).

Drawings & photos:
MRN/P2/01, 02, 05, 06, 07, 10, 11, 12, 15, 16, 22, 25, 26, 27, 28, 29, 30, 31, 32, 35, 36, 37, 40, 41 & 50
Design and Access Statement
Heritage Statement
Window Repair Schedules
Room Finishings Schedule
Call Post restoration report

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:

External walls

Existing materials and finishes:

The existing building comprises: - Red brickwork - Ashlar details (porch, corbels, window framing etc.) - Half timbering with render infill to part First and second floor These will all be maintained

Proposed materials and finishes:

The new elements of the building will be timber clad: - Entrance screen - painted timber panels - Lift shaft - dark stained or treated lapped boarding

Type:

Roof covering

Existing materials and finishes:

The existing building has a pitched roof clad in plain, red, clay tiles

Proposed materials and finishes:

The new extension and the lift shaft will have a dark gray zinc clad roof and gutters Part of the roof over the new Reception area will have an area of sedum covering

Type:

Rainwater goods

Existing materials and finishes:

The existing building has a mixture of cast iron and UPVC rainwater good

Proposed materials and finishes:

The rainwater goods to the main building will all be refurbished or replaced in cast iron to match the original sytle. The rainwater goods to the new extension will be in dark zinc to match the roof

Type:

Windows

Existing materials and finishes:

Existing windows are in a mix of styles: A Directly glazed leadlight window within a stone frame B Sliding Sash Window C Casement window with fanlight (timber frame, metal casement) D Metal Casement window E Directly glazed metal frame window F Fixed Casement Window (barred) G Side hung casement with bottom hung top light Window H Fixed with Fanlight Window These will generally be restored although 2 will be converted in matching style and materials to provide additional exits and two others will be opened up to provide access to the lift - See Window repair schedules

Proposed materials and finishes:

The windows to the new Reception area will be high performance fixed and casement windows in painted timber

Type:

External doors

Existing materials and finishes:

External doors are in timber, both original and modern: - Main front double doors in porch in stained timber (Murray Road). To be retained and restored - Side door (Maxwell Road) - painted panel and glazed. To be retained and restored - Rear access doors - painted steel security doors. To be replaced with panelled timber doors See separate Window and Door Schedule

Proposed materials and finishes:

New access doors on Murray and Maxwell roads will be high performance panelled and glazed in painted timber to match existign adjacent windows The doors to the new Reception area will be high performance panelled and glazed in painted timber

Type:

Ceilings

Existing materials and finishes:

Access ceilings with fibre panels are present throughout the existing building. These will be removed There are no cornices or other plaster mouldings

Proposed materials and finishes:

Plaster ceilings above the access ceilings will be restored wherever possible. In some cases it will be necessary to introduce a new, lower plasterboard ceiling to conceal services and/or insulation. The ceiling in the new Reception area will be in plain painted plasterboard

Type:

Internal walls

Existing materials and finishes:

Internal walls are predominantly masonry (brick) construction and, where original to the building as first built, the great majority will be repaired and maintained - see drawings. The finish on many walls has deteriorated since the building was abandoned by the Police and will need to be removed and restored

Proposed materials and finishes:

Walls in the new Reception area will be a mixture of the existing brickwork of the retained building repaired and restored with new partition walls (i.e. to the Office and accessible WC) in plasterboard. Toilets and WCs will be fitted with tiles and splashbacks See separate Room by room finishes schedule

Type:

Floors

Existing materials and finishes:

Existing floors are terrazzo and parquet (front room only) and polished screed (remaining ground floor) and sheet flooring elsewhere. All carpets and sheet flooring to be removed.

Proposed materials and finishes:

The front room floor to be repaired and restored Ground floor - Floating, heated, timber floors to be installed elsewhere with screeds laid on a separating layer in service areas. First floor - Floating t&g boards to be laid on existign boards. Carpet/timber/sheet floors over. See separate Room by room finishing schedule

Type:

Internal doors

Existing materials and finishes:

Doors are a mixture of a few original panelled doors and mainly modern flush doors. All doors are painted with the exception of the stained inner porch door (to be restored) The original doors will be retained and re-used wherever possible, not necessarily in the same locations The modern flush doors may get re-used in a few locations but the majority will be replaced by panelled fire doors to match the original ones

Proposed materials and finishes:

New Edwardian style panelled fire doors (painted) to reaplace flush doors etc.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Half height picket fence in Arts & Craft style to front boundary line outside hedge at the back of pavements on Murray and Maxwell roads to be repaired and restored with gates replaced where missing or as necessary. A short section on Murray Road will be turned by 90 degrees where the driveway is widened 6ft timber close boarded gates (set back) on Murray Road in poor condition and to be replaced 6ft rear close-boarded perimeter fence around back of site. In poor, but repairable condition, with broken rails etc. To be repaired and treated

Proposed materials and finishes:

New timber gate to match existing to provide pedestrian access to car park from Maxwell Road New vertical bar steel gates into car park from Murray Road. To be kept open in working hours and locked at night. Adjacent matching pedestrian gate. New close boarded stained timber fence on inside of hedge to garden areas to provide safety and security for children using the nursery

Type:

Lighting

Existing materials and finishes:

