



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 prior approval of a proposed: Demolition of buildings and construction of new dwellinghouses in their place

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 20, Class ZA

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
	12-18 Whittles Yard Rear Of
Address Line 1	
	Hallowell Road
Address Line 2	
Address Line 3	
	Hillingdon
Town/city	
	Northwood
Postcode	
	HA6 1DW

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

Easting (x)	Northing (y)
509336	191297

Description

Garages, rear of 12-18 Hallowell Road

Applicant Details

Name/Company

Title

First name

Surname

Parmar

Company Name

Revita Ltd

Address

Address line 1

1st Floor Kirkland House

Address line 2

11-15 Peterborough Road

Address line 3

Town/City

Harrow

County

Country

Postcode

HA1 2AX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Peter

Surname

Higginbottom

Company Name

Planning Insight

Address

Address line 1

12-18 Theobalds Road

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

WC1X 8SL

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Was the building to be demolished constructed after 31 December 1989?

- ☐ Yes
☒ No

Does the footprint of the building to be demolished (the total area of ground covered by it) exceed 1000 square metres?

- ☐ Yes
☒ No

Does the height of the building to be demolished exceed 18 metres at any point (measured at the highest part of the roof excluding plant, masts or antennae)?

- ☐ Yes
☒ No

Has the building to be demolished been vacant for at least six months immediately prior to the submission of this application?

- ☒ Yes
☐ No

If the building to be demolished has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which it stands, is it practicable to secure safety or health by works of repair or works for affording temporary support?

- ☐ Yes
☒ No / The building has not been rendered as such

Note that in this context, keeping the building vacant does not of itself count as action or inaction.

Would demolition of the building be considered 'relevant demolition' under Section 196D of the Town and Country Planning Act 1990 (as amended)?

- ☐ Yes
☒ No

'Relevant demolition' means demolition of a building that is situated in a conservation area. There are some exceptions to this, but if the building is situated in a conservation area, you should contact your Local Authority to seek advice on the best course of action.

Is any part of the land covered by or within the curtilage of the building to be demolished:

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area; or
- within 3 kilometres of the perimeter of an aerodrome

- ☐ Yes
☒ No

The proposed development

Would any of the footprint of the proposed building (the total area of ground covered by it) exceed the footprint of the building to be demolished?

- ☐ Yes
☒ No

Would any part of the exterior wall of the proposed building nearest to a highway be nearer to the highway than the part nearest the highway of the exterior wall nearest the highway of the building to be demolished?

- ☐ Yes
☒ No

Would the height (above ground level) of the proposed building at any point (not including plant, radio masts and antennae) exceed:

- 7 metres above the height (not including plant, radio masts and antennae) of building to be demolished; or
- 18 metres

- ☐ Yes
☒ No

Would the proposed building have 3 or more storeys than the building to be demolished?

- ☐ Yes
☒ No

Where the proposed building will have more storeys than the building to be demolished, would the floor to ceiling height of any proposed additional storey, measured internally at any point, exceed:

- 3 metres; or
- the floor to ceiling height, measured internally, of any existing storey in the building to be demolished

- ☐ Yes
☒ No / The replacement building will not have more storeys

Would any plant installed on the roof of the proposed building be greater in height than any installed plant on the roof of the building to be demolished (as measured from the lowest surface of the roof on the principal part of the building)?

- ☐ Yes
☒ No

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the [nationally described space standard](#)?

- ☒ Yes
☐ No

Following the development, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes

☐ No

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

Is any part of the land covered by or within the curtilage of the building to be demolished occupied under any agricultural tenancy agreements?

☐ Yes

☒ No

Description of Proposed Works, Impacts and Risks

The proposed replacement building

Please provide details of the building to be demolished, including:

- the method of demolition;
- operations involving any works for the removal of plant, the disconnection of services, the removal of any means of access and egress, and the removal of storage and waste.

