

Date of Report: 15/11/2017  
 Order Number: DAC DA PT 4777

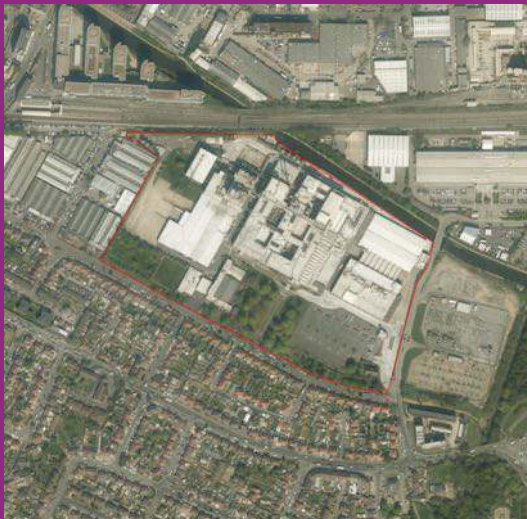
Your Reference:  
 Our Reference: DA4777

Property: **Former Nestle Site Nestles Avenue HAYES UB3 4UZ**

The risk of development being undertaken within 75m from the boundaries can be considered:



## SUMMARY



Are there potential development sites identified within 75m of the site boundary?	YES
Are there major planning applications that will impact the subject property?	YES
Are any important views that the subject property enjoys going to change?	YES
Is the immediate area currently under threat from major development?	YES
Is there any identified development risk that may negatively affect a valuation on the subject property?	NO
Does the subject property have any development potential?	YES

If the answer is 'yes' to any of the above questions it will be expanded upon further within this report.

### Data Provider

The DevAssist product range of DevAssess, DevAssess Premium, DevCheck, DevProbate and DevCity are services provided by DevAssist. Reports are compiled by DevAssist Ltd. Registered with the Property Codes Compliance Board.

### Search Details

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DevAssist is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code, further details of which can be found at [www.pccb.org.uk](http://www.pccb.org.uk)

Data Provided by:



## KEY FINDINGS

The subject property has considerable potential (site 1). There are development risks in the vicinity of the property address given. The likelihood of sites 2 and 3 being developed is high.

Please note: Sites identified as suitable for development may not be under current planning policy. As planning policies evolve or change, further development opportunities or risks may arise. They may also remove sites from being vulnerable to development. This report is a prediction of where development may take place, but it cannot be guaranteed what will or will not occur in the future.

### Data Provider

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### Searches undertaken to compile this report:

1. Professional analysis of Ordnance Survey to identify development opportunities
2. A desk top inspection of the aerial maps over the identified area
3. Birdseye rotational inspection of the surrounding area (where available)
4. Inspection of the Local Plan / LDF
5. Inspection of emerging local policy documents and Neighbourhood Plan (where available)
6. Inspection of Strategic Housing Land Availability Assessment (where available)
7. Study of attached planning report to establish which major applications may affect the searched property.

### The choices this report presents

This report seeks to establish the development opportunities that exist around or within a reasonable distance of the subject property as well as investigating any nuisance to the property and alternative uses. This is not valuation or feasibility. Its purpose is to explore risk, nuisance and perhaps alternative uses that may benefit the buyer before they buy or when they sell.

You can use this information to decide whether to buy the property, conscious of what may happen in the future. Your property may sit within a conservation area and, as such, any development may not be favourably looked upon. It may sit next to green belt that is vulnerable to rezoning for development. It may be next to some large land masses that have development potential. Perhaps the property you propose to buy could itself have an involvement in a development with great financial benefit to you. It may of course have none of the above and you have bought some peace of mind.

Please note that identified sites may not be developed because the landowners will not sell, or for any other reason that could make the development non-viable. Some planning policies change more frequently than governments. All you can do is make an informed decision by assessing the risk and this report will help, by informing you which areas of the locality may change in the future.

Finally, please note that we cannot identify single dwellings that are replaced with a more substantial dwelling than the existing. These one for one replacements are generally not economic. When there is a buyer with a special interest, however, the economics are sometimes not considered relevant. Equally, some properties may be converted into flats, which again is almost impossible to predict. Planning is a subject where you can never say 'never'! There may always be situations when planning permission is considered acceptable.

### Next Steps

You may wish to discuss the findings of this report with your legal adviser.

If you have any development or valuation questions arising from this report, or would like to investigate any aspect in greater depth, specialist advice is available on request. Detailed reports are also available on planning and neighbourhood information, valuation of development land, impact and risk. Contact DevAssist on 01342 890010 or email [info@dev-assist.co.uk](mailto:info@dev-assist.co.uk) for further information including pricing.

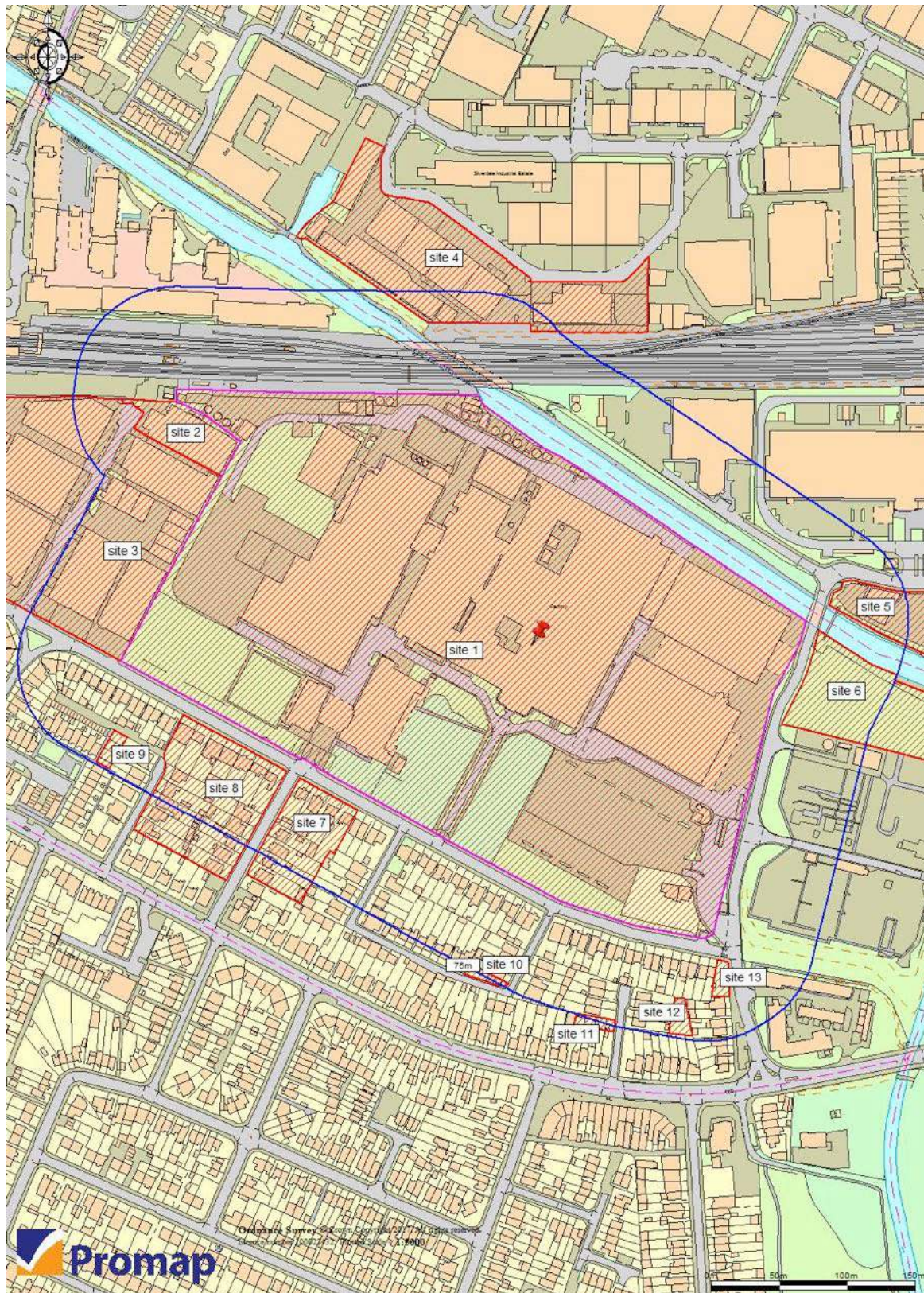
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**Former Nestle Site Nestles Avenue HAYES UB3 4UZ**





## LEGEND



Searched Property



75m Search Area



Potential Development Sites



## Identified Development Opportunities

Site	Site Size (acres)	Site Capacity (houses)	Site Capacity (Flats)	Development Risk	Impact if Developed
1	30.42	mixed +	1381	Subject Property	
2	0.57	mixed +	88	High	Significant
3	7.03	major	mixed	High	Significant
4	3.48	commercial	industrial	Low / Medium	Some
5	1.03	commercial	industrial	Low / Medium	Significant
6	1.83	commercial	industrial	Low / Medium	Significant
7	0.92	22	184	Low / Medium	Significant
8	1.81	43	362	Low	Significant
9	0.07	2	6	Low	Minor
10 - 13	0.06	1	3	Low	None

The table above provides density guidance only. Please note, densities can be greater or lower on some sites. City centre locations will demand higher densities. The above is designed to guide you in how many dwellings may be built on those identified sites that do not yet have planning history. A unit is a single habitable dwelling or individual commercial space.



## Current Zoning in Local Plan

The land is zoned within the settlement/urban area of London Borough of Hillingdon. Development is presumed acceptable when within the settlement, subject to it conforming to development control policies and standards. It is also zoned as a conservation area, which creates a tighter layer of development control and makes development harder to gain consent upon. This may make development unattractive to a developer. Trees and listed buildings may also be a barrier to development proposals in such areas.

## 5 Year Housing Supply

The Local Planning Authority are currently able to demonstrate the required 5 year supply of housing land. Further information is available on page 30. This means that the council will be able to defend the area against hostile planning applications on greenfield land.

## Interpretation of Attached Planning Report

The attached planning report reveals that site 1, site 2 and site 7 are subject to planning applications. The nature of these applications is expanded on below. The risk of householder extensions and improvements will always be present.

## Immediate Area

Site 2 is the subject of an undetermined planning application that is currently pending a decision. The application submitted under reference number 36678/APP/2017/1774 is for the demolition of the existing buildings and redevelopment of site with part 3, 8 and 13 storey building providing 88 residential units on upper floors and 977m<sup>2</sup> commercial floorspace at ground, mezzanine and first floor levels; 50 car parking spaces, 140 cycle parking spaces and associated landscaping. The application has a good chance of being approved and can be considered a high risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the proposed development are attached for your consideration. If you are not supportive of the development of this site we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of any site.

Site 3 has been proposed for allocation within the local plan as a potential location for development. This indicates that the Local Planning Authority feel the site is suitable for development and clearly the land owner is motivated to develop the site. Consequently the site can be considered a high risk of development. If developed the site will have a significant impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of any site.

