



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 Outline Planning Permission with all matters reserved

### Town and Country Planning Act 1990 (as amended)

#### 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

37

Suffix

Property Name

Address Line 1

Midhurst Gardens

Address Line 2

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB10 9DN

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

Easting (x)

Northing (y)

508134

183996

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Jason

Surname

McKenzie

Company Name

Kearns Development Ltd

### Address

Address line 1

127

Address line 2

High Street

Address line 3

Town/City

Ruislip

Country

UK

Postcode

HA4 8JN

Are you an agent acting on behalf of the applicant?

Yes  
 No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

Name/Company

Title

Mr

First name

Seb

Surname

Gale

Company Name

Amasia Architects Ltd

## Address

Address line 1

Lower Barn

Address line 2

Weston Farm

Address line 3

The Street

Town/City

Albury

Country

United Kingdom

Postcode

GU5 9BZ

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe the proposed development

Partial demolition and retention of existing No.37 Midhurst Gardens and construction of new end of terrace two bedroom dwelling set over two floors with associated, parking, amenity and formation of new access.

Has the work already been started without planning permission?

Yes  
 No

## Site Area

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

445.00

Unit

Sq. metres

## 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"

<b>Title Number:</b> AGL2649
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Energy Performance Certificate Number

# Energy Performance Certificate Number

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

## Further information about the Proposed Development

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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

Where proposals only affect part(s) of building(s), please provide details (e.g. 'Rear Ground Floor', 'Unit 1 - 1st-3rd Floor')

Bay window and chimney of existing house No.37 Midhurst Gardens removed to facilitate construction of new dwelling.

## 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.

<b>Building reference:</b> New end of terrace dwelling
<b>Maximum height (Metres):</b> 7.68
<b>Number of storeys:</b> 2

## 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

## Vacant Building Credit

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Does the proposed development qualify for the vacant building credit?

Yes  
 No

## Superseded consents

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Does this proposal supersede any existing consent(s)?

Yes  
 No

## Development Dates

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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:

Entire Development

### When are the building works expected to commence?:

2022-10

### When are the building works expected to be complete?:

2023-06

## Scheme and Developer Information

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

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### Scheme Name

Does the scheme have a name?

Yes  
 No

### Developer Information

Has a lead developer been assigned?

Yes  
 No

Please enter the company name

Kearns Development Ltd

Is the lead developer a registered company in the UK?

Yes  
 Registered in another country  
 No

Please provide registered company number (at Companies House)

10322213

## Existing Use

Please describe the current use of the site

Residential property

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

## Existing and Proposed Uses

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

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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:

C3 - Dwellinghouses

Existing gross internal floor area (square metres):

67.3

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

2.2

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

77.8

Total	Existing gross internal floorspace (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)
	67.3	2.2	77.8

## 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

**Vehicle Type:**

Cars

**Existing number of spaces:**

2

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

0

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

2

**Total proposed (including spaces retained):**

4

**Difference in spaces:**

2

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.

## Electric vehicle charging points

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

Yes

No

Please add details of the charging points:

**Charging point type:**

Fast charging points (7-22 kw)

**Active charging points:**

2

**Passive charging points:**

0

**Total charging points**

Active

Passive

2

0

## Open and Protected Space

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### Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

Yes  
 No

### Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

Yes  
 No

## Water management

**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](#).

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

99	percent
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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

110.00	litres per person per day
--------	---------------------------

Does the proposal include the harvesting of rainfall?

Yes  
 No

Does the proposal include re-use of grey water?

Yes  
 No

## Residential Units

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

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

### Residential Units to be lost

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 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:**

Terraced Home

**Tenure:**

Market for sale

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

Private

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

1

**GIA (gross internal floor area) per unit:**

77.8 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

2

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

Yes

**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 accommodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

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

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**Totals**

Total number of residential units proposed

1
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Total residential GIA (Gross Internal Floor Area) lost

	square metres
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Total residential GIA (Gross Internal Floor Area) gained

77.8	square metres
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## Non-Permanent Dwellings

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Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

Yes  
 No

## Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

Yes  
 No

## Waste and recycling provision

**Please note:** This question contains additional requirements 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](#).

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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

## Utilities

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### Water and gas connections

Number of new water connections required

1

Number of new gas connections required

1

### 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

0

#### Mobile networks

Has consultation with mobile network operators been carried out?

Yes  
 No

## Environmental Impacts

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

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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

Total Installed Capacity (Megawatts)

5.00

#### 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

0.57

#### 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

100

## Employment

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

Yes  
 No

## Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes  
 No

## 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

## 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

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

## 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

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  
 No

## 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.

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?

- Yes
- No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

### Certificate Of Ownership - Certificate A

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

Mr

First Name

Seb

Surname

Gale

Declaration Date

05/07/2022

Declaration made

## Declaration

I / We hereby apply for Outline planning permission: All matters reserved 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

Joseph Kent

Date

05/07/2022