



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW  
Tel: 01895 250230 Web: [www.hillingdon.gov.uk](http://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  54 and 56  
Address line 1  PEMBROKE ROAD  
Address line 2   
Address line 3   
Town/city  RUISLIP  
Postcode  HA4 8NF

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

Easting (x)  509707  
Northing (y)  187178

Description

**2. Applicant Details**

Title  MS  
First name  CATHERINE  
Surname  SIDDLE  
Company name  ARDEN HOUSE VETERINARY HOSPITAL  
Address line 1  56, PEMBROKE ROAD  
Address line 2   
Address line 3   
Town/city  RUISLIP  
Country

## 2. Applicant Details

Postcode

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

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

Country

Postcode

Primary number

Secondary number

Fax number

Email

## 4. Site Area

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

Unit

## 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	AGL113884
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Title Number	MX169384
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### Energy Performance Certificate

## 5. Site Information

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

## 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.

DEMOLITION OF EXISTING EXTENSIONS AT NO 56 AND CHANGE OF USE FROM VETERINARY PRACTICE (WITH ASSOCIATED FACILITIES INCLUDING STAFF FLAT) TO A 3 BEDROOM SINGLE FAMILY DWELLING HOUSE.  
SINGLE STOREY SIDE AND REAR EXTENSION AND ROOF EXTENSION AT NO 54 AND CHANGE OF USE FROM 4 X 1 BED FLATS TO VETERINARY PRACTICE (WITH ASSOCIATED FACILITIES INCLUDING STAFF FLAT).

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

### 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	54
Maximum height (Metres)	8.7
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

Please add details of any superseded consent(s)

LPA Application Number	Partial Supersedence	Unit Reference	Component Description
33485/APP/2020/733	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
WORKS TO NO 54	January	2022	September	2022
WORKS TO NO 56	October	2022	March	2023

## 11. Scheme and Developer Information

### Scheme Name

Does the scheme have a name?

Yes  No

Please enter the scheme name

ARDEN HOUSE VETERINARY CLINIC

### Developer Information

Has a lead developer been assigned?

Yes  No

Please enter the company name

ARDEN HOUSE VETERINARY CLINIC

Is the lead developer a registered company in the UK?

Yes  
 Registered in another country  
 No

Please provide registered company number (at Companies House)

04370518

## 12. Existing Use

Please describe the current use of the site

NO 56 - VETERINARY CLINIC WITH ASSOCIATED FACILITIES INCLUDING A STAFF FLAT  
NO 54 - 4 X 1 BED FLATS

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

## 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.

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.

### 13. Existing and Proposed Uses

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)
C3 - Dwellinghouses	206.5	206.5	178
OTHER VETERINARY PRACTICE	195.5	195.5	276.8
Total	402	402	454.8

### 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):

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	PLAIN CLAY TILES AND SEDUM

Walls	
Description of existing materials and finishes (optional):	WHITE RENDER
Description of proposed materials and finishes:	WHITE RENDER

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	WHITE POWDER COATED METAL

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 PARA 3.7.5 OF THE DESIGN AND ACCESS STATEMENT

### 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

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

SEE DRWG NO 114 REV K

## 16. Vehicle Parking

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

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.

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	6	6	0
Cycle Spaces	0	4	4

## 17. Electric vehicle charging points

Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes  No

Please add details of the charging points.

Active charging points: Fully installed and ready to use.

Passive charging points: Electrical infrastructure/capacity in place to allow charging points to be installed.

Charging points	Active	Passive
Fast charging points (7-22 kw)	2	2
Total charging points	2	2

## 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:

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

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

NO CHANGE NEEDED

## 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)

349.00

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

### Residential Units to be lost

Please provide details for each separate type and specification of residential unit being lost or replaced. Please enter details for all units being lost or replaced even if there is no net change in number.

Units Lost											
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	4	Market for Rent	40	2	1						
Flat, Apartment or Maisonette	1	Market for Rent	34	3	2						

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

Units	GIA
0	0

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.

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
Detached Home	1	Market for Sale	104	5	3	Yes					
Other ANCILLARY STAFF FLAT	1	Market for Rent	50	2	1						

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

Units	GIA
0	0

Who will be the provider of the proposed unit(s)?

Private

Total number of residential units proposed

2

Total residential GIA (Gross Internal Floor Area) lost

194

Total residential GIA (Gross Internal Floor Area) gained

154

## 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

## 26. Non-Permanent Dwellings

## 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

0

Number of new gas connections required

0

### Fire safety

Is a fire suppression system proposed?

Yes  No

### Internet connections

Number of residential units to be served by full fibre internet connections

2

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

1

### Mobile networks

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

0

### Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

### Greenhouse gas emission reductions

### 30. Environmental Impacts

Are the on-site Greenhouse gas emission reductions at least 35% above those set out in Part L of Building Regulations  Yes  No  
2013?

#### Green Roof

Proposed area of 'Green Roof' to be added  
(Square metres)

88.00

#### Urban Greening Factor

Please enter the Urban Greening Factor score

0.30

#### 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

80

### 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

Please add details of the Use Classes and hours of opening for each non-residential use proposed.

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 or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. View further information on Use Classes.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
Other veterinary practice	Start Time: 08:30 End Time: 21:00	Start Time: 09:30 End Time: 18:00	Start Time: End Time:	

### 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title MR  
First name  
Surname  
Reference 10793/PRC/2020/199

Date (Must be pre-application submission)

21/12/2020

Details of the pre-application advice received

SEE PLANNING STATEMENT

### 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 MRS  
First name CAROLYN  
Surname APCAR  
Declaration date (DD/MM/YYYY) 20/05/2021

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.

Date (cannot be pre-application)

20/05/2021