Site 4 has no relevant planning history and can be considered a low / medium risk of development. If developed the site may have some impact on the subject property. Development of this site may require a number of households to be willing to sell at the same time which is rarely successful. Whilst there can be no denying the potential for development exists it is generally accepted that land assemblies are low risk as so many people are required to participate.

Site 5 has no relevant planning history and can be considered a low / medium risk of development. If developed the site will have a significant impact on the subject property.

Site 6 has no relevant planning history and can be considered a low / medium risk of development. If developed the site will have a significant impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of any site. If, in the event, that the sub station was to be closed or found surplus to requirement then commercial/industrial development would be its most obvious use. The risk of improvements or extensions to the sub station itself remains. Partial disposal may still occur (site 6).

Sites 4, 5 and 6 lie within a designated Strategic Industrial Location. Within this area development proposals that results in a loss of employment/industrial space will be resisted by the Local Planning Authority however further commercial/industrial development is likely to be supported.

Part of site 7 has relevant planning history. In 2015 an application was submitted for 2 x two storey, 3-bed semi-detached dwellings with associated parking and amenity space involving the demolition of existing bungalow under reference number 20818/APP/2015/2612. The application was refused. As a result of this refusal the site as a whole retains marginal development potential and can be considered a low / medium risk of development. If developed the site will have a significant impact on the subject property. Relevant plans of the refused development are attached for your consideration. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of any site.

Site 8 has no relevant planning history and can be considered a low risk of development. If developed the site will have a significant impact on the subject property. Development of this site may require a number of households to be willing to sell at the same time which is rarely successful. Whilst there can be no denying the potential for development exists it is generally accepted that land assemblies are low risk as so many people are required to participate. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of any site.

Site 9 has no relevant planning history and can be considered a low risk of development. If developed the site is unlikely to have a significant impact on the subject property. Development of this site may require a number of households to be willing to sell at the same time which is rarely successful. Whilst there can be no denying the potential for development exists it is generally accepted that land assemblies are low risk as so many people are required to participate.

Site 10-13 have no relevant planning history and can be considered low risks of development. If developed the sites will have no impact on the subject property. Development of these sites may require a number of households to be willing to sell at the same time which is rarely successful. Whilst there can be no denying the potential for development exists it is generally accepted that land assemblies are low risk as so many people are required to participate.

We are aware that the station to the north west is subject of a live planning application for a new station building and platform extensions, linked with Crossrail, under reference 10057/APP/2014/4338. Plans attached.

If, in the event, that the engineering depot to the north east was to be closed then residential development would be its most obvious use. The risk of improvements or extensions to the depot itself remains. Partial disposal may still occur.

We have investigated the councils Strategic Housing Land Availability Assessment (SHLAA) and found no sites of concern.

We have searched the councils website for information concerning potential or existing Gypsy and Traveller Sites. No relevant information was found.

Beyond sites 2 and 3 we have found nothing that could create a significant negative impact upon the subject property.

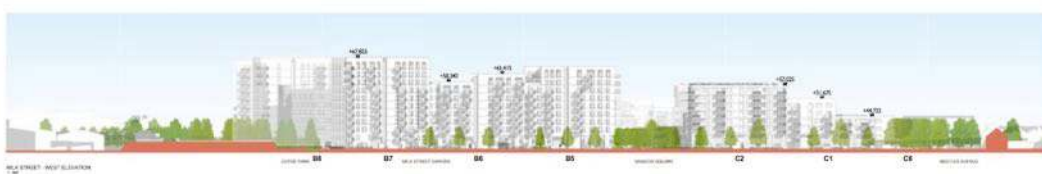


### Development Potential / Alternative Use of the Property

Site Size: 30.42 Acres 12.29 Hectares

The subject property has considerable potential (site 1). The property is the subject of an undetermined planning application that is currently pending a decision. The application submitted under reference number 1331/APP/2017/1883 is for part demolition of existing factory buildings and associated structures, and redevelopment to provide 1,381 dwellings (Use Class C3), office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works (amendments: provision of a basement under Block B increasing parking ration to 0.6; amendments to design and elevations of residential blocks and commercial units; provision of strip of land for Nestle Avenue multi modal link road widening scheme; landscape design changes; updates to the Transport Assessment and Flood Risk Assessment). The application has a good chance of being approved and can be considered a good opportunity for development. Relevant plans of the proposed development are attached for your consideration.

We have attached the planning history of the subject property for your consideration.





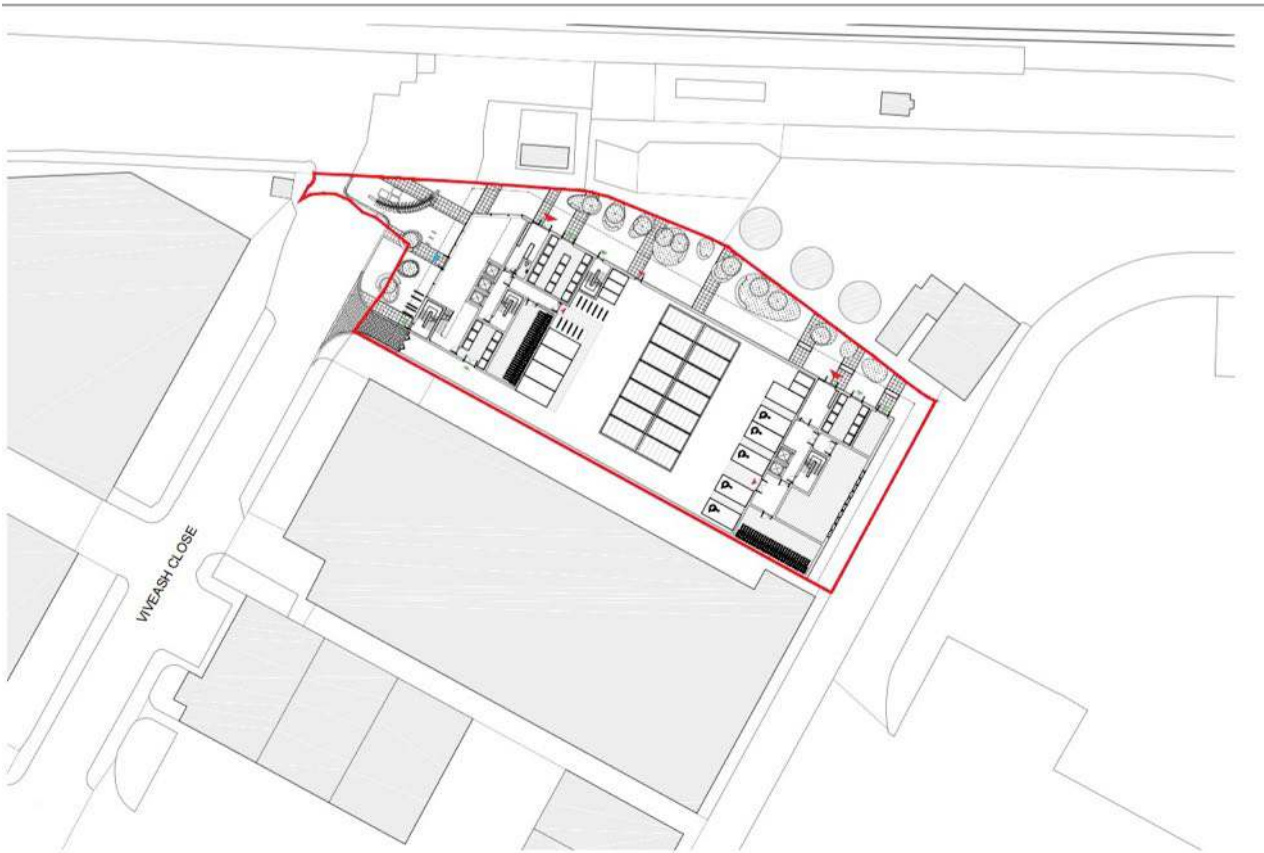


## Planning and building control

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<b>Reference</b>	1331/APP/2017/1883
<b>Status</b>	Undecided
<b>Proposal</b>	RECONSULTATION: Part demolition of existing factory buildings and associated structures, and redevelopment to provide 1,381 dwellings (Use Class C3). office, retail, community and leisure uses (Use Class A1/A3/A4 /B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works (amendments: provision of a basement under Block B increasing parking ration to 0.6; amendments to design and elevations of residential blocks and commercial units; provision of strip of land for Nestle Avenue multi modal link road widening scheme; landscape design changes; updates to the Transport Assessment and Flood Risk Assessment)
<b>Location</b>	FORMER NESTLE FACTORY NESTLES AVENUE HAYES
<b>Ward</b>	BOTWELL
<b>Case Officer</b>	Matt Kolaszewski
<b>Received</b>	23-05-17
<b>Validated</b>	23-05-17
<b>Decision By</b>	12-09-17
<b>Neighbours</b>	Consultation Started : 30-05-17,    Comments Due : 16-11-17
<b>Site Notice</b>	Posted : 30-05-17,    Displayed Until : 20-06-17
<b>Advertised</b>	In Press : 08-11-17,    Press Expiry : 29-11-17
<b>Applicant</b>	B D W Trading and SEGRO Plc c/o Barton Willmore 7 Soho Square London W1D 3QB
<b>Agent</b>	Mr D Osborne Barton Willmore 7 Soho Square London W1D 3QB







## Planning and building control

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<b>Reference</b>	36678/APP/2017/1774
<b>Status</b>	Undecided
<b>Proposal</b>	Demolition of the existing buildings and redevelopment of site with part 3, 8 and 13 storey building providing 88 residential units on upper floors and 977m2 commercial floorspace at ground, mezzanine and first floor levels; 50 car parking spaces, 140 cycle parking spaces and associated landscaping.
<b>Location</b>	3 VIVEASH CLOSE HAYES UB3 4RY
<b>Ward</b>	BOTWELL
<b>Case Officer</b>	Matt Kolaszewski
<b>Received</b>	15-05-17
<b>Validated</b>	18-05-17
<b>Decision By</b>	17-08-17
<b>Neighbours</b>	Consultation Started : 21-06-17,    Comments Due : 12-07-17
<b>Advertised</b>	In Press : 23-06-17,    Press Expiry : 14-07-17
<b>Applicant</b>	General Food Trading Co. Ltd. c/o R P S 140 London Wall LONDON EC2Y 5DN
<b>Agent</b>	Miss Bethan Hawkins R P S 140 London Wall LONDON EC2Y 5DN



