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	843
Suffix	
Property name	
Address line 1	Uxbridge Road
Address line 2	
Address line 3	
Town/city	Hayes
Postcode	UB4 8HZ

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

Easting (x)	508497
Northing (y)	181927

Description

2. Applicant Details

Title	
First name	A
Surname	BHANOT
Company name	BHANOT CORPORATION LIMITED
Address line 1	126-128
Address line 2	UXBRIDGE ROAD,
Address line 3	FIRST FLOOR
Town/city	LONDON
Country	

2. Applicant Details

Postcode	W13 8QS

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	R
Surname	Shrestha
Company name	
Address line 1	144 KINGSHILL AVENUE
Address line 2	
Address line 3	
Town/city	NORTHOLT
Country	MIDDLESEX
Postcode	UB5 6NY
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	202.51
Unit	Sq. metres

5. Site Information

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

Public/Private Ownership

5. Site Information

What is the current ownership status of the site?

○ Public ◉ Private ○ Mixed

6. 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.

Change of use from E1 (Shop) to C3 (2 x bed self contained flat) including single storey rear extension with associated parking, amenity space, cycle and bin storage

Has the work or change of use already started?

○ Yes ◉ No

7. Further information about the Proposed Development

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

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

GROUND FLOOR SHOP- No. 843

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)

Please add details for each new separate building(s) being proposed (all fields must be completed). Please only include existing building(s) if they are increasing in height as part of the proposal.

Building reference	No. 843
Maximum height (Metres)	3
Number of storeys	1

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

8. Vacant Building Credit

Does the proposed development qualify for the vacant building credit?

◉ Yes ○ No

9. Superseded consents

Does this proposal supersede any existing consent(s)?

○ Yes ◉ No

10. Development Dates

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'.

10. Development Dates

Phase Detail	Commencement Month	Commencement Year	Completion Month	Completion Year
1	May	2021	December	2021

11. Scheme and Developer Information

Scheme Name

Does the scheme have a name? ○ Yes ◉ No

Developer Information

Has a lead developer been assigned? ○ Yes ◉ No

12. Existing Use

Please describe the current use of the site

SHOP -A1

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site

SHOP -A1

When did this use end (if known)? DD/MM/YYYY: 15/02/2017

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

13. Existing and Proposed Uses

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	Existing gross internal floor area (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)
A1 - Shops	46	46	46
C3 - Dwellinghouses	0	0	21.44
Total	46	46	67.44

14. Materials

Does the proposed development require any materials to be used externally? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Boundary treatments (e.g. fences, walls)

14. Materials

Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	1.8m HIGH TIMBER FENCE

Walls	
Description of existing materials and finishes (optional):	BRICK WORK
Description of proposed materials and finishes:	BRICK WORK TO MATCH EXISTING

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	FIBER GLASS FINISH TO FLAT ROOF

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	DOUBLE GLAZED WINDOWS TO MATCH EXISTING

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	DOUBLE GLAZED WINDOWS TO MATCH EXISTING

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

TP-460/ 01- 06,
DAS

15. 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

16. Vehicle Parking

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.
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.

16. Vehicle Parking

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	1	1
Cycle Spaces	0	2	2

17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities? ○ Yes ◉ No

18. 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'.

19. 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

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

20. 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:

20. Biodiversity and Geological Conservation

- ○ 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

21. Open and Protected Space

Will the proposed development result in the loss, gain or change of use of any open space? ○ Yes ◉ No

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation? ○ Yes ◉ No

22. 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

23. Water Management

Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal	0

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 (litres per person per day)	110.00

Does the proposal include the harvesting of rainfall? ○ Yes ◉ No

Does the proposal include re-use of grey water? ○ Yes ◉ No

24. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

25. Residential Units

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)? ○ Yes ◉ No

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)? ◉ Yes ○ No

Residential Units to be added

Please provide details for each separate type and specification of residential unit being provided.

25. Residential Units

Units Gained											
Unit type	Units	Tenure	GIA	Habitable rooms	Bedrooms	M4(2)	M4(3)(2a)	M4(3)(2b)	Sheltered Accommodation	Older Persons Housing	Garden Land
Flat, Apartment or Maisonette	1	Market for Rent	63	3	2	Yes					Yes

Please add details for every unit of communal space to be added

Who will be the provider of the proposed unit(s)?	Private
Total number of residential units proposed	1
Total residential GIA (Gross Internal Floor Area) gained	63

26. Non-Permanent Dwellings

Please add details of any non-permanent dwellings (if used as main residence e.g. caravans, mobile homes, converted railway carriages, etc...), traveller pitches/plots or houseboat moorings that this proposal seeks to add or remove

27. Other Residential Accommodation

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

Provision for older people
Please specify the number of proposed rooms, of the types listed below, to be specifically provided for older people

Older persons care home accommodation - Residential care homes (Use Class C2)	0
Older persons supported and specialised accommodation - Hostel (Sui Generis Use)	0

28. Waste and recycling provision

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

29. Utilities

Water and gas connections

Number of new water connections required	1
Number of new gas connections required	1

Fire safety

Is a fire suppression system proposed? ◉ Yes ○ No

Internet connections

Number of residential units to be served by full fibre internet connections	1
Number of non-residential units to be served by full fibre internet connections	0

Mobile networks

29. Utilities

Has consultation with mobile network operators been carried out? ○ Yes ◉ No

30. Environmental Impacts

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

Solar energy

Does the proposal include solar energy of any kind? ○ Yes ◉ No

Passive cooling units

Number of proposed residential units with passive cooling	1

Emissions

NOx total annual emissions (Kilograms)	0
Particulate matter (PM) total annual emissions (Kilograms)	0

Greenhouse gas emission reductions

Will greenhouse gas emissions be reduced by a level exceeding that specified by Part L of The Building Regulations? ○ 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	1.00

Residential units with electrical heating

Number of proposed residential units with electrical heating	1

Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled	5

31. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ○ Yes ◉ No

32. Hours of Opening

Are Hours of Opening relevant to this proposal? ○ Yes ◉ No

33. 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

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

34. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

35. 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

36. Pre-application Advice

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

37. 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?

38. 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	ANIL
Surname	BHANOT
Declaration date (DD/MM/YYYY)	14/12/2020

☑ Declaration made

39. 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. ☑

39. Declaration

Date (cannot be pre-application)	14/12/2020