



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 Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas 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

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)
<input type="text" value="509374"/>	<input type="text" value="188267"/>

Description

The site location consists of two adjacent properties 99 Park Avenue and 101 Park Avenue, Ruislip HA4 7UL. These are two adjacent residential properties which are both Grade II listed. We are proposing and applying to do tanking works to the underground basement bathrooms on both of these properties.

Applicant Details

Name/Company

Title

Mr

First name

Ben

Surname

Salasnik

Company Name

Environment Agency

Address

Address line 1

Alchemy Offices

Address line 2

Bessemer Road

Address line 3

Town/City

Welwyn Garden City

County

Hertfordshire

Country

England

Postcode

AL7 1HE

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The proposal relates to the basement bathrooms for both of these Grade II listed properties. There are no works to the above ground sections of the properties nor to the outside of the properties either.

The basement bathrooms of both of these properties are susceptible to groundwater flooding due to underground flowpaths during periods of heavy rainfall. This proposal is for works which will prevent the basements of these listed properties from being flooded and damaged by floodwater.

The proposal is for the removal of the existing bathrooms, then the internal tanking of the bathrooms, and then for new bathrooms to be re-installed.

Further details about tanking and information as to what this involves and how this will be carried out can be found in the 'Damp Survey Report' attachment.

The bathrooms will be a close to like-for-like replacement. Further details as to what is proposed for the replacement bathrooms can be found attached also.

Has the development or work already been started without consent?

- ☐ Yes
- ☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

- ☐ Don't know
- ☐ Yes
- ☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☐ Yes
☒ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☒ Yes
☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Photographs of the existing bathrooms in the two properties can be found on pages 7-9 of the Damp Survey Report which is attached to this application. These bathrooms will be removed. The tiles and plaster will be removed in order to tank the bathrooms. The rooms will then be re-plastered, tiled and a replacement bathroom will be installed in each home. The specifications of the new bathrooms can be found in the Bathroom Quote which is attached to this application, these have been chosen to be as close to the existing bathrooms as possible.

Materials

Does the proposed development require any materials to be used?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

<div>Type: Internal walls</div> <div>Existing materials and finishes: One bathroom is entirely tiled with white porcelain tiles. The other bathroom has a white porcelain tiled backsplash and shower area. The rest of the walls are plaster which is painted blue. The existing wall finishes can be seen in photos on pages 7-9 of the Damp Survey Report attached.</div> <div>Proposed materials and finishes: The proposed wall finish is like-for-like for what currently exists. One property will be having white porcelain tiled walls, the other will have white porcelain tiled areas and painted plaster walls in a colour chosen by the homeowner.</div>
<div>Type: Floors</div> <div>Existing materials and finishes: Both homes currently have porcelain tiled bathroom floors. In one home the tiles are blue and the other has brown floor tiles. Photos of the existing finishes can be found in the attached Damp Survey Report</div> <div>Proposed materials and finishes: Both homes will have a porcelain tiled floor installed after the tanking works. These will be like for like for the existing finishes.</div>
<div>Type: Other</div> <div>Other (please specify): Bathrooms</div> <div>Existing materials and finishes: Each home currently has a white bathroom suite consisting of a toilet, sink and shower. These need to be removed in order for tanking works to take place. Photos of the existing bathroom suites can be seen on pages 7-9 of the attached Damp Survey Report.</div> <div>Proposed materials and finishes: Each bathroom will have a replacement bathroom installed which, as far as is possible, will be like-for-like with the existing bathrooms. Details of the bathrooms that are planned to be installed can be found in the attached bathroom quote.</div>

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☐ Yes
- ☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☐ Yes
- ☒ No

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

23/09/2024

Details of the pre-application advice received

Email correspondence between Ben Salasnik and Neil Robertson following previous correspondence between Ben Salasnik and Emma Lauze.
Further information as to the basement tanking works and the re-instatement of the bathrooms afterwards was provided to Hillingdon (Neil Robertson via Antonio Whatmore, via Richard Weston) following previous request from Hillingdon (Emma Lauze) for more information. Mr. Robertson at Hillingdon has now advised that based on the information provided he believes that these works will require Listed Buildings Consent from Hillingdon, hence this application,

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

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

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

If No, can you give appropriate notice to all the other owners?

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

Name of Owner:

***** REDACTED *****

House name:

Number:

99

Suffix:

Address line 1:

Park Avenue

Address Line 2:

Town/City:

Ruislip

Postcode:

HA4 7UL

Date notice served (DD/MM/YYYY):

15/10/2024

Person Family Name:

Name of Owner:

***** REDACTED *****

House name:

Number:

101

Suffix:

Address line 1:

Park Avenue

Address Line 2:

Town/City:

Ruislip

Postcode:

HA4 7UL

Date notice served (DD/MM/YYYY):

15/10/2024

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr.

First Name

Ben

Surname

Salasnik

Declaration Date

22/10/2024

☒ Declaration made

Declaration

I/We hereby apply for Listed building consent 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

Ben Salasnik

Date

28/10/2024