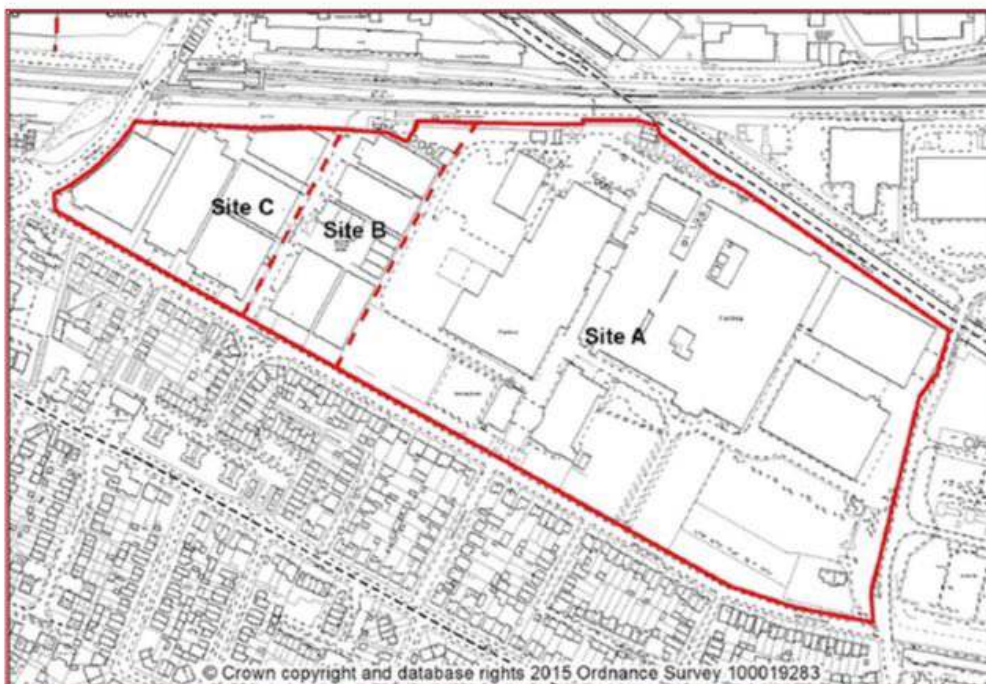


## New Homes

### Land to the South of the Railway, including Nestle Site, Nestle Avenue, Hayes

In 2012, Nestle announced the planned closure of its Hayes plant, which is currently used for the manufacture of coffee. The Council is in the early stages of discussion with the landholders about the future of this key development site, but is seeking to bring forward a comprehensive development scheme that includes the adjoining site (Site B).

Proposals will need to take account of a wide range of policy considerations, including those related to transportation, heritage and the wider objective of encouraging economic growth in Hayes town. It is recognised that the final overall quantum of uses and the number residential units will be determined through discussions with key stakeholders and the development of a sustainable masterplan.



### POLICY SA 5 10: Land to the South of the Railway, including Nestle Site

This is an important strategic site for Hayes town and the Borough as a whole. The Council will support proposals that meet the following criteria:

#### Site A

- The provision of up to 500 units. Densities higher than 80 uph may be acceptable subject to high quality design. Higher density development should be located along the canal frontage.
- A minimum of 20 % of the site (2.4 ha) should be used for employment generating uses. Suitable uses will include B1 and elements of B2 that are



### New Homes

compatible with the residential elements of the scheme.

### **POLICY SA 5 10: Land to the South of the Railway, including Nestle Site**

- Small scale commercial uses to support residential uses will be considered suitable.
- 10% of the site (1.2 hectares) should be used for open space and a sports pitch;
- Education facilities; and
- The provision of community facilities, including a public park.
- Proposals should include a heritage assessment which considers the retention and reuse of Locally Listed structures on this site.
- Proposals should include high quality design that fully integrates the Grand Union Canal, ensures canal-side improvements and maximises the canal's recreational potential.
- Development should contribute to the enhancement of the Strategic Canal and River Corridors in accordance with relevant policies on the Blue Ribbon network

#### **Sites B and C**

- The provision of up to ~~474~~ 97 residential units on Site B and 110 residential units on Site C. Proposals should be consistent with the PTAL rating and take account of lower suburban densities to the south; and
- A minimum of 50% of each site ~~(1.85 ha)~~ should contain employment generating uses including B1 office, and suitable B2 light industrial.

As a preference Sites A, ~~and B and C~~ should form a comprehensive development scheme across the whole site, ~~and which~~:

- Sustains and enhances the significance of the heritage assets;
- Provides pedestrian links to Hayes Town Centre and key transport nodes; and
- Reflects the Council's latest evidence of housing need in terms of the type and tenure of residential units.

~~Development on both sites should meet the requirements of policies in other parts of the Local Plan.~~

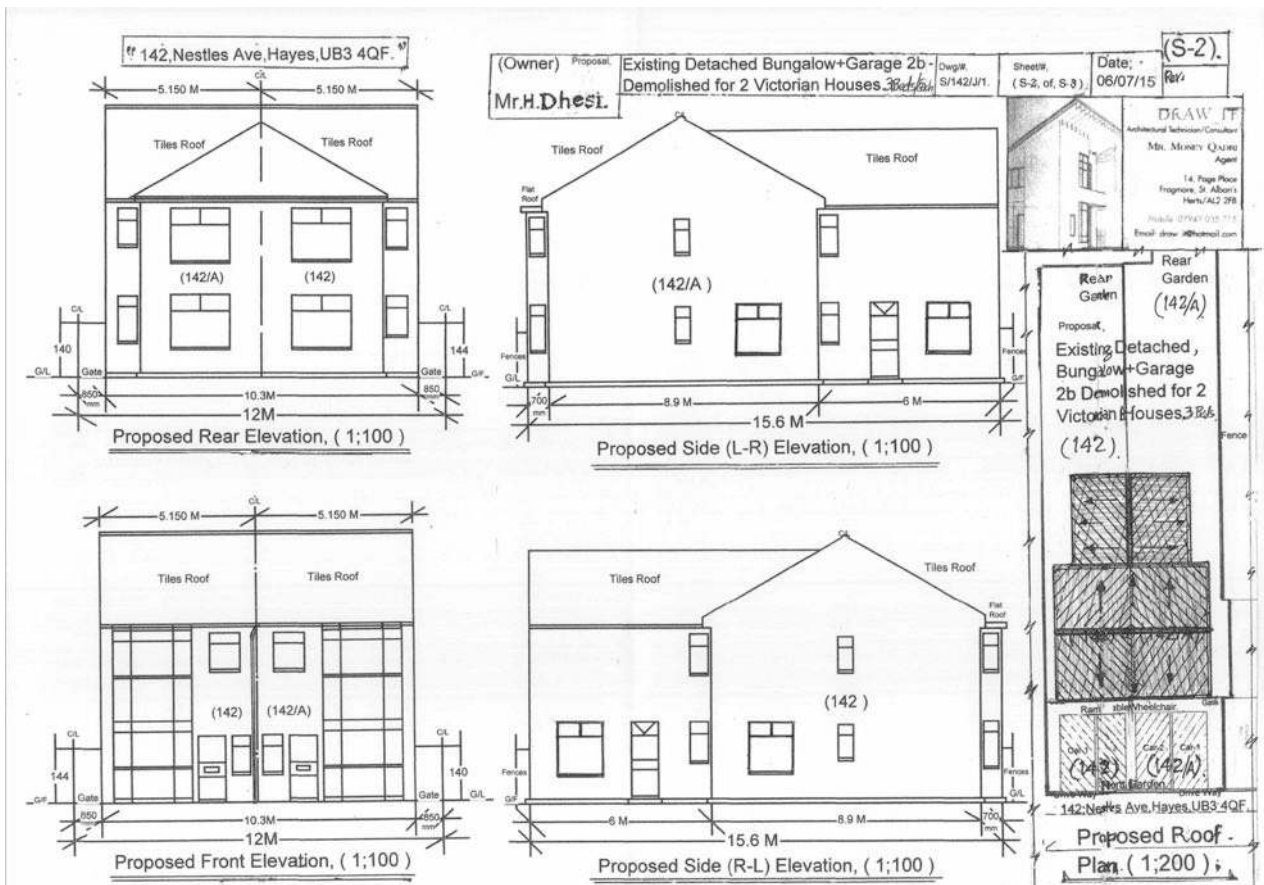
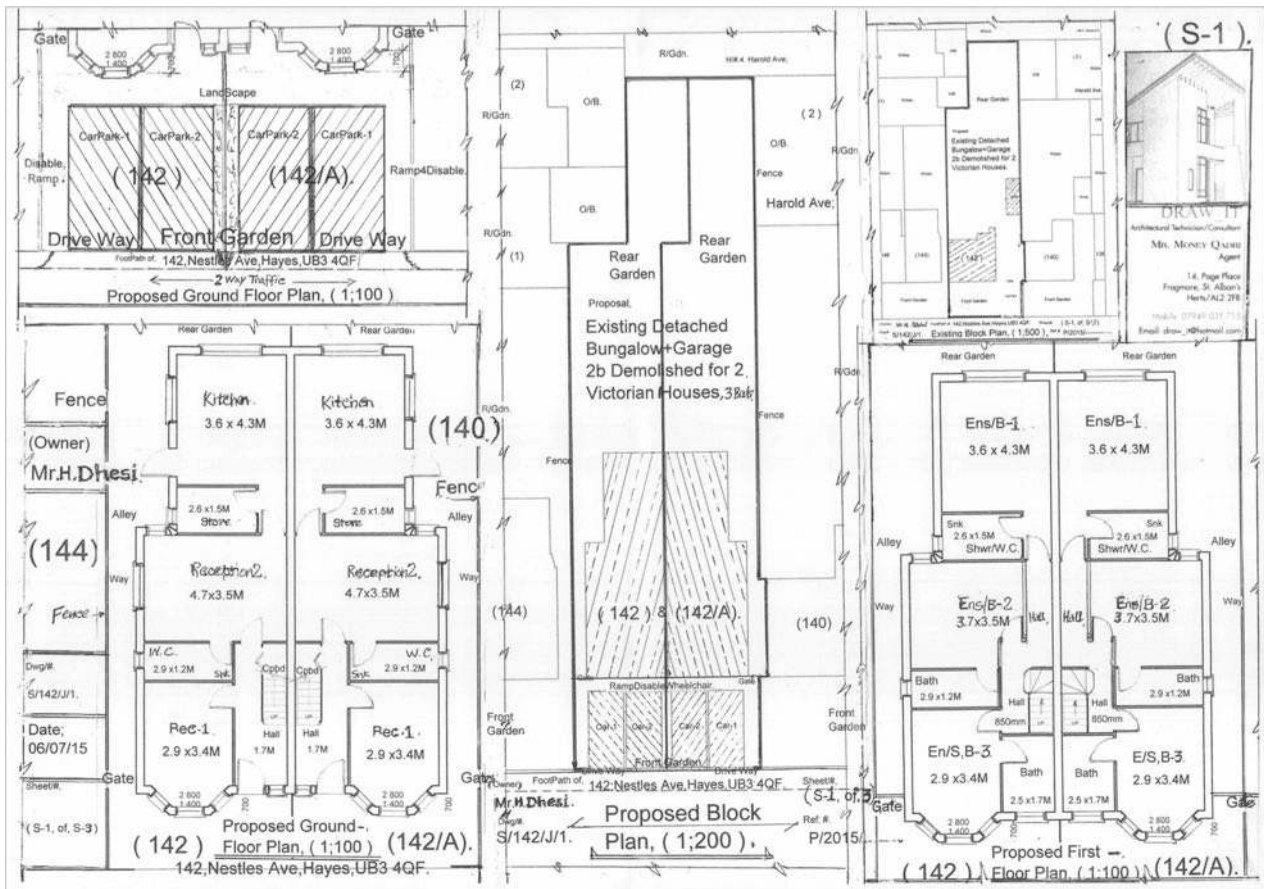


