



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: Erection, extension, or
alteration of a university building

Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 7, Class M

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	Land at Brunel University to the east of North Loop Road
Address Line 1	Brunel University London
Address Line 2	Uxbridge
Address Line 3	
Town/city	London
Postcode	UB8 3PH

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

Easting (x)	Northing (y)
505853	182556

Description

Applicant Details

Name/Company

Title

First name

Surname

C/O Avison Young (UK) Limited

Company Name

Brunel University London

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

Town/City

County

Country

United Kingdom

Postcode

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

Lucy

Surname

Fathers

Company Name

Avison Young

Address

Address line 1

65

Address line 2

Gresham Street

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC2V 7NQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Would the cumulative footprint of any erection, extension or alteration under this permitted development right (on or after 21st April 2021) exceed the greater of:

- 25% of the cumulative footprint of the university buildings (as it was on 21st April 2021); or
- 250 square metres

☐ Yes

☒ No

Would any part of the proposed development be within 5 metres of a boundary of the curtilage of the premises?

☐ Yes

☒ No

Would, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced (and remaining in this use) no longer be able to be used as such?

☐ Yes

☒ No

Would the height of any new building erected, or any building extended or altered exceed:

- 5 metres (where it is within 10 metres of a boundary of the curtilage of the premises);
- 6 metres in all other cases; or
- where relevant, the height of the existing building that is proposed to be extended or altered

☐ Yes

☒ No

Would the height of any rooftop structure exceed 1.5 metres?

☐ Yes

☒ No

Is the predominant use of the existing buildings on the premises for the provision of education?

- ☒ Yes
☐ No

Would the development be within the curtilage of an existing university, and only be used as part of, or for a purpose incidental to, the use of that university?

- ☒ Yes
☐ No

Would the development be within the curtilage of a listed building?

- ☐ Yes
☒ No

If any part of the development would be on land:

- in a conservation area
- in an area of outstanding natural beauty
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park; or
- in a World Heritage Site

would any new building erected, or any building extended or altered be constructed using materials which have a similar external appearance to those used for the original university buildings, or the building being extended or altered?

- ☒ Yes/Not relevant
☐ No

Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of any works proposed

Prior approval for the erection of a single storey university building comprising three flexible spaces for teaching and student use (Use Class F1), with associated landscaping, servicing, cycle parking, refuse, plant and other works under Schedule 2, Part 7, Class M (extensions etc for schools, colleges, universities and hospitals) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

Please provide details of the design and external appearance of any new building erected, or any building extended or altered

Please refer to Cover Letter

Please provide details of any transport and highways impacts and how these will be mitigated

Please refer to Transport Statement

Please provide details on the heritage and archaeological considerations of the development including the impacts on heritage and archaeology and how these will be mitigated:

Please refer to Heritage Statement

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: Unregistered

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: 2088
Total proposed (including spaces retained): 1897
Difference in spaces: -191

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

Superseded consents

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Does this proposal supersede any existing consent(s)?

- ☐ Yes
☒ No

Development Dates

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When are the building works expected to commence?

07/2024



When are the building works expected to be complete?

11/2024



Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

- ☐ Yes
☒ No

Developer Information

Has a lead developer been assigned?

- ☐ 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:

F1 - Learning and non-residential institutions

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):

1970

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	1970

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](#).

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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

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)

0.00

Solar energy

Does the proposal include solar energy of any kind?

- ☒ Yes
☐ No

Total Installed Capacity (Megawatts)

0.00

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)

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

0

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

0

Mobile networks

Has consultation with mobile network operators been carried out?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Prior Approval: Erection, extension, or alteration of a university building 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

Lucy Fathers

Date

30/04/2024