Demolition to be carried out by demolition contractor. Details can be secured via condition

How many dwellinghouses are in the building to be demolished

0

The building proposed to be demolished

Please provide details of the replacement building, including operations involving any works for:

- the installation of plant and services;
- to enable access to and egress from the new building (including means of escape from fire); and
- the construction of storage, waste or other ancillary facilities

See supporting planning statement and design statement

Please provide details of the design and external appearance of the replacement building

See supporting planning statement and design statement

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses

See supporting planning statement, design statement and Daylight assessment

How many dwellinghouses will be in the proposed building

4

Other operations and landscaping

Please provide details of any other operations reasonably necessary for the demolition and construction (which may include the installation of a basement or cellar in the replacement building, whether or not there is one in the building to be demolished)

See supporting planning statement and design statement

Please provide details on any use of scaffolding and other temporary structures to support the proposed operations

Unknown at this stage

Note that this should be within a period starting with their installation no earlier than one month before the beginning of those operations, and ending with their removal no later than one month after the completion of those operations.

Please provide details of the plans for landscaping of the development, including the planting and maintenance of shrubs and trees

See supporting planning statement and design statement

Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated

See supporting planning statement and design statement

Please provide details of any contamination risks and how these will be mitigated

See supporting planning statement and design statement

Please provide details of any flooding risks and how these will be mitigated.

No Flood risk - see supporting planning statement and design statement

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3; or
- is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

Please provide details on the heritage and archaeological considerations of the development including the impacts on heritage and archaeology and how these will be mitigated

See supporting planning statement and design statement

Please provide details of the impacts on the amenity of the proposed building and neighbouring premises including overlooking, privacy and light and how these will be mitigated

See supporting planning statement, design statement and daylight assessment

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

See supporting planning statement and design statement

Please provide details of the impacts of the introduction of, or an increase in, a residential use in the area on business and new residents, and how these will be mitigated:

See supporting planning statement and design statement

If the replacement building will occupy airspace that the building to be demolished did not (including plant, radio masts and antennae), please provide details of any air traffic and defence asset impacts and how these will be mitigated

See supporting planning statement and design statement

If the replacement building will occupy airspace that the building to be demolished did not (including plant, radio masts and antennae), and where relevant (due to the siting of the replacement building), please provide details of the impact on any protected view.

See supporting planning statement and design statement

These are identified in the Directions Relating to Protected Vistas dated 15 March 2012 issued by the Secretary of State.

Site information

Please note: This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

Vehicle Parking

Please note: This question contains additional requirements specific to applications within Greater London.

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☐ Yes

☒ No

Electric vehicle charging points

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

- ☐ Yes
☒ No

Superseded consents

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Does this proposal supersede any existing consent(s)?

- ☐ Yes
☒ No

Development Dates

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When are the building works expected to commence?

11/2022



When are the building works expected to be complete?

11/2022



Scheme and Developer Information

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Scheme Name

Does the scheme have a name?

- ☐ Yes
☒ No

Developer Information

Has a lead developer been assigned?

☐ Yes

☒ No

Residential Units

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Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

☒ Yes

☐ No

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

Residential Unit Type:

Flat, Apartment or Maisonette

Tenure:

Market for sale

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

Private

Number of units, of this specification, to be added:

2

GIA (gross internal floor area) per unit:

70 square metres

Habitable rooms per unit:

3

Bedrooms per unit:

2

Compliant with M4(2) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2a) of Approved Document M Volume 1 of the Building Regulations:

No

Compliant with M4(3)(2b) of Approved Document M Volume 1 of the Building Regulations:

No

Providing sheltered accomodation?:

No

Providing specialist older persons housing?:

No

On garden land?:

No

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

Totals

Total number of residential units proposed

2

Total residential GIA (Gross Internal Floor Area) gained

140

square metres

Existing and Proposed Uses

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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.

Use Class:

OTHER

Other (Please specify):

E

Existing gross internal floor area (square metres):

140

Gross internal floor area lost (including by change of use) (square metres):

140

Gross internal floor area gained (including change of use) (square metres):

0

Total Existing gross internal
floorspace (square metres)

140

Gross internal floor area lost (including by
change of use) (square metres)

140

Gross internal floor area gained (including
change of use) (square metres)

0

Occupation Status

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Please indicate the occupation status of the building in question

☒ Vacant

☐ Partially vacant

☐ Occupied

Waste and recycling provision

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[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

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

Environmental Impacts

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The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

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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 Green House 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

Utilites

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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

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

Declaration

I / We hereby apply for Prior Approval: Demolish and replace with building used as dwellinghouses as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Peter Higginbottom

Date

28/11/2022