**New Homes**

**Site Information**

Site name	Land to the South of the Railway, including Nestle Site		
	Site A	Site B	Site C
Ward	Botwell	Botwell	Botwell
Location	Nestle Avenue/ Station Road	Nestle Avenue	Nestle Avenue
Area (ha/sqm)	12 ha	3.7 ha 1.76 ha	2.2 ha
PTAL Ratings	1b, 2, 3	4	4
Proposed Development	Mixed use	Mixed use	Mixed use
Current UDP Designations	Industrial Business Area; Conservation Area; Locally Listed Buildings	Industrial Business Area; Conservation Area	Industrial Business Area
Proposed New Designations	None	None	None
Existing Use	Industrial units	Industrial units, school, garages, caravan sales	Industrial units, garages
Relevant Planning History (Most recent)	No relevant history		
Proposed Number of Units	500	207 97	110
Existing Units	0	0	0
Net Completions	500 units	207 97 units	110 units
Infrastructure Considerations	The site is within close proximity to North Hyde sub-station and new buildings should not be located beneath power lines. Drainage infrastructure likely to be required. Site specific proposals should be discussed with National Grid and Thames Water at the earliest possible stage. Further infrastructure considerations are to be negotiated as part of the planning application.		
Flood Risk	Flood Zone 1; Flood Risk Assessment required.		
Contamination	Potentially contaminated land due to former land use. Land remediation may be required.		
Indicative Phasing	2021-2026	2021-2026	2021-2026
Other Information	None	Higher densities should be located adjacent to the canal. None	Multiple land ownership on this site may affect the timescale of delivery







Mr Money Qadri  
Draw\_It.  
14 Page Place  
Frogmore  
St Albans, Herts AL2 2FB

Application Ref:  
20818/APP/2015/2612

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**REFUSAL OF PLANNING PERMISSION**

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES** permission for the following:-

**Description of development:**

2 x two storey, 3-bed semi-detached dwellings with associated parking and amenity space involving the demolition of existing bungalow

**Location of development:** 142 Nestles Avenue Hayes

**Date of application:** 15 September 2015

**Plan Numbers:** See attached Schedule of plans

**Permission is refused for the reason(s) listed on the attached schedule:-**

**Head of Planning and Enforcement**

**Date: 9 November 2015**

- NOTES:
- (i) Please also see the informatives included in the Schedule of Reasons.
  - (ii) Should you wish to appeal against this decision please read the attached sheet which explains the procedure.





**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**REFUSAL OF PLANNING PERMISSION**

Application Ref: 20818/APP/2015/2612

**SCHEDULE OF REASONS**

- 1 · The proposed development, by reason of its siting, size, scale, bulk, design and cramped layout would fail to harmonise with the siting, character and appearance of the original dwellings in the area and thus would be detrimental to the visual amenities of the street scene and the wider area including the adjacent Nestles Conservation Area. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 7.4 and 7.8 of the London Plan (2015) and the NPPF.
- 2 · The proposed development, by virtue of its siting, size, scale, bulk, design and proximity, would be detrimental to the amenities of the adjoining occupiers at 140 and 144 Nestles Avenue by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.
- 3 · The proposal would provide habitable rooms with very poor levels of outlook and light that would result in a poor standard of living accommodation to the detriment of the amenities of the future occupiers. The proposal is therefore contrary to Policy 3.5 of the London Plan (2015), Policies BE19 and BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.
- 4 · The proposal would result in a large area of hardstanding/parking on the frontage and does not leave sufficient space to mitigate this impact by way of soft landscaping. The proposal would therefore be detrimental to the visual amenities of the street scene and character and appearance of the wider area, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE38, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.
- 5 · The proposal would result in the provision of a crossover of excessive width that would be required to access the proposed parking spaces and does not make sufficient provision for pedestrian refuge. The proposal would therefore be detrimental to pedestrian and highway safety contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

**INFORMATIVES:**

- 1 · The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair



Application Ref: 20818/APP/2015/2612

## SCHEDULE OF REASONS

hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 . The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

### Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

### Part 2 Policies

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.4	(2015) Local character

- 3 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London





Application Ref: 20818/APP/2015/2612

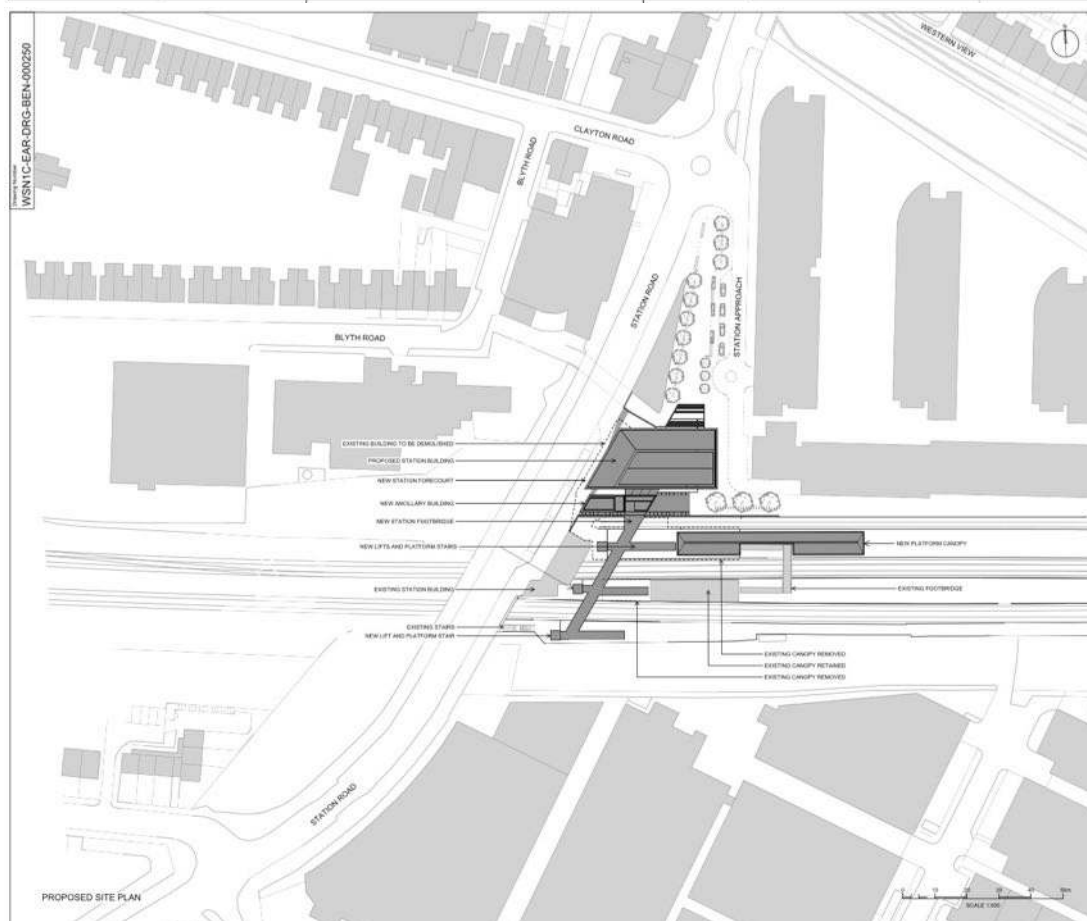
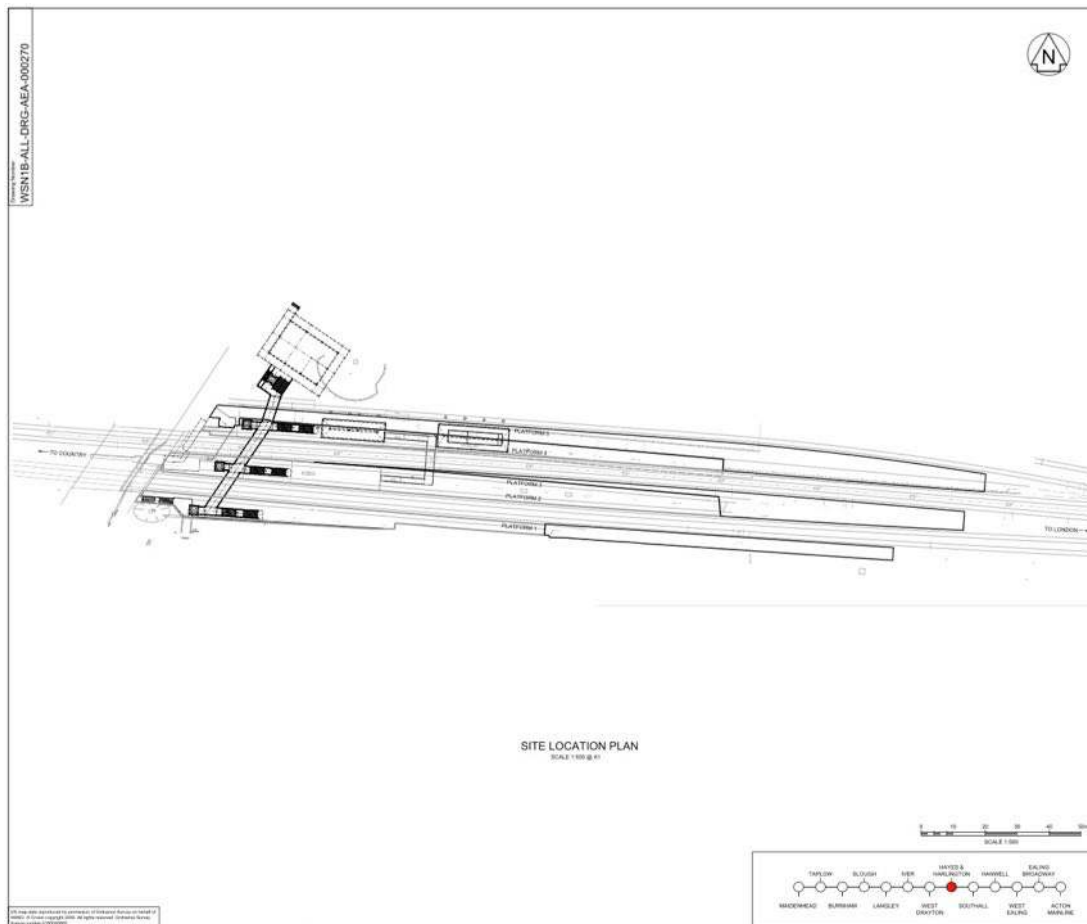
### **SCHEDULE OF REASONS**

Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### **END OF SCHEDULE**

**Address:**

Residents Services  
London Borough of Hillingdon  
3 North Civic Centre, High Street, Uxbridge UB8 1UW  
Tel: 01895 250230  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)







Crossrail Ltd  
C/O Oliver Owen  
Network Rail Crossrail Programme  
Enterprise House  
167 - 169 Westbourne Terrace  
London

Application Ref: 10057/APP/2014/4338

### **CROSSRAIL ACT 2008 - SCHEDULE 7**

#### **GRANTS APPROVAL**

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS APPROVAL** for the following:-

**Description of development:**

Application under Schedule 7 of the Crossrail Act 2008 for the approval of Plans and Specifications associated with the erection of a new station building, external lift shaft, footbridge with lift shafts, extension of platforms 2/3 and 4/5 with canopy modifications, new waiting room to Platform 4/5 and associated lighting.

