

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	Yiewsley And West Drayton Community Centre
Address line 1	228 Harmondsworth Road
Address line 2	
Address line 3	
Town/city	West Drayton
Postcode	UB7 9JL
Description of site location must be completed if postcode is not known:	
Easting (x)	506462
Northing (y)	179272
Description	

A well established community centre providing social activities to local community and licensed bars for leisure, classes, private functions and meetings.

2. Applicant Details

Title	
First name	Tim
Surname	Martin
Company name	London Borough of Hillingdon
Address line 1	Civic Centre
Address line 2	High Street
Address line 3	
Town/city	Uxbridge, Middlesex
Country	

2. Applicant Details

Postcode

UB8 1UW

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

Janice

Surname

Johnson

Company name

Allen Construction Consultancy

Address line 1

Highlands House

Address line 2

Highlands Road

Address line 3

Town/city

Shirley, Solihull

Country

United Kingdom

Postcode

B94 4ND

Primary number

Secondary number

Fax number

Email

4. Site Area

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

3750.00

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.

Alterations to improve DDA access including new platform lift and escape lobby extending Roof 1, relocate beer cooler to new extended roof, add 3No new condenser units to external elevations, remove and replace windows and doors, DDA toilet alterations, DDA parking spaces, fire escape together with solar panels and guard rail to roof and front boundary wall improvement

Has the work or change of use already started?

☐ Yes

☒ No

6. Existing Use

Please describe the current use of the site

Used as community centre and social club for local area providing hall hire for functions with licensed bars and meeting rooms, regular activities for sport, leisure and classes.

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):

Windows	
Description of existing materials and finishes (optional):	W128 to FF DDA WC 3 & W125.2 to FF Cyril Boatman Hall (overlooking flat roof) glazed windows
Description of proposed materials and finishes:	Infill W128 & W125.2 with brickwork to match existing and replace D127 (see Doors) with new high level fire resisting glazing and FR60 infill panel below, to create new window W128.1 to FF DDA WC 3 (Room 128)

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Car park - Tarmac hardstanding with white lining
Description of proposed materials and finishes:	Remove 2No prefab garages and replace with tarmac to gain additional 2No spaces and infill with tarmac to re-line 4No spaces where existing 2No DDA spaces with white lining to include 2No EV spaces - 3No new DDA spaces on access road and 6 cycle spaces on ramp

Doors	
Description of existing materials and finishes (optional):	Existing FF Plant Room 2 (Room 127) external door D127
Description of proposed materials and finishes:	Remove cupboard and create opening for new fire rated aluminium fire escape door (D20.3) from GF Meeting Room (Room 20), to match existing - Remove external door to existing FF Plant Room 2 (D127) and replace with window W128.1 (see Windows) - Install new FR60 partition and install new 825mm, clear opening, FD30, self closing, to create new fire exit door D134.2

Roof	
Description of existing materials and finishes (optional):	Roofs 1 & 2 - Flat asphalt covering with promenade tiles
Description of proposed materials and finishes:	Roof 1 extended over Roofs 2 & 3 to create Flat Roof 10, to accommodate new platform lift, to match existing Roof 1, installed with opening rooflight for access and relocated beer cooler unit - New PV solar panels and KeeGuard metal roof edge protective rail installed on Roof 1. Roof 2 - to be replaced with new improved thermal performance roof with promenade tiles

7. Materials

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	Brick built boundary wall to front
Description of proposed materials and finishes:	Demolish and rebuild 4No brick courses, to match existing, with final soldier course and raise piers to accommodate railings - Bays 5 & 6 to be completely rebuilt as per plan 6445-ACC-00-XX-DR-A-1210 rev PA0

Other type of material (e.g. guttering) Rainwater Goods	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	New hoppers and guttering around new Roof 10, to match existing

Walls	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	3No new external condenser units to elevations - 2No to South Elevation to GF Nursery (Room 4) and FF Cyril Boatman Hall (Room 125) and 1No to North Elevation situated on GF to Hallway 2 (Room 11) but to service Room 125 on FF

Lighting	
Description of existing materials and finishes (optional):	Existing external lamp posts
Description of proposed materials and finishes:	Remove existing lamp post to bottom of ramp and zebra crossing replaced with wall mounted light and new lamp post to be installed for new DDA space

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

Details of the above material can be found on the following drawings:
•Site Location Plan - 6445-ACC-00-ZZ-DR-A-0001_revPA0 - Site Location Plan
•Existing Site Block plan - 6445-ACC-00-ZZ-DR-A-0010_revPA0 - Existing - Site-Block Plan
•Existing Roof plan - 6445-ACC-00-02-DR-A-0130_revPA0 - Existing - Roof Plan
•Existing Elevations - 6445-ACC-00-XX-DR-A-0200_revPA0 - Existing - Elevations
•Proposed Site Block plan - 6445-ACC-00-ZZ-DR-A-1010_revPA0 - Proposed - Site-Block Plan
•Proposed Roof Plan - 6445-ACC-00-02-DR-A-1130_revPA0 - Proposed - Roof Plan
•Proposed Elevations - 6445-ACC-00-XX-DR-A-1200_revPA0 - Proposed - Elevations
•Front Boundary Wall - 6445-ACC-00-ZZ-DR-A-1210_revPA0 – Existing & Proposed – Boundary Wall Elevations

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

9. Vehicle Parking

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	42	48	6
Disability spaces	2	3	1
Cycle spaces	0	6	6

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

12. Biodiversity and Geological Conservation

- 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

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 floorspace 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)
D2 - Assembly and leisure	0	0	6	6
Total	0	0	6	6

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

18. Employment

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

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Existing employees	1	2	2
Proposed employees	1	2	2

19. Hours of Opening

Are Hours of Opening relevant to this proposal? ☐ Yes ☒ No

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:

N/A

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 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	Please Select...
First name	Tim
Surname	Martin
Declaration date (DD/MM/YYYY)	22/04/2020

☒ 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)	22/04/2020
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