



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 to determine if prior approval is required for a proposed: Change of use from  
 Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3)

Town and Country Planning (General Permitted Development) (England) Order 2015 (as  
 amended) - Schedule 2, Part 3, Class MA

**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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

3-4 Warmair House

## Applicant Details

### Name/Company

Title

Mr

First name

Malvinder

Surname

Singh

Company Name

24-38 Green Lane Holdings Limited

### Address

Address line 1

c/o Agent

Address line 2

c/o Agent

Address line 3

Town/City

County

Country

UK

Postcode

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

Mrs

First name

Frances

Surname

Young

Company Name

Create Planning

## Address

Address line 1

Wigglesworth House

Address line 2

69 Southwark Bridge Road

Address line 3

Town/City

London

County

Country

United Kingdom

SE1 9HH

## 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

**Please note:** Eligibility questions relating to the current building being vacant for 3 months, and its floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

- For periods prior to 1 September 2020
  - Shops (Use Class A1);
  - Financial and professional services (Use Class A2);
  - Food and drink (Use Class A3)
  - Business (Use Class B1);
  - Medical or health services
  - Non-residential institutions (Use Class D1(a));
  - Crèche, day nursery or day centre
  - Non-residential institutions (Use Class D1(b));
  - Indoor and outdoor sports
  - Assembly and leisure (Use Class D2(e)), other than an indoor swimming pool or skating rink;
- For periods from 1 September 2020
  - Commercial, Business and Service (Use Class E)

Yes

No

Is any land covered by, or within the curtilage of, the building:

- 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, is the building:

- 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

Yes

No

#### **The proposed change of use**

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses from Offices (Use Class B1(a)/E(g)(i)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

Yes

No / Not relevant

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

## **Fire Safety**

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

Yes

No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#).

# Description of Proposed Works, Impacts and Risks

## Proposed works

Please describe the proposed development including details of any dwellinghouses and other works proposed

Change of use of numbers 3 and 4 Wamair House from commercial (Class E) to residential (Class C3) to create three residential units.

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

Number 3-4 Warmair House has a number of windows in the north, south and west elevations and six rooflights spread across the roof of the building. It is also a fairly narrow building, allowing good light penetration. A daylight/sunlight assessment of the quality of the natural light within the building has been carried out by CPM Surveying and the Assessment is provided with the application. This confirms that there is adequate natural light in all habitable rooms. In terms of daylight, all rooms assessed achieve SDA values above the BRE guidelines; and in terms of sunlight, the main living areas all pass the sunlight exposure test.

What will be the net increase in dwellinghouses?

3

This figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building prior to the development.

## Impacts and risks

Please provide details of any transport and highways impacts and how these will be mitigated, particularly to ensure safe site access

The application site has good public transport accessibility (PTAL 3) and is well connected to shops, services and facilities in Northwood Town Centre. The proposed scheme will provide two parking spaces and six cycle parking spaces. As detailed in the supporting Planning Statement, the existing vehicular access into the site from Green Lane will be retained. As a result of the change of use there will be less parking within the site, less vehicle trips into the site and less impact on the local highway network.

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

The existing building has been in place for many years and has not been used for heavy industry or polluting industries. As detailed in the Planning Statement, the risk of contamination is very low.

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

The site is within Flood Zone 1, and is at low risk of flooding from rivers and the sea. Any surface water will be mitigated for by creating a communal amenity space at the lowest part of the site, which will also function as a SUDS feature or rain garden. Further details are set out in the Design and Access 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 of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated

Warmair House is not located in a designated employment area and there are no noisy commercial or industrial uses near to the application site.

The properties to the south and east of the application site are in residential use. Access to the rear of the site is only for occupants of Warmair House and the commercial properties fronting onto Green Lane are serviced on-street from Green Lane. As a result it is not anticipated that there will be any noise issues.

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated

Warmair House is located within the Northwood Town Centre Conservation Area and is identified in the Conservation Area Appraisal as being a positive contributor. The building will be retained and repaired and as a result enhancements will be made to both the building and the appearance of the conservation area.

The property does not provide an active frontage, so the change of use to residential will not impact on the character or sustainability of this part of the Northwood Town conservation area. Further information on the Conservation Area is contained within the Planning Statement.

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated

There are no heavy industry, waste management or large scale storage/distribution uses currently located on or close to the application site, which is not located within a designated employment area.

There are some existing residential uses around the site. Along the site frontage to Green Lane there are retail units with residential above. The introduction of this additional residential use will not impact on the area.

If the proposal involves the loss of services provided by a registered nursery, or a health centre. Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated

There will not be any loss of a registered nursery or health centre as a result of the proposed change of use.

## List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

**House name:**

**Number:**

3

**Suffix:**

**Address line 1:**

Warmair House

**Address Line 2:**

Green Lane

**Town/City:**

London

**Postcode:**

HA6 2QB

**House name:**

**Number:**

4

**Suffix:**

**Address line 1:**

Warmair House

**Address Line 2:**

Green Lane

**Town/City:**

London

**Postcode:**

HA6 2QB

## 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:**

NGL244526

# 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

Please provide the number of existing and proposed parking spaces.

**Vehicle Type:**

Cars

**Existing number of spaces:**

14

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

2

**Difference in spaces:**

-12

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

## Superseded consents

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

Does this proposal supersede any existing consent(s)?

- Yes  
 No

## Development Dates

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

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

When are the building works expected to commence?

06/2025

When are the building works expected to be complete?

01/2026

## Scheme and Developer Information

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

### Scheme Name

Does the scheme have a name?

- Yes  
 No

Please enter the scheme name

3-4 Warmair House

### Developer Information

Has a lead developer been assigned?

- Yes  
 No

## Residential Units

**Please note:** 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 added

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

- Yes  
 No

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

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

Private

**Development type:**

Change Of Use

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

1

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

53 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**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

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

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

Private

**Development type:**

Change Of Use

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

1

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

54 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**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

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

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

Private

**Development type:**

Change Of Use

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

1

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

65 square metres

**Habitable rooms per unit:**

2

**Bedrooms per unit:**

1

**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

#### **Communal space to be added**

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

#### **Totals**

Total number of residential units proposed

Total residential GIA (Gross Internal Floor Area) gained

172	square metres
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#### **Mixed use residential site area**

Is this application for a mixed use proposal that includes residential uses?

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

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.

### Use Class:

E(c)(ii) - Professional services

### Existing gross internal floor area (square metres):

172

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

172

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

172

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)
172	172	172

## Occupation Status

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

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Please indicate the occupation status of the building in question

- Vacant  
 Partially vacant  
 Occupied

## 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](#).

[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

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

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

## 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

Total Installed Capacity (Megawatts)

0.00

## 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 2021?

- 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

## Utilities

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

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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: Change of use – commercial/business/service to dwellinghouses as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Frances Young

Date

25/02/2025