**Location of development:** Hayes And Harlington Station Station Road Hayes

**Date of application:** 09 December 2014

**Plan Numbers:** See attached Schedule of plans

**Permission is subject to the condition(s) listed on the attached schedule:-**



Head of Planning & Enforcement

**Date: 10 March 2015**

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
  - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
  - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).



**CROSSRAIL ACT 2008 - SCHEDULE 7**

**GRANTS APPROVAL**

Application Ref: 10057/APP/2014/4338

**SCHEDULE OF CONDITIONS**

**INFORMATIVES:**

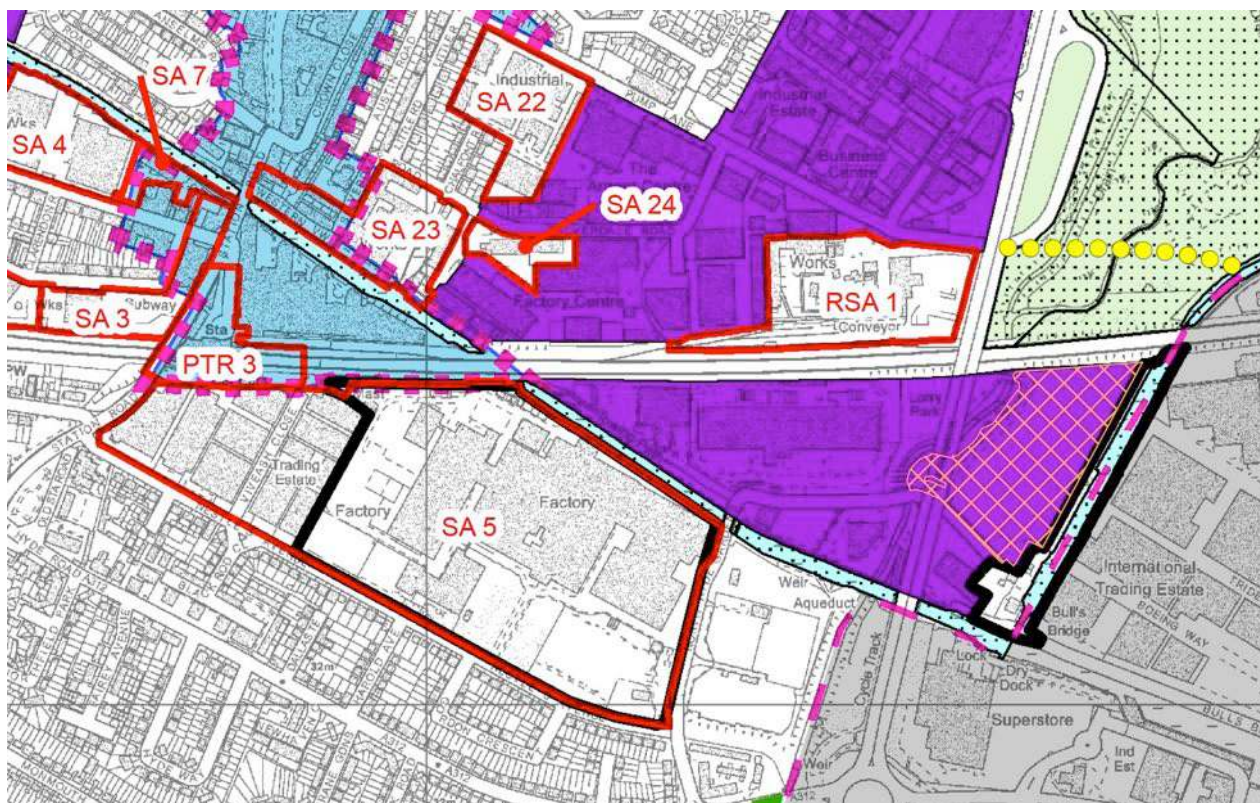
- 1 . 1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.  
  
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.  
  
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.
- 2 . We expect that as part of the development there should be access and signage improvements to enhance the connectivity between the station and the towpath.
- 3 . The applicant is encouraged to ensure that the lift shown on the approved drawings, remains open and operational for public use during the station opening hours.

**END OF SCHEDULE**

**Address:**

Planning, Environment, Education & Community Services  
London Borough of Hillingdon  
3 North Civic Centre, High Street, Uxbridge UB8 1UW  
Tel: 01895 250230  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)







**We have investigated the councils Strategic Housing Land Availability Assessment (SHLAA) and found no sites of concern.**







**We have searched the Council's website  
for information concerning potential changes to infrastructure  
that is close to the subject property.**

**No relevant information was revealed from this investigation.**



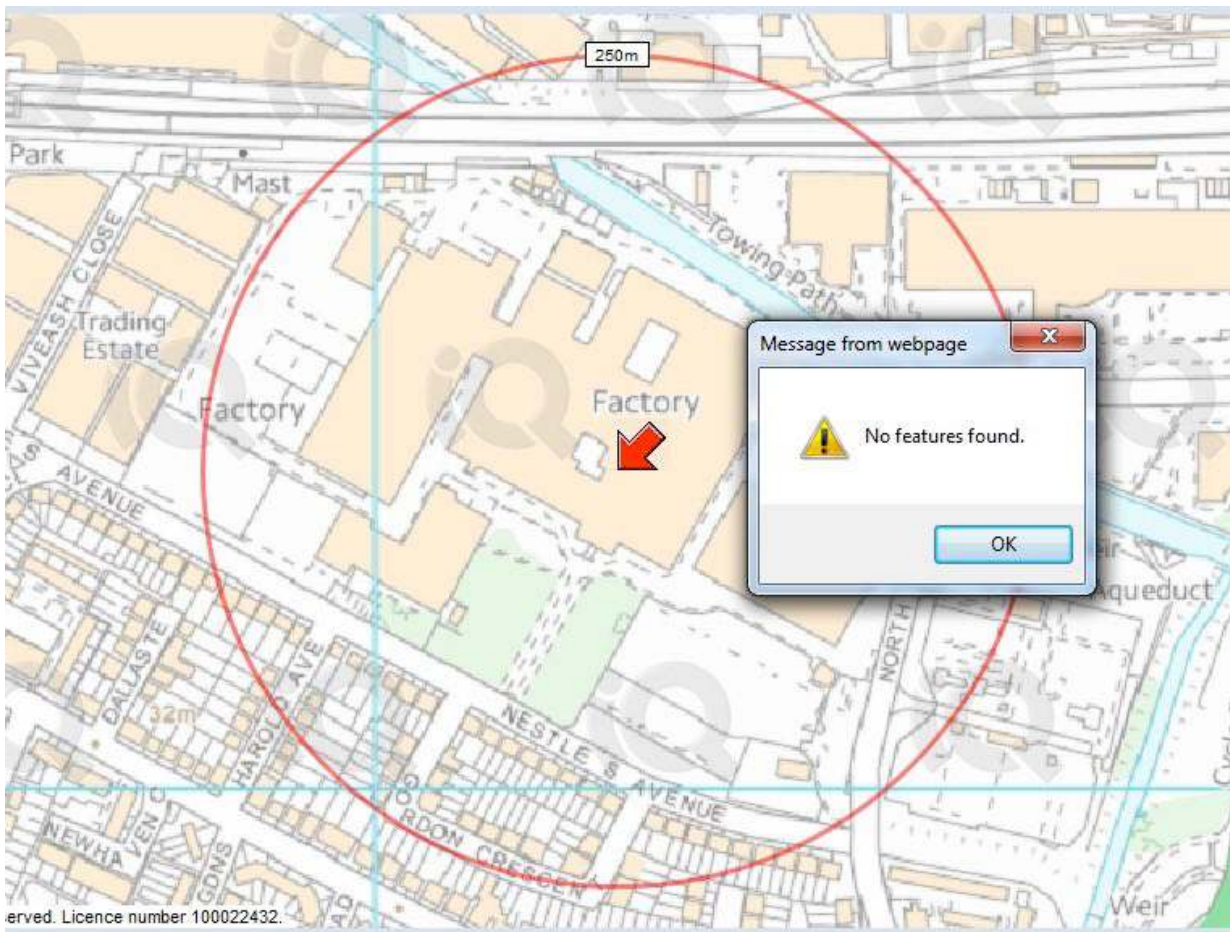


**We have searched the Councils website  
for information concerning potential, or existing, Gypsy and  
Traveller Sites.**

**No relevant information was revealed from this investigation.**









### 4 CONCLUSIONS

The Council has identified a healthy supply of specific deliverable sites that have the capacity to deliver additional 6,144 residential dwellings by 2026. It is anticipated that out of these 2,781 are deliverable over the next 5 years. This represents 153% of the minimum 5 year supply target (1,810 dwellings) or a surplus of 1,061 residential dwellings against the target. Therefore, the London Borough of Hillingdon is able to meet and exceed the 5 year supply target.

The Council has not relied on windfall development in this assessment of its 5 year land supply 2014/2015-2019/2020 and surplus delivery against the minimum 5 year target is likely to be greater than 1,061 dwellings.

### 5 MONITORING

Looking forward, the Council's next Report will be prepared towards the end of 2015 alongside the Annual Monitoring Report 2014/2015 and will set out the 5 year land supply for the period 1<sup>st</sup> of April 2015 to 31<sup>st</sup> March 2021. In accordance with the National Planning Policy Guidance the report will include assessment of:

- Progress on delivery of development on site allocations and sites with planning permission
- Sites that become deliverable
- Unforeseen constraints on identified sites which delay or compromise deliverability
- Whether windfall sites are coming forward as expected



## Planning History of Subject Property

### Planning search

[Back to Search page](#)

Reference	Location	Proposal	Received	Status
<a href="#">1331/APP/2017/1883</a>	FORMER NESTLE FACTORY NESTLES AVENUE HAYES	RECONSULTATION: Part demolition of existing factory buildings and associated structures, and redevelopment to provide 1,381 dwellings (Use Class C3). office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works (amendments: provision of a basement under Block B increasing parking ration to 0.6; amendments to design and elevations of residential blocks and commercial units; provision of strip of land for Nestle Avenue multi modal link road widening scheme; landscape design changes; updates to the Transport Assessment and Flood Risk Assessment)	23-05-17	Undecided
<a href="#">1331/APP/2016/1155</a>	FORMER NESTLE FACTORY NESTLES AVENUE HAYES	Request for Screening Opinion	16-03-16	Undecided

## What is DevAssess Premium?

DevAssess Premium is a unique report that contains information about current and historic planning applications together with a professional opinion about future development opportunities within a 75m of the property boundaries. It is of particular help in urban areas or where you want to know or are concerned about the risk of any potential future development nearby that could materially affect the use or value of your intended purchase.

