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 approval of reserved matters following outline approval.
# Town and Country Planning (Development Management Procedure) (England) Order 2015

**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 | 1282 |
| Suffix | |
| Property name | |
| Address line 1 | Uxbridge Road |
| Address line 2 | |
| Address line 3 | |
| Town/city | Hayes |
| Postcode | UB4 8JG |

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

| | |
|---|---|
| Easting (x) | 508713 |
| Northing (y) | 181899 |

Description

## 2. Applicant Details

| | |
|---|---|
| Title | MR |
| First name | SASIKARAN |
| Surname | R |
| Company name | |
| Address line 1 | 1282, Uxbridge Road |
| Address line 2 | |
| Address line 3 | |
| Town/city | Hayes |
| Country | |

## 2. Applicant Details

| | |
|---|---|
| Postcode | UB4 8JG |

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 | Pratheepa |
| Surname | Kartheepan |
| Company name | AVIM Consultancy Ltd |
| Address line 1 | 227 Preston Road |
| Address line 2 | |
| Address line 3 | |
| Town/city | Wembley |
| Country | United Kingdom |
| Postcode | HA9 8NF |
| Primary number | |
| Secondary number | |
| Fax number | |
| Email | |

## 4. Development Description

Please indicate all those reserved matters for which approval is being sought

- [ ] Access
- [ ] Appearance
- [ ] Landscaping
- [x] Layout
- [ ] Scale

Please provide a description of the approved development as shown on the decision letter

Change of use from cafe/restaurant (Use Class A3) to hot food takeaway (Use Class A5)

| | |
|---|---|
| Reference number | 75365/APP/2020/262 |

Date of decision (date must be pre-application submission)

20/05/2020

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

## 4. Development Description

Notwithstanding the submitted plans, no air extraction system shall be used on the premises until a scheme for its siting, and the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.
REASON
To safeguard the amenity of the occupants of surrounding properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

Has the work already started? ○ Yes ◉ No

## 5. Site Area

What is the measurement of the site area? (numeric characters only). 48.00

Unit Sq. metres

## 6. 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 | NOT KNOWN |

**Energy Performance Certificate**

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)? ○ Yes ◉ No

**Public/Private Ownership**

What is the current ownership status of the site? ○ Public ◉ Private ○ Mixed

## 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

**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 | 1282 |
| Maximum height (Metres) | 6 |
| Number of storeys | 3 |

**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'.

| Phase Detail | Commencement Month | Commencement Year | Completion Month | Completion Year |
|---|---|---|---|---|
| INSTALL A CANOPY | July | 2021 | August | 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 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.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these, select 'Other' and specify the use where prompted. View further information on Use Classes. Multiple 'Other' options can be added to cover each individual use. If the 'Other' option is not displayed, please contact our service desk to resolve this.

| 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) |
|---|---|---|---|
| A3 - Restaurants and cafes | 48 | 48 | 0 |
| A5 - Hot food takeaways | 0 | 0 | 48 |
| Total | 48 | 48 | 48 |

## 13. Vehicle Parking

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

## 14. Electric vehicle charging points

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

## 15. 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

## 16. 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): 0.00

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

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

## 17. 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

## 18. 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

## 19. 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

## 20. 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

## 21. Utilities

**Water and gas connections**

Number of new water connections required: 0

Number of new gas connections required: 0

**Fire safety**

Is a fire suppression system proposed? ○ Yes ◉ No

## 21. Utilities

**Internet connections**

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

**Mobile networks**

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

## 22. 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 | 0 |

**Emissions**

| | |
|---|---|
| NOx total annual emissions (Kilograms) | 0.00 |
| Particulate matter (PM) total annual emissions (Kilograms) | 0.00 |

**Greenhouse gas emission reductions**

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations 2013? ○ 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 | 0.00 |

**Residential units with electrical heating**

| | |
|---|---|
| Number of proposed residential units with electrical heating | 0 |

**Reused/Recycled materials**

| | |
|---|---|
| Percentage of demolition/construction material to be reused/recycled | 0 |

## 23. Supporting Information

**Please provide the following information**

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

42-19 Sasi 02
42-19 Sasi 03
42-19 Sasi 01
42-19 Sasi 5
42-19 Sasi 6
42-19 Sasi 04

Please list all drawing numbers submitted with this application for approval

DRW1

If applicable, please state the reasons for any changes to the original drawings

## 23. Supporting Information

N/A

## 24. 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

## 25. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ( ) Yes (●) No

## 26. 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?

## 27. 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) 18/06/2021