



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

Town and Country Planning Act 1990 (as amended); 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

The Barn Hotel

Address Line 1

West End Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 6JB

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

Easting (x)

509465

Northing (y)

186890

Description

## Applicant Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

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

Kenya

Surname

Sharland

Company Name

Barker Parry Town Planning Ltd

## Address

Address line 1

33 Bancroft

Address line 2

Address line 3

Town/City

Hitchin

County

Country

United Kingdom

Postcode

SG5 1LA

## 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](#).
- **Permission In Principle** - 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.
- **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 details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Partial demolition of 1no. Grade II Listed Building and conversion of listed buildings to provide 3no. dwellings. Demolition and redevelopment of the remainder of the site for residential use with associated infrastructure, public open space and landscaping.

Has the development or work already been started without consent?

- Yes  
 No

## 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:**

MX410067

**Title Number:**

MX410068

**Title Number:**

AGL35328

**Title Number:**

AGL35327

**Title Number:**

NGL16491

**Title Number:**

NGL453294

**Title Number:**

AGL474324

**Title Number:**

MX400441

**Title Number:**

MX395681

**Title Number:**

AGL548366

## 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

### 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)

Does the proposal include any new building and/or an increase in height to an existing building?

- Yes  
 No

**Building reference:**

Railway Block

**Maximum height (Metres):**

14.1

**Number of storeys:**

4

**Building reference:**

Gate Houses

**Maximum height (Metres):**

7.35

**Number of storeys:**

2

**Building reference:**

Entry Block

**Maximum height (Metres):**

10.5

**Number of storeys:**

3

**Building reference:**

Maisonettes

**Maximum height (Metres):**

7.35

**Number of storeys:**

2

**Building reference:**

Listed Leaning Barn / Oak Room

**Maximum height (Metres):**

6.75

**Number of storeys:**

2

**Building reference:**

Listed Farm House

**Maximum height (Metres):**

7.6

**Number of storeys:**

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

Between £2m and £100m

## Vacant Building Credit

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

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Does the proposed development qualify for the vacant building credit?

Yes

No

## Superseded consents

**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.](#)

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?:**

03/2025

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

11/2027



## 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

## 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

**If Yes, which of the following does the proposal involve?**

a) Total demolition of the listed building

- Yes  
 No

b) Demolition of a building within the curtilage of the listed building

- Yes  
 No

c) Demolition of a part of the listed building

- Yes  
 No

**If the answer to c) is Yes**

What is the total volume of the listed building?

4281.00

Cubic metres

What is the volume of the part to be demolished?

3125.00

Cubic metres

What was the date (approximately) of the erection of the part to be removed?

Month

August

Year

1940

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

See Heritage Statement for full details - Removal of later additions to 'Barn and Outbuilding to south-east of Sherley's Farmhouse'.  
Farmhouse to be retained

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

See Heritage Statement for full details - to re-expose original parts of the structures and remove later hotel additions to enable conversion to residential dwellings as optimum viable use.

## 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).

See Heritage Statement and application plans for full details.

## 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**

**Type:**

External walls

**Existing materials and finishes:**

-

**Proposed materials and finishes:**

-

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 Design and Access Statement and Heritage Statement for full details.

## Site Area

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

0.96

Unit

Hectares

## Existing Use

Please describe the current use of the site

Class C1 Hotel

Is the site currently vacant?

Yes

No

If Yes, please describe the last use of the site

Class C1 Hotel

When did this use end (if known)?

dd/mm/yyyy

**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.

**Use Class:**

C1 - Hotels and halls of residence

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

3303.6

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

3303.6

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

0

**Use Class:**

C3 - Dwellinghouses

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

0

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

0

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

5757

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)
3303.6	3303.6	5757

## 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 Transport Statement

## 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:**

28

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

26

**Difference in spaces:**

-2

**Vehicle Type:**

Disabled persons parking

**Existing number of spaces:**

0

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

8

**Difference in spaces:**

8

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

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

117

**Difference in spaces:**

117

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

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

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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:**

Slow charging points (under 7 kw)

**Active charging points:**

26

**Passive charging points:**

0

Total charging points

Active

Passive

26

0

## 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 and state the plan(s)/drawing(s) references

See FRA and Drainage Strategy

## Water management

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

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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

91

percent

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

105.00

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

## 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

## 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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.**

## 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

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

- Yes
- No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

3.8

Please provide the date the onsite pre-development biodiversity value was calculated

23/08/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When the metric was completed.