## How is the professional opinion reached?

It is reached following an Ordnance Survey desk top search and by using land identification techniques and skills that developers use to identify development opportunities. DevAssess Premium is produced by a team of property consultants who are all land buyers with extensive experience identifying alternative or hidden value. They are trained in land assembly and the planning system, which gives them a tremendous insight into what can and can't be developed.

## Is this just guesswork?

No. The consultants diagnose where the risk or potential for development exists. Their experience in the industry and extensive knowledge of the planning system gives them the skills to assess this.

## How accurate is this report?

Whilst every care has been taken in the formation of this report the accuracy of it must be taken in the spirit that it has been written. It is a prediction of where development may take place. We cannot guarantee what will or will not occur in the future. As planning policies and density standards change this may remove or create further areas of development that could not have been foreseen at the time this report was commissioned. It has been written in good faith to provide better information to buyers who would not otherwise understand the planning system or where development may take place. We cannot of course know which land owners will sell to developers, or if at all. This report is based on our professional opinion of development opportunities within the vicinity of the property. Please note though that it is a prediction of where development may take place and does not, in any way, guarantee what will or will not occur in the future. Please refer to the 'Useful Information' section for details of other data sources used to produce this report.

## Hasn't all the land been developed in urban areas?

No. There are still huge areas of land yet to be developed and the need to identify land for development is expected to increase further. It is inevitable that urban areas will continue to shoulder that burden.

## What will this report show that can't be found in a local authority search?

Apart from road and rail information, a local authority search is restricted to past planning and building regulation history of the property itself. DevAssess Premium considers current and historic planning applications within the boundaries of the property and in the wider area. It is the only report that identifies where future development may take place.

## What will this report show that can't be found in a planning report?

Whilst a planning report considers current and historic planning information, DevAssess Premium is the only report that considers the future, ie, identifies potential opportunities that a developer would also be looking for.

## What will not be shown in the report?

The report will not identify large buildings that, due to their condition or scale, may be suitable for conversion or replaced with another structure that is made up of flats or split vertically. It will not identify one for one replacements, extensions or home improvements. The report does not forecast when developments will take place; it identifies where they might.

## How likely is it that development will occur that wasn't identified in the report?

Planning policies do change. When this happens, some areas of development will be opened up that were not previously accessible. Generally this only happens over a 5 year period. As such, a DevAssess Premium report is useful for this period of time.

## Why don't all planning applications appear on the map?

If there are several planning applications within close proximity of each other, the plan may show these as a single point of reference within a red hatched area.

## Are there any other benefits in obtaining a DevAssess Premium?

Yes. It could indicate some hidden value in an intended purchase, although further advice may be required to provide a better understanding of any value that may exist in the property or any covenants it may benefit from.

The above advice should be treated as general guidance. Purchasers must rely on their own enquires as to the suitability of the location for their intended use of the property.



**A1 SHOPS** - Use for retail sales or display of goods for sale other than hot food. Changes are permitted to A1 plus a single flat above.

**A2 FINANCIAL AND PROFESSIONAL SERVICES** - Use for Financial services such as banks, building societies and estate agents. Changes are permitted to A1, A1 plus a single flat above or A2 plus a single flat above

**A3 RESTAURANTS AND CAFES** - Use for sales of food and drink for consumption on the premises - restaurants, snack bars and cafes. Changes are permitted to A1 or A2.

**A4 DRINKING ESTABLISHMENTS** - Use as Public houses, wine bars or other drinking establishments (but not night clubs). Changes are permitted to A1 or A2 or A3.

**A5 HOT FOOD TAKEAWAYS** - Use for sales of hot food for consumption off the premises. Changes are permitted to A1 or A2 or A3.

## B1 BUSINESS

Uses permitted:

- B1a Offices (other than those that fall within A2)
- B1b Research and Development
- B1c Light Industry

Changes permitted:

- To B8 (limited to change of use relating to not more than 500 sq m of floor space)
- From B1a to C3 (from 30 May 2013 to 30 May 2016)

**B2 GENERAL INDUSTRY** - Use is permitted for industrial process other than one falling within class B1. Changes are permitted to B1 or B8 (limited to change of use relating to not more than 500 sq m of floor space).

**B8 STORAGE AND DISTRIBUTION** - Use as storage, including open air storage. Change is permitted to B1 (limited to change of use relating to not more than 500 sq m of floor space).

**C1 HOTELS** - hotels, boarding and guest houses where no significant element of care is provided (excludes hostels). Changes are not permitted.

**C2 RESIDENTIAL INSTITUTIONS** - Residential care homes, hospitals, nursing, homes, boarding schools, residential colleges and training centres.

No changes are permitted.

- C2a Secure Residential Institution - Use for a provision of secure residential accommodation, such as a prison, young offenders institution, or military barracks. No changes are permitted.

## C3 DWELLING HOUSES

- C3a - use as a dwelling house and no changes are permitted.

- C3b - use as a single household of up to six people living together and receiving care e.g. supported housing scheme such as those for people with mental health problem. No changes are permitted.

- C3c - Use as a small household of up to six people. This allows for groups that do not fall within the C4 HMO definition, e.g. a homeowner who is living with a lodger. No changes are permitted.

**C4 HOUSES IN MULTIPLE OCCUPATION** - Use as a small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Changes are permitted but only to C3.

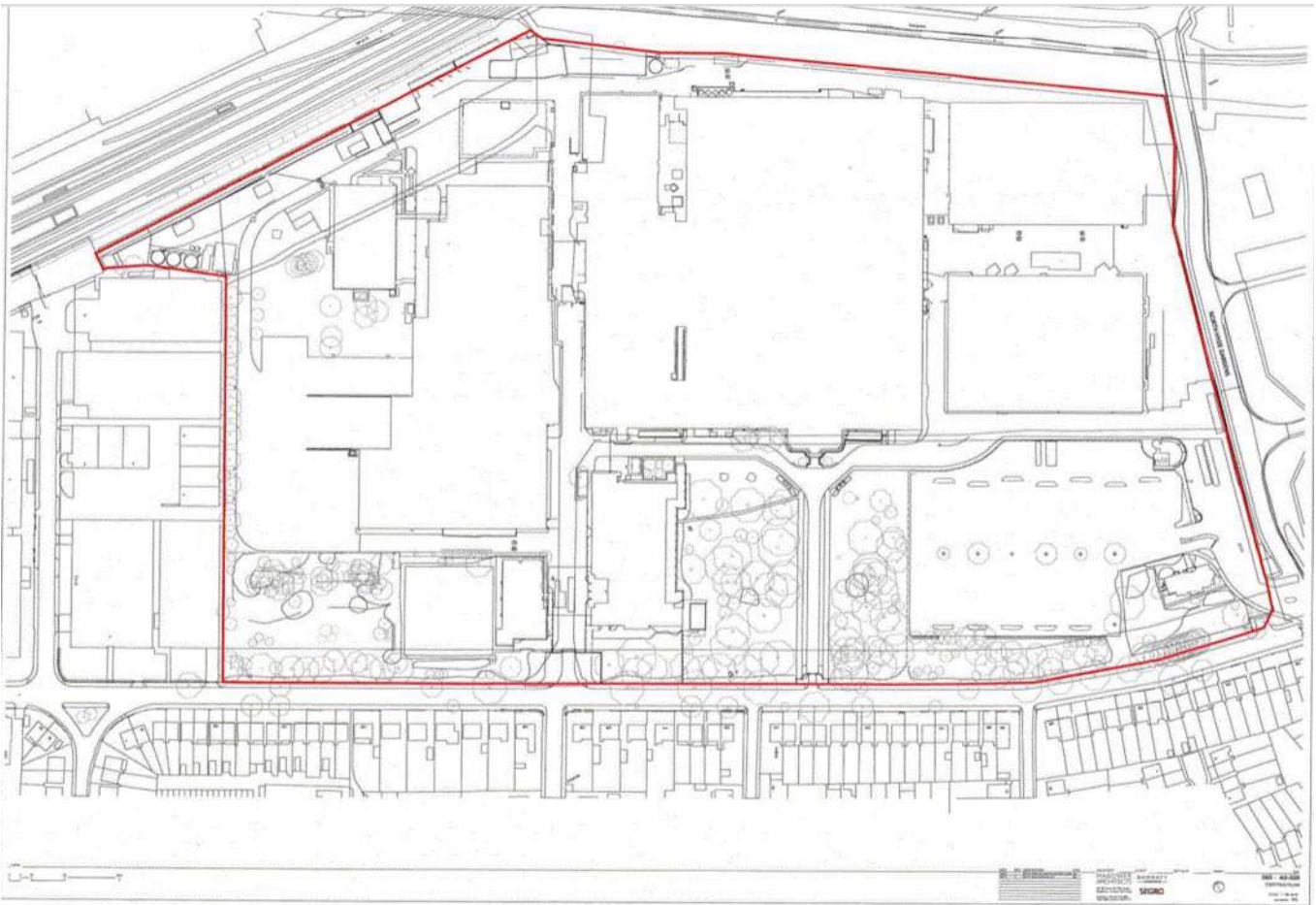
**D1 NON-RESIDENTIAL INSTITUTION** - clinics, health centres, creches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres. No permitted changes.

**D2 ASSEMBLY AND LEISURE** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rings, gymnasiums or area for indoor or outdoor sports and recreation (except for motor sports, or where firearms are used). Changes are not permitted.

**SUI GENERIS** - uses that do not fall within any particular Use Class, including theatres, scrap yards, petrol filling stations and motor showrooms retail warehouses, clubs, night clubs, and casinos. Change is permitted only for Casino to D2.

Temporary changes of use - with A1, A2, A3, A4, A5, and B1a, D1 and D2 will be able to change to A1, A2, A3, A4, and B1 uses for a single period of up to 2 years (from 30 May 2013).

Agricultural building of up to 500 sq m given rights to change to a range of commercial uses (from 30 May 2013).







### **Important Note on Planning Data**

The following comprehensive list of applications is harvested planning data that is supplied by either  
Landmark Information Group or Groundsure.

DevAssist use this information as part of their investigations.

The data is purchased upon your behalf so that DevAssist consultants can investigate the area surrounding the subject property.  
As this information is provided by a third party DevAssist cannot guarantee its accuracy or its completeness.

If you aware of a particular planning application that may be missing from the data please contact the DevAssist helpdesk on  
01342 890010 or by email at [helpdesk@dev-assist.co.uk](mailto:helpdesk@dev-assist.co.uk).



