



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

Former Addison Lee Building

Address Line 1

Bulls Bridge Industrial Estate

Address Line 2

Hayes

Address Line 3

Town/city

Postcode

UB3 4QQ

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Ark UP4 Ltd

Address

Address line 1

c/o Agent

Address line 2

-

Address line 3

Town/City

County

Country

-

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

Alice

Surname

Gardner

Company Name

Address

Address line 1

Savills

Address line 2

5th Floor

Address line 3

2 Kingsway

Town/City

Cardiff

County

Country

United Kingdom

Postcode

CF10 3FD

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

Former Addison Lee Building

Please state the reasons why demolition needs to take place

Ark is developing a data centre campus to the east and south of the application site. UP1 has been completed and is now occupied. UP2 and UP3 are currently under construction. The current occupier of UP1 will also occupy UP2 when that building is completed. A separate occupier has entered into an agreement for lease to occupy UP3.

Ark has acquired the freehold ownership of the adjacent parcel of land to the west, comprising a building and yard formerly occupied by Addison Lee (the Addison Lee land). The intention is to submit a planning application for a fourth data centre building (to be known as UP4) together with a further energy centre to support the data centre. Discussions have commenced with LB Hillingdon and it is likely that a planning application will be submitted in the next few months.

The intention is for UP4 to be occupied by the same party as UP3. In the interests of program and to ensure that above ground works for UP4 can begin as quickly when planning permission is granted, Ark is seeking approval to demolish the Addison Lee building at the earliest opportunity. The building is currently used as Ark's construction logistics base for the Union Park but, as the construction of UP2 and UP3 advances, is no longer required with construction logistics managed through existing temporary accommodation onsite and the use of an offsite car parking area.

Please describe the proposed method of demolition

Please see supporting covering letter and attachments.

How and where would spoil/rubble be disposed of?

Please see supporting covering letter and attachments.

Please provide details of the proposed restoration of the site

Please see supporting covering letter and attachments.

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

03/02/2025

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

30/04/2025

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:
AGL73971

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:

110

Total proposed (including spaces retained):

110

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.

Use Class:

B8 - Storage or distribution

Existing gross internal floor area (square metres):

3500

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

3500

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)
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3500

3500

0

Superseded consents

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

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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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[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?

02/2025

When are the building works expected to be complete?

04/2025

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

Please enter the scheme name

Union Park

Developer Information

Has a lead developer been assigned?

Yes
 No

Please enter the company name

Ark UP4 Ltd

Is the lead developer a registered company in the UK?

Yes
 Registered in another country
 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

Declaration

I/We hereby apply for Prior Approval: Demolition of 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

Alice Gardner

Date

30/01/2025