There are almost no original lighting fittings - possibly only the Police 'Blue' lamp and teh Call post (both to be restored and retained). Externally a wide range of modern bulkhead and security spot lights have been attached to the walls of the building - all to be removed Internally light fittings are predominantly fluorescent fittings in or below the access ceiling grid (all to be removed)

Proposed materials and finishes:

New luminaires to be warm white LED fittings able to give the appropriate level of light for their setting. All light fittings to be selected for their setting. Externally carpark and garden lights to be mounted on walls and fences low to the ground and hooded to give low light spillage. To be controlled by timers and daylight sensors to avoid excessive out of hours lighting. Additional security lights to be installed activated by intruder sensors. Internally mainly ceiling lights will be used to give controllable bright light in learning rooms and lower levels elsewhere.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Asphalt

Proposed materials and finishes:

Car parking area - asphalt with road parkings Pedestrian areas/paths - permeable block paving

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

Drawings & photos:

MRN/P2/01, 02, 05, 06, 07, 10, 11, 12, 15, 16, 22, 25, 26, 27, 28, 29, 30, 31, 32, 35, 36, 37, 40, 41 & 50

Design and Access Statement

Heritage Statement

Window Repair Schedules

Room Finishings Schedule

Call Post restoration report

Site Area

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

1525.00

Unit

Sq. metres

Existing Use

Please describe the current use of the site

The site is unused and vacant

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

The site was formerly a Police Station. It was abandoned by the Metropolitan Police in February 2019 and has remained vacant ever since.

Information is included from the Metropolitan Police on their Public Access Strategy (Nov 2017) and Property Disposals Policy 2020-21

When did this use end (if known)?

28/02/2019

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

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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.

Use Class:

E(f) - Creche, day nursery or day centre - Except where including a residential use

Existing gross internal floor area (square metres):

560

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

560

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

629

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)
560	560	629

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

Drawing MRN/P2/22 Site Plan and
Transport Statement from Nick Culhane, Highway Consultant, dated March 2024

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](#).

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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:

15

Total proposed (including spaces retained):

10

Difference in spaces:

-5

Vehicle Type:

Disabled persons parking

Existing number of spaces:

0

Total proposed (including spaces retained):

1

Difference in spaces:

1

Vehicle Type:

Cycle spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

10

Difference in spaces:

10

Vehicle Type:

Other

Other (please specify):

Children's buggies and scooters

Existing number of spaces:

0

Total proposed (including spaces retained):

10

Difference in spaces:

10

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

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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:

Fast charging points (7-22 kw)

Active charging points:

2

Passive charging points:

0

Total charging points

Active

Passive

2

0

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

See:

Existing Ground Floor plan drawing MRN/P2/05;
and
Service strategy layout drawings MRN/P2/35, 36 & 37

Water management

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

0

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

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

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'.

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.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- ☐ Yes
- ☒ No

Please add all the exemptions or transitional arrangements that apply and provide a reason why

Exemption:
Temporary exemption for non-major developments (small sites exemption)

Reason for selecting exemption:
The application for small development was made before 2nd April 2024

Note: Please read the help text for further information on the exemptions available and when they apply

Open and Protected Space

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Open Space

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

☐ Yes

☒ No

Protected Space

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

☐ Yes

☒ No

Waste and recycling provision

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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

Residential Units

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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

Non-Permanent Dwellings

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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

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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

Utilites

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Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

Fire safety

Is a fire suppression system proposed?

☐ Yes

☒ No

Internet connections

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

0

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

1

Mobile networks

Has consultation with mobile network operators been carried out?

- ☐ Yes
☒ No

Environmental Impacts

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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)

2.00

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)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

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)

53.00

Urban Greening Factor

Please enter the Urban Greening Factor score

0.20

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

5

Employment

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

☒ Yes

☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

14

Part-time

28

Total full-time equivalent

28.00

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.

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

Use Class:

E

Unknown:

No

Monday to Friday:

Start Time:

07:30

End Time:

18:30

Saturday:

Start Time:

End Time:

Sunday / Bank Holiday:

Start Time:

End Time:

Industrial or Commercial Processes and Machinery

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

☐ Yes

☒ No

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

Trade Effluent

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

☐ 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

46639/PRC/2023/211

Date (must be pre-application submission)

12/02/2024

Details of the pre-application advice received

See letter of the 12th February 2024 from the Case Officer, Christos Chrysanthou, ref. 46639/PRC/2023/211 covering the following areas:

1. Principle of Development
2. Design
3. Amenity
4. Highways
- 5 Other
6. Planning Obligation an CIL (Mayor and LBH)
7. Application Submiossion
8. Conclusion

A schedule of the findings and recommendations in the letter is included in teh application documents - see MRN Pre-App Response 240315

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

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

13

Suffix:

Address line 1:

Watford Metro Centre

Address Line 2:

Dwight Road

Town/City:

Watford

Postcode:

WD18 9SB

Date notice served (DD/MM/YYYY):

02/11/2023

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Simon

Surname

Foxell

Declaration Date

29/03/2024

☒ Declaration made

Declaration

I/We hereby apply for Full 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

Simon Foxell

Date

29/03/2024

Amendments Summary

Modifications made in response to pre-application advice including revision to internal alterations, repair details provided etc.