# Groundsure Planview

**Address:** Former Nestle Site Nestles Avenue HAYES

**Date:** Nov 13, 2017

**Reference:** DEVA-4462989

**Client:** Devassist LTD





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## 2. Overview of Findings

Detail	On-site	0-25m	25-250m	250-500m
<b>Planning Applications (house extensions)</b>	0	21	85	n/a
<b>Planning Applications (projects)</b>	5	2	55	106
<b>Mobile Masts Data</b>	0	1	13	3
<b>Designated Environmentally Sensitive Sites</b>	0	0	2	2
<b>Designated Visually and Culturally Sensitive Sites</b>	1	0	1	4
<b>HS2 and Crossrail 1 Information</b>	0	0	4	0

Detail	Highest Risk Rating
<b>Radon</b>	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level



# 3.Detailed Findings

## Notes on data content

**Planning Information:** The Planning Applications section of this report contains data provided under licence from Glenigan. Glenigan is the largest provider of planning data in the UK. The company has been collecting and processing planning application data since 1973. Glenigan tracks applications from initial planning and tender through to contracts awarded. This Planning Report contains the most up to date commercially available information on planning applications made in the vicinity of the subject property over the last 10 years.

Please note that due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. If any refused applications are identified within this report which would have a bearing on a purchaser's decision if they were to have been granted, you are advised to seek further clarification from the Local Authority on the application's status.

Whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to ensure that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. If the existence or absence of a planning application, consent or similar may have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the local authority.

**Planning applications for house extensions** searches up to 250m and is displayed as points on the Planning Applications and Mobile Masts Map. Project planning applications searches up to 500m. Those within and around a 250m buffer are represented as points on the Planning Applications and Mobile Masts Map.

**Ofcom Sitefinder Mobile Phone Mast records:** This information is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations.

**Mobile Phone Mast Planning records:** This data is taken from Glenigan's archive of planning applications relating to mobile phone masts.

**Designated Environmentally Sensitive Sites:** This section of this report comprises Sites of Special Scientific Interest, National Nature Reserves, Ramsar sites, Special Protection Areas, Special Areas of Conservation, Local Nature Reserves and Scheduled Ancient Woodland. The presence of these sites can result in restrictions upon certain types of development that may impact the sensitive environmental receptors identified.

**Designated Visually and Culturally Sensitive Sites:** This section of the report comprises Conservation Areas, Scheduled Ancient Monuments, Protected Parks and Gardens, Listed Buildings (and certificates of Immunity from Listing), National Parks, Areas of Outstanding Natural Beauty and World Heritage Sites. The presence of these sites can result in restrictions on certain types of development that may impact the aesthetic and cultural receptors identified.

**English Heritage:** © English Heritage 2013. Contains Ordnance Survey data © Crown copyright and database right 2013. The English Heritage GIS Data contained in this material was obtained on 01/07/2013. The most publicly available up to date English Heritage GIS Data can be obtained from <http://www.english-heritage.org.uk>.

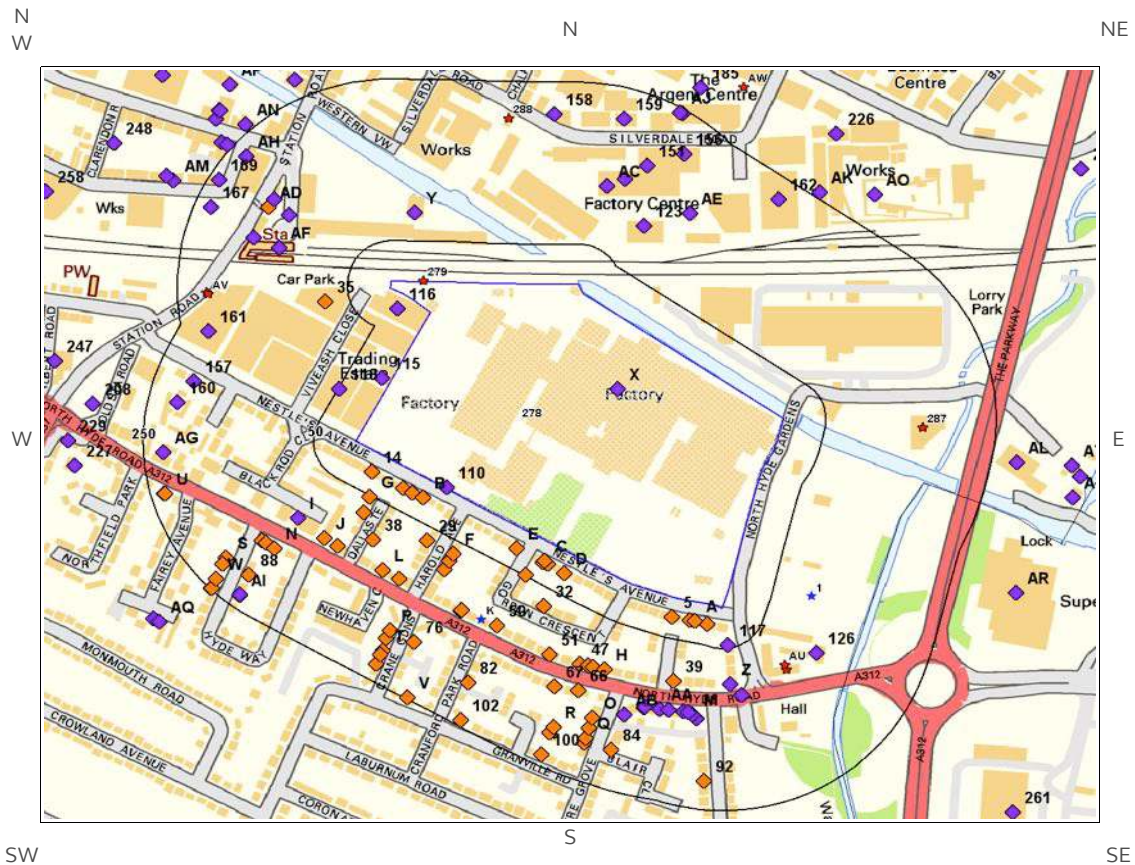
**Cadw:** Contains public sector information licensed under the Open Government Licence v1.0

**Historic Scotland:** Contains public sector information and Ordnance Survey data © Crown copyright and database right 2013.

**Rail Infrastructure:** This dataset shows the presence of either the Highspeed 2 (HS2) rail link or Crossrail 1 infrastructure. It does not detail any smaller scale or existing rail networks. The information contained within these sections is taken from HS2 Ltd and publicly available maps of the Crossrail 1 development digitised by Groundsure. As the Crossrail 1 project is ongoing, the locations of boring machines and completed sections of tunnel is subject to change.

**Radon:** This dataset is taken from a joint database produced by the British Geological Survey (BGS) and the Public Health England (PHE – formerly the Health Protection Agency (HPA)). This data is considered to be accurate to approximately 50m. Radon is a radioactive gaseous element emitted naturally from rocks and minerals where radioactive elements are present. Under Building Regulation 211 (2007), radon protective measures are required for some new dwellings and extensions to existing dwellings that are built in radon affected areas. In areas where less than 3% of properties are affected, no radon protection measures are required under building regulations. In areas where between 3-10% of properties are affected, basic radon protection measures are required, and in areas where over 10% of properties are affected then full radon protection measures will be required. A property is considered to be radon affected if a reading of over 200 becquerels per cubic metre is measured. A target level of 100 becquerels per cubic metre is considered the ideal outcome for protection measures in new buildings.

## 4. Planning Applications and Mobile Masts Map



Planning Applications and Mobile Masts Legend

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# 4.Planning Applications and Mobile Masts

