



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         | <input type="text"/>                            |
| Suffix         | <input type="text"/>                            |
| Property Name  | <input type="text" value="Hayes Park Cottage"/> |
| Address Line 1 | <input type="text" value="Hayes Site Road"/>    |
| Address Line 2 | <input type="text" value="Hayes Park"/>         |
| Address Line 3 | <input type="text"/>                            |
| Town/city      | <input type="text" value="Hayes"/>              |
| Postcode       | <input type="text" value="UB4 8EN"/>            |

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

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Easting (x)                         | Northing (y)                        |
| <input type="text" value="508805"/> | <input type="text" value="182385"/> |

Description

Applicant Details

Name/Company

Title

First name

Surname

Shall Do Hayes Developments Limited

Company Name

Address

Address line 1

c/o Marson Property

Address line 2

15-16 Margaret Street

Address line 3

Town/City

London

County

Country

Postcode

W1W 8RW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

# Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

IG8 8HD

## 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 it's 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 from Class E to 2 dwellings (1 x 3 bedroom/ 5 person and 1 x 4 bedroom/ 5 person) with associated cycle and refuse storage and car parking.

The site is separated from land surrounding Hayes Park Central and Hayes Park North by hedges which mark its boundary.

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

The application is supported by an Internal Daylight and Sunlight Report which includes analysis undertaken in accordance with the methodologies contained in the Building Research Establishment's Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2022).

The analysis demonstrates that all habitable rooms meet their target illuminance value and that both units meet the target sunlight exposure value. The scheme is therefore appropriately daylit and sunlit throughout.

What will be the net increase in dwellinghouses?

2

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 site is accessed from a private road (within the Hayes Park estate). On sites accessed by private roads, the PTAL is often underestimated by formal calculations. It is noted that the site is approximately 600 metres by foot from the nearest bus stops (Hayes End XF and Hayes End XC) located on Uxbridge Road.

Secure and covered storage with sufficient space for a minimum of 2 cycle space for each unit is proposed in accordance with standards. A total of 4 parking spaces (2 per dwelling) is also proposed in accordance with maximum standards.

Appropriate provision has been made for the storage of general waste and recyclables with collection available from the kerbside (Hayes Site Road).

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

Environmental searches have not revealed a contamination risk and the site is not Part 2A contaminated land.

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

The site is in Flood Zone 1 equating to a very low risk of fluvial flooding. The Government's maps also indicate that the risk of surface water flooding is very low and that flooding from reservoirs is unlikely in this location.

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

The application is supported by a Noise Impact Assessment which includes the results of a fully automated environmental noise survey. Noise emissions from nearby commercial/agricultural premises have been assessed are not expected to result in adverse impacts on the proposed development and future residents would be adequately protected.

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

The building is not in a conservation area.

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

With the development of Hayes Park, the character of the area is changing with residential use dominating. There are no general or heavy industry (Class B2) waste management or storage and distribution (Class B8) uses within the immediate vicinity.

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

not applicable.

## 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:**

Hayes Park Cottage

**Number:**

**Suffix:**

**Address line 1:**

Hayes Site Road

**Address Line 2:**

Hayes Park

**Town/City:**

Hayes

**Postcode:**

UB4 8EN

## 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><br>AGL153256 |
|-----------------------------------|

## Energy Performance Certificate

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

- ☒ Yes  
☐ No

Please enter the reference number from the most recent Energy Performance Certificate (e.g. 1234-1234-1234-1234-1234)

|                          |
|--------------------------|
| 3270-1049-2264-3565-6705 |
|--------------------------|

## Vehicle Parking

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

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 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:**

8

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

4

**Difference in spaces:**

-4

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

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

2

**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

**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

## Superseded consents

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

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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?

12/2026

When are the building works expected to be complete?

02/2028

## 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

### 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:**

Detached Home

**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:**

154 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:**

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:**

Change Of Use

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

1

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

320 square metres

**Habitable rooms per unit:**

6

**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 added

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

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

1

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

43 square metres

#### Totals

Total number of residential units proposed

2

Total residential GIA (Gross Internal Floor Area) gained

474

square metres

#### 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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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(g)(iii) - Industrial processes - Except where not suitable in a residential area

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

517

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

517

**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):**

517

| Total | Existing gross internal floorspace<br>(square metres) | Gross internal floor area lost (including by change<br>of use) (square metres) | Gross internal floor area gained (including change<br>of use) (square metres) |
|-------|-------------------------------------------------------|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|       | 517                                                   | 517                                                                            | 517                                                                           |

## 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

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**Community energy**

Will the proposal provide any on-site community-owned energy generation?

- ☐ Yes
- ☒ No

**Heat pumps**

Will the proposal provide any heat pumps?

- ☐ Yes
- ☒ No

**Solar energy**

Does the proposal include solar energy of any kind?

- ☐ Yes
- ☒ No

**Passive cooling units**

Number of proposed residential units with passive cooling

0

**Emissions**

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

**Greenhouse gas emission reductions**

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 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

2

**Reused/Recycled materials**

Percentage of demolition/construction material to be reused/recycled

0

## Utilites

**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

2

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

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

## 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

Daniel Rose

Date

21/07/2026