When was the version of the biodiversity metric used published?

23/07/2024

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

**Document/Plan:**

Biodiversity metric calculation

**Document name/reference:**

B22138 The Barn Hotel, Ruislip BNG Metric V2 2024-08-23

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

Yes

No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)]) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

Yes

No

## 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

**Loss/Gain/Change of use:**

Gain

**Open Space Designation:**

Local Open Spaces

**Open Space Type:**

Amenity

**Area:**

0.20

**Unit:**

Hectares

**Description:**

Heritage Square

**Access type:**

Unrestricted

**Will land swap apply?:**

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

## 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

## Residential Units

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### 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

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

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

Private

**Development type:**

New Build

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

4

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

41.7 square metres

**Habitable rooms per unit:**

1

**Bedrooms per unit:**

1

**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 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:**

New Build

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

3

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

63 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:**

Yes

**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:**

New Build

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

20

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

50.5 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:**

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 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:**

New Build

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

4

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

58.9 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:**

Yes

**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:**

New Build

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

9

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

61.3 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:**

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 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:**

New Build

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

7

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

68.4 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:**

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 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:**

New Build

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

2

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

51.2 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:**

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 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:**

New Build

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

1

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

70.8 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:**

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 accomodation?:**

No

**Providing specialist older persons housing?:**

No

**On garden land?:**

No

**Residential Unit Type:**

Other

**Other description:**

Link-attached houses

**Tenure:**

Market for sale

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

Private

**Development type:**

New Build

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

2

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

96.8 square metres

**Habitable rooms per unit:**

5

**Bedrooms per unit:**

3

**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 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:**

New Build

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

5

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

82.1 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

3

**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 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:**

New Build

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

1

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

78.6 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

3

**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 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:**

New Build

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

1

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

91.3 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

3

**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 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:**

New Build

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

1

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

87 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

3

**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 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:**

New Build

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

1

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

89 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

3

**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 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:**

New Build

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

1

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

74.5 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

3

**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

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

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

Private

**Development type:**

New Build

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

1

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

80.9 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

3

**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

**Residential Unit Type:**

Flat, Apartment or Maisonette

**Tenure:**

Market for sale

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

Private

**Development type:**

New Build

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

1

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

91.3 square metres

**Habitable rooms per unit:**

4

**Bedrooms per unit:**

3

**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 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:**

New Build

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

3

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

75 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:**

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 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:**

New Build

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

1

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

52.5 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:**

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 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:**

New Build

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

1

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

70.8 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:**

Yes

**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:**

Semi Detached Home

**Tenure:**

Market for sale

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

Private

**Development type:**

Conversion

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

1

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

79.8 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

**Residential Unit Type:**

Semi Detached Home

**Tenure:**

Market for sale

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

Private

**Development type:**

Conversion

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

1

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

67.2 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:**

Detached Home

**Tenure:**

Market for sale

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

Private

**Development type:**

Conversion

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

1

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

193.7 square metres

**Habitable rooms per unit:**

7

**Bedrooms per unit:**

4

**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 gained**

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

--

**Totals**

Total number of residential units proposed

72
----

Total residential GIA (Gross Internal Floor Area) lost

	square metres
--	---------------

Total residential GIA (Gross Internal Floor Area) gained

4690.80	square metres
---------	---------------

### Mixed use residential site area

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

- Yes  
 No

### Non-Permanent Dwellings

**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.](#)

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

**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 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

### Utilites

**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.](#)

### Water and gas connections

Number of new water connections required

Number of new gas connections required

### Fire safety

Is a fire suppression system proposed?

- Yes  
 No

## Internet connections

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

72

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.

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.](#)

### 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)

0.08

### Solar energy

Does the proposal include solar energy of any kind?

- Yes  
 No

Total Installed Capacity (Megawatts)

0.09

### Passive cooling units

Number of proposed residential units with passive cooling

72

### Emissions

NOx total annual emissions (Kilograms)

21.40

Particulate matter (PM) total annual emissions (Kilograms)

8.40

### 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)

774.00

### Urban Greening Factor

Please enter the Urban Greening Factor score

0.60

### Residential units with electrical heating

Number of proposed residential units with electrical heating

72

### Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

10

## 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

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

Yes

No

## Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## 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 & 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

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

Mrs

First Name

Kenya

Surname

Sharland

Declaration Date

11/09/2024

Declaration made

## Declaration

I/We hereby apply for Full planning & 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

Barker Parry Town Planning Ltd

Date

11/09/2024