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.
Town and Country Planning Act 1990

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.

1. Site Address

Number	
Suffix	
Property name	Rabbsfarm Primary School
Address line 1	Gordon Road
Address line 2	
Address line 3	
Town/city	West Drayton
Postcode	UB7 8AH

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

Easting (x)	506050
Northing (y)	180962

Description

School.

2. Applicant Details

Title	Ms
First name	Barbara
Surname	Neville
Company name	For London Borough of Hillingdon.
Address line 1	Rabbsfarm Primary School,
Address line 2	Gordon Road
Address line 3	
Town/city	West Drayton
Country	

2. Applicant Details

Postcode	UB7 8AH
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	Mr
First name	Harry
Surname	Wilkins
Company name	Metropolis Architecture
Address line 1	Studio G
Address line 2	5 Home Farm Barns
Address line 3	Birdingbury Lane
Town/city	Bourton on Dunsmore
Country	United Kingdom
Postcode	CV23 9RA
Primary number	02476305514
Secondary number	
Fax number	
Email	studioG@metropolis-architecture.com

4. Site Area

What is the measurement of the site area? (numeric characters only).	500
Unit	sq.metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

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.

Erection of 180sqm detached, timber-framed flat-roofed school building for D1 educational use.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

School.

Is the site currently vacant? ○ Yes ◉ No

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

7. 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):

Walls	
Description of existing materials and finishes (optional):	The proposed is a detaced structure, some distance from the main school buildings. These are finished in a variety of materials such as white render, timber cladding and ceramics.
Description of proposed materials and finishes:	Walls will be clad in Western Red Cedar (from well managed forests in Canada). This wood weathers over many years to a silver-grey colour or can be stained to preserve colour.

Roof	
Description of existing materials and finishes (optional):	The majority of existing roofs are flat and covered behind parapets and therefore largely not visible.
Description of proposed materials and finishes:	The flat roof of the proposal will be covered with a grey single-ply 'Alwitra Evalon' semi-permeable membrane.

Windows	
Description of existing materials and finishes (optional):	Existing windows are generally powder coated aluminium frames finished in grey.
Description of proposed materials and finishes:	Proposed windows will feature high performance aluminium frames with powder coat finish.

Doors	
Description of existing materials and finishes (optional):	Existing doors generally match windows and are finished in grey powder coated aluminum and are glazed.
Description of proposed materials and finishes:	Proposed windows will feature high performance aluminium frames with powder coat finish.

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Boundary treatments vary according to location and are generally vegetated with fencing in green weld wesh or timber close boarding.

7. Materials

Boundary treatments (e.g. fences, walls)	
Description of proposed materials and finishes:	No changes proposed.

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	School site, so areas given to over to vehicle parking and movement, play areas and circulation.
Description of proposed materials and finishes:	No changes to surface treatments and hard standing, except where localised making good and connexion to existing surfaces to provide hard paved access is required. See site plan, drawing 11.

Lighting	
Description of existing materials and finishes (optional):	General external security and amenity lighting commensurate with site's use and buildings present
Description of proposed materials and finishes:	External lighting (with low energy LED fittings) will be provided to the front external soffit over the glazed screen to enhance the night time setting of the building within the site and illuminate the external deck area. This will not create glare for surrounding property. Emergency lighting to exits to Building Regulation standards.

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

See Drawing numbers 14 & 15 and Materials literature for further details on materials, finishes, fittings and their location.

8. 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

9. Vehicle Parking

Is vehicle parking relevant to this proposal? (•) Yes ( ) No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	45	45	0
Disability spaces	4	4	0
Cycle spaces	56	56	0

10. 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 your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your 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'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

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

12. 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

13. Foul Sewage

Please state how foul sewage is to be disposed of:

13. Foul Sewage

- [x] 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. Please state the plan(s)/drawing(s) references.

See drawing 11, site plan.

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ( ) Yes (•) No

16. Residential/Dwelling Units

Due to changes in the information requirements for this question that are not currently available on the system, if you need to supply details of Residential/Dwelling Units for your application please follow these steps:

1. Answer 'No' to the question below;
2. Download and complete this supplementary information template (PDF);
3. Upload it as a supporting document on this application, using the 'Supplementary information template' document type.

This will provide the local authority with the required information to validate and determine your application.

Does your proposal include the gain, loss or change of use of residential units? ( ) Yes (•) No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

If you have answered Yes to the question above please add details in the following table:

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
C2 - Residential institutions	0	0	0	0
D1 - Non-residential institutions	0	0	180	180
Total	0	0	180	180

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

18. Employment

Will the proposed development require the employment of any staff? (•) Yes ( ) No

Please complete the following information regarding employees:

18. Employment

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	51	39	
Proposed employees	51	39	

19. Hours of Opening

Are Hours of Opening relevant to this proposal? (•) Yes ( ) No

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
D1 - Non-residential institutions	Start Time: 06:30 End Time: 18:00	Start Time: End Time:	Start Time: End Time:	

20. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Heating provided by air-source unit(s) with externally mounted condenser(s). For details of installation, see drawing 19 (supporting statements). WCs to feature extract ventilation commensurate with use and to Building Regulation requirements. Ventilation units to teaching areas. No other industrial processes present.

Is the proposal for a waste management development? ( ) Yes (•) No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ( ) Yes (•) No

22. 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

If Other has been selected, please provide contact details:

Contact name:

Title	Mr
First name	Ian
Surname	Cox (site manager)
Telephone number	01895444971
Email address:	

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

24. 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. ○ Yes ◉ No

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?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	Harry
Surname	Wilkins
Declaration date (DD/MM/YYYY)	24/06/2019

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☑

Date (cannot be pre-application)	24/06/2019