



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	Lake Farm Park Academy
Address line 1	Botwell Common Road
Address line 2	
Address line 3	
Town/city	Hayes
Postcode	UB3 1JA
Description of site location must be completed if postcode is not known:	
Easting (x)	509308
Northing (y)	180323
Description	

2. Applicant Details

Title	
First name	Hazel
Surname	Ryder
Company name	The Park Federation Academy Trust
Address line 1	Lake Farm Park Academy
Address line 2	Botwell Common Road
Address line 3	
Town/city	Hayes
Country	

2. Applicant Details

Postcode

UB3 1JA

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

First name

Matthew

Surname

Richards

Company name

Ridge and Partners LLP

Address line 1

The Cowyards, Woodstock

Address line 2

Blenheim Park

Address line 3

Oxford Road

Town/city

Woodstock

Country

Oxfordshire

Postcode

OX20 1QR

Primary number

Secondary number

Fax number

Email

4. Site Area

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

120.00

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.

Addition of a single storey 2 classroom extension at the existing Lake Farm Academy building.

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

Lake Farm Park Academy is a three-Form of Entry (3FE) primary and a Nursery school with Special Resource Provision (SRP) unit that opened in September 2014 and is part of The Park Federation Trust.

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 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):

Walls	
Description of existing materials and finishes (optional):	Timber-cladding at high level with yellow London Stock brick and render used below
Description of proposed materials and finishes:	Yellow London stock brick and dark grey matt PPC Aluminium cladding panels

Roof	
Description of existing materials and finishes (optional):	Green sedum roofs
Description of proposed materials and finishes:	Flat metal deck roof with a PPC dark grey aluminium coping parapet. And safety rail on top of the roof will be visible on both elevations and that is to provide security.

Windows	
Description of existing materials and finishes (optional):	Bronze anodised, dark brown window frames
Description of proposed materials and finishes:	Dark grey matt PPC Aluminium frame at the window and door curtain wall system

Doors	
Description of existing materials and finishes (optional):	Bronze anodised, dark brown door frames
Description of proposed materials and finishes:	Dark grey matt PPC Aluminium frame at the window and door curtain wall system

Other Rainwater Outlets	
Description of existing materials and finishes (optional):	Bronze anodised, dark brown gutters, fascias and downpipes
Description of proposed materials and finishes:	Two hoppers and PPC rainwater pipes on the south and on west elevation.

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

7. Materials

If Yes, please state references for the plans, drawings and/or design and access statement

- Site Location Plan – 5013202-RDG-XX-ST-A-0001
- Existing Site Plan - 5013202-RDG-XX-ST-A-0002
- Proposed Site Plan - 5013202-RDG-XX-ST-A-0003
- Site Logistics Plan - 5013202-RDG-XX-ST-A-0004
- Proposed Ground Floor - 5013202-RDG-00-PL-A-0101
- Proposed Elevations - 5013202-RDG-XX-EL-A-0121
- Proposed Sections - 5013202-RDG-XX-SE-A-0130
- Lake Farm Park Academy – Proposed Extension Design & Access Statement

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

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

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? (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

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:

- ☒ 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.

Please refer to Lake Farm Academy - Drainage Set (As Build)
A1845-103H Proposed Drainage Layout
A1845-107F Proposed Drainage Schedule - Foul
A1845-108G Proposed Drainage Layout - SUDs 1
A1845-110F Proposed Drainage Layout - SUDs 2
A1845-111F Proposed Drainage Layout - SUDs 3
A1845-112G Proposed Drainage Layout - SUDs 4
A1845-116 Proposed Drainage Schedule - Storm

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

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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?
Note that 'non-residential' covers ALL uses execept Use Class C3 Dwellinghouses

☐ Yes ☒ No

18. Employment

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

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. 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

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

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 B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

25. Ownership Certificates and Agricultural Land Declaration

☒ 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.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	The London Borough of Hillingdon
Address line 1	Legal Services - Housing & Property Team
Address line 2	3E.04 Civic Centre
Town/city	High Street .Uxbridge
Postcode	UB8 1UW
Date notice served (DD/MM/YYYY)	05/10/2020

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	3N/02 Civic Centre
Address line 2	High Street Uxbridge
Town/city	Middlesex
Postcode	UB8 1UW
Date notice served (DD/MM/YYYY)	05/10/2020

Person role

☒ The applicant

☐ The agent

Title	
First name	Hazel
Surname	Ryder
Declaration date (DD/MM/YYYY)	05/10/2020

☒ 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)

05/10/2020