## 4.1 Planning Applications: House Extensions

107

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
3C	23.0	SW	158 Nestles Avenue, Hillingdon, London, UB3 4QF	33084/APP/2017/1020	20/03/2017	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
4B	23.0	SW	132 Nestles Avenue, Hillingdon, London, UB3 4QE	22400/APP/2015/4465	04/12/2015	Single Storey Side/Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
5	24.0	S	216 Nestles Avenue, Hillingdon, London, UB3 4QG	73236/APP/2017/3689	17/10/2017	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detailed Plans Submitted
6A	24.0	S	208 Nestles Avenue, Hillingdon, London, UB3 4QG	60314/APP/2012/2697	31/10/2012	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
7A	24.0	S	208 Nestles Avenue, Hillingdon, London, UB3 4QG	60314/APP/2012/3204	24/12/2012	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
8A	24.0	S	206 Nestles Avenue, Hillingdon, London, UB3 4QG	58448/APP/2013/2546	04/09/2013	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
9A	24.0	S	206 Nestles Avenue, Hillingdon, London, UB3 4QG	58448/APP/2013/3013	16/10/2013	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
10B	24.0	SW	126 Nestles Avenue, Hillingdon, London, UB3 4QE	40438/APP/2010/1760	02/08/2010	Loft Conversion	House Extn (Exact)	Early Planning-Detailed Plans Submitted
11B	24.0	SW	124 Nestles Avenue, Hillingdon, London, UB3 4QE	69238/APP/2013/2299	12/08/2013	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
12B	24.0	SW	124 Nestles Avenue, Hillingdon, London, UB3 4QE	69238/APP/2013/3557	11/12/2013	Single Storey Side Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
13B	24.0	SW	124 Nestles Avenue, Hillingdon, London, UB3 4QE	69238/APP/2013/1524	13/06/2013	Single Storey Side/Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
14	25.0	SW	114 Nestles Avenue, Hillingdon, London, UB3 4QD	44448/APP/2010/678	29/03/2010	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
15C	25.0	SW	142 Nestles Avenue, Hillingdon, London, UB3 4QF	20818/APP/2015/2612	15/09/2015	2 Houses	House Extn (Proximity)	Early Planning-Detail Plans Refused
16C	25.0	SW	164 Nestles Avenue, Hillingdon, London, UB3 4QF	11993/APP/2015/4065	12/11/2015	Loft Conversion	House Extn (Exact)	Plans Approved-Detail Plans Granted
17A	25.0	S	212 Nestles Avenue, Hillingdon, London, UB3 4QG	67495/APP/2010/2864	13/12/2010	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
18D	25.0	SW	164 Nestles Avenue, Hillingdon, London, UB3 4QF	11993/APP/2015/1689	08/06/2015	Loft Conversion	House Extn (Exact)	Early Planning-Detail Plans Refused
19D	25.0	SW	164 Nestles Avenue, Hillingdon, London, UB3 4QF	11993/APP/2014/1360	02/06/2014	Loft Conversion	House Extn (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
20E	25.0	SW	150 Nestles Avenue, Hillingdon, London, UB3 4QF	23615/APP/2012/185	25/01/2012	Single Storey Side/Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
21E	25.0	SW	150 Nestles Avenue, Hillingdon, London, UB3 4QF	23615/APP/2013/1898	05/07/2013	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
22E	25.0	SW	150 Nestles Avenue, Middlesex, Hillingdon, London, UB3 4QF	23615/APP/2011/1439	13/06/2011	Single Storey Side/Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
23E	25.0	SW	150 Nestles Avenue, Hillingdon, London, UB3 4QF	23615/APP/2011/2659	01/11/2011	Single Storey Side/Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
24C	26.0	SW	156 Nestles Avenue, Hillingdon, London, UB3 4QF	69926/APP/2014/1389	08/05/2014	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
25C	49.0	SW	6a Gordon Crescent, Hillingdon, London, UB3 4QP	5287/APP/2014/4531	15/01/2015	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
26G	53.0	SW	12 Dallas Terrace, Hillingdon, London, UB3 4QN	69652/APP/2013/3750	17/12/2013	Single Storey Side/Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
27F	67.0	SW	4 Harold Avenue, Hillingdon, London, UB3 4QW	67940/APP/2011/1780	20/07/2011	Single Storey Side/Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
28F	67.0	SW	4 Harold Avenue, Hillingdon, London, UB3 4QW	67940/APP/2013/2904	04/10/2013	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
29	68.0	SW	3 Harold Avenue, Hillingdon, London, UB3 4QW	68705/APP/2012/1929	06/08/2012	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
30G	73.0	SW	1 Dallas Terrace, Hillingdon, London, UB3 4QN	34759/APP/2015/2584	17/07/2015	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
31G	73.0	SW	1 Dallas Terrace, Hillingdon, London, UB3 4QN	34759/APP/2015/2873	03/08/2015	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
32	73.0	SW	23 Gordon Crescent, Hillingdon, London, UB3 4QP	71430/APP/2015/4480	22/12/2015	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
33F	77.0	SW	6 Harold Avenue, Hillingdon, London, UB3 4QW	64766/APP/2016/4170	02/12/2016	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
34F	77.0	SW	6 Harold Avenue, Hillingdon, London, UB3 4QW	64766/APP/2008/2325	31/07/2008	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
35	79.0	W	2 Viveash Close, Hillingdon, London, UB3 4RY	48007/APP/2011/1009	26/04/2011	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
36Y	85.0	N	Cardinal Building, 83 - 103 Station Road, High Point Village, Hillingdon, London, UB3 4FG	10057/APP/2012/2289	19/09/2012	Flats (Conversion)	House Extn (Exact)	Plans Approved-Detail Plans Granted
37F	89.0	SW	6 Harold Avenue, Hillingdon, London, UB3 4QW	64766/APP/2017/2365	09/08/2017	House (Extension)	House Extn (Exact)	Early Planning-Detailed Plans Submitted
38	98.0	SW	1 Dallas Terrace, Hillingdon, London, UB3 4QN	34759/APP/2015/3711	07/10/2015	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
39	101.0	S	164 North Hyde Road, Hillingdon, London, UB3 4NH	71152/APP/2016/4332	09/12/2016	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
40H	110.0	S	146 North Hyde Road, Hillingdon, London, UB3 4NQ	67555/APP/2011/95	18/01/2011	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
41H	110.0	S	146 North Hyde Road, Hillingdon, London, UB3 4NQ	67555/APP/2011/94	18/01/2011	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
42H	112.0	SW	142 North Hyde Road, Hillingdon, London, UB3 4NQ	64789/APP/2008/2398	04/08/2008	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
43H	112.0	SW	142 North Hyde Road, Hillingdon, London, UB3 4NQ	64789/APP/2009/1722	05/08/2009	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
44H	112.0	SW	142 North Hyde Road, Hillingdon, London, UB3 4NQ	64789/APP/2011/1897	02/08/2011	Garage	House Extn (Exact)	Early Planning-Detail Plans Refused
45H	112.0	SW	142 North Hyde Road, Hillingdon, London, UB3 4NQ	64789/APP/2012/390	22/02/2012	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
46H	113.0	SW	140 North Hyde Road, Hillingdon, London, UB3 4NQ	4028/APP/2013/1946	11/07/2013	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
47	115.0	SW	138 North Hyde Road, Hillingdon, London, UB3 4NQ	31297/APP/2012/1425	11/06/2012	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
48I	117.0	SW	66a North Hyde Road, Hillingdon, London, UB3 4NE	66157/APP/2013/3175	25/10/2013	First Floor Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
49I	117.0	SW	66 North Hyde Road, Hillingdon, London, UB3 4NE	66157/APP/2014/3380	25/09/2014	First Floor Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
50	121.0	SW	110 North Hyde Road, Hillingdon, London, UB3 4NQ	25904/APP/2012/1863	30/07/2012	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
51	122.0	SW	130 North Hyde Road, Hillingdon, London, UB3 4NQ	15173/APP/2017/1557	28/04/2017	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
52J	123.0	SW	30 Black Rod Close, Hillingdon, London, UB3 4QJ	65476/APP/2008/3234	13/11/2008	House	House Extn (Exact)	Early Planning-Detail Plans Refused
53J	123.0	SW	30 Black Rod Close, Hillingdon, London, UB3 4QJ	65476/APP/2009/944	07/05/2009	House	House Extn (Exact)	Early Planning-Detail Plans Refused
54K	123.0	SW	94 North Hyde Road, Hillingdon, London, UB3 4NG	70153/APP/2015/4453	21/12/2015	House (Conversion)	House Extn (Exact)	Early Planning-Detail Plans Refused
55J	124.0	SW	74 - 76 North Hyde Road, Hillingdon, London, UB3 4NE	65416/APP/2009/227	05/02/2009	Bungalow	House Extn (Exact)	Early Planning-Detail Plans Refused
56J	124.0	SW	74 - 76 North Hyde Road, Hillingdon, London, UB3 4NE	65416/APP/2008/3071	24/10/2008	Bungalow	House Extn (Exact)	Early Planning-Detailed Plans Submitted
57L	124.0	SW	90 North Hyde Road, Hillingdon, London, UB3 4NF	16885/APP/2015/3354	16/09/2015	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
58L	125.0	SW	88 North Hyde Road, Hillingdon, London, UB3 4NF	49274/APP/2014/992	20/03/2014	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
59K	125.0	SW	98 North Hyde Road, Hillingdon, London, UB3 4NG	59074/APP/2016/4011	07/12/2016	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
60K	125.0	SW	98 North Hyde Road, Hillingdon, London, UB3 4NG	59074/APP/2008/1106	02/04/2008	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
61M	137.0	S	169 - 171 North Hyde Road, Hillingdon, London, UB3 4NS	69650/APP/2013/3743	24/12/2013	Loft Conversion	House Extn (Exact)	Plans Approved-Detail Plans Granted
62M	137.0	S	169 - 171 North Hyde Road, Hillingdon, London, UB3 4NS	69650/APP/2014/3399	29/09/2014	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
63A A	138.0	S	171 North Hyde Road, Hillingdon, London, UB3 4NS	11980/APP/2015/4554	16/12/2015	Flats (Conversion)	House Extn (Exact)	Plans Approved-Detail Plans Granted
64M	140.0	S	171 North Hyde Road, Hillingdon, London, UB3 4NS	11980/APP/2009/1521	13/07/2009	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
65M	140.0	S	171 North Hyde Road, Hillingdon, London, UB3 4NS	11980/APP/2009/746	08/04/2009	Garage	House Extn (Exact)	Early Planning-Detailed Plans Submitted
66	146.0	SW	135 North Hyde Road, Hillingdon, London, UB3 4NR	67210/APP/2010/1829	09/08/2010	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
67	154.0	SW	127 North Hyde Road, Hillingdon, London, UB3 4NR	22289/APP/2013/1624	19/06/2013	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
68A B	156.0	S	141 North Hyde Road, Hillingdon, London, UB3 4NS	14727/APP/2010/11	04/01/2010	Loft Conversion	House Extn (Exact)	Early Planning-Detail Plans Refused
69N	163.0	SW	53 North Hyde Road, Hillingdon, London, UB3 4NN	20132/APP/2014/461	19/02/2014	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
70N	165.0	SW	51 North Hyde Road, Hillingdon, London, UB3 4NN	35869/APP/2009/1250	10/06/2009	First Floor Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
71N	166.0	SW	59 North Hyde Road, Hillingdon, London, UB3 4NN	51960/APP/2017/1995	31/05/2017	House (Alterations)	House Extn (Exact)	Early Planning-Detailed Plans Submitted
72AD	170.0	NW	107B Station Road, Hillingdon, London, UB3 4BX	71988/APP/2016/2268	21/07/2016	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
73O	172.0	S	8 Wyre Grove, Hillingdon, London, UB3 4PQ	26635/APP/2010/54	08/01/2010	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
74O	172.0	S	8 Wyre Grove, Hillingdon, London, UB3 4PQ	26635/APP/2014/3534	21/10/2014	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
75O	172.0	S	8 Wyre Grove, Hillingdon, London, UB3 4PQ	26635/APP/2009/29	09/01/2009	Flats (Conversion)	House Extn (Exact)	Early Planning-Detailed Plans Submitted
76	184.0	SW	3 Crane Gardens, Hillingdon, London, UB3 4PD	5586/APP/2014/209	27/01/2014	House (Alterations)	House Extn (Exact)	Plans Approved-Detail Plans Granted
77O	185.0	S	12 Wyre Grove, Hillingdon, London, UB3 4PQ	69674/APP/2014/492	14/02/2014	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
78O	185.0	S	12 Wyre Grove, Hillingdon, London, UB3 4PQ	69674/APP/2013/3876	30/12/2013	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
79P	186.0	SW	6 Crane Gardens, Hillingdon, London, UB3 4PD	26880/APP/2010/1043	06/05/2010	House (Extension)	House Extn (Exact)	Early Planning-Detailed Plans Submitted
80P	196.0	SW	10 Crane Gardens, Hillingdon, London, UB3 4PD	34487/APP/2015/667	26/02/2015	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
81Q	198.0	S	16 Wyre Grove, 18 Westlands Close, Hillingdon, London, UB3 4PQ	63843/APP/2008/2840	26/09/2008	House	House Extn (Exact)	Early Planning-Detail Plans Refused
82	198.0	SW	14 Cranford Park Road, Hillingdon, London, UB3 4PF	12336/APP/2017/2542	12/07/2017	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detailed Plans Submitted
83R	199.0	SW	32 Westlands Close, Hillingdon, London, UB3 4PY	70365/APP/2014/3684	28/10/2014	Domestic Conservatory	House Extn (Exact)	Early Planning-Detail Plans Refused
84	202.0	S	17 Wyre Grove, Hillingdon, London, UB3 4PQ	51796/APP/2010/2593	10/11/2010	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
85Q	205.0	S	29 Wyre Grove, Hillingdon, London, UB3 4PQ	47899/APP/2017/969	15/03/2017	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
86R	208.0	SW	34 Westlands Close, Hillingdon, London, UB3 4PY	63843/APP/2010/1168	18/05/2010	House	House Extn (Exact)	Early Planning-Detail Plans Refused
87R	208.0	SW	34 Westlands Close, Hillingdon, London, UB3 4PY	65336/APP/2010/1168	18/05/2010	House	House Extn (Exact)	Early Planning-Detailed Plans Submitted
88	208.0	SW	5 Hyde Way, Hillingdon, London, UB3 4PA	29488/APP/2016/4225	21/11/2016	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
89S	210.0	SW	4 Hyde Way, Hillingdon, London, UB3 4PA	1743/APP/2013/1807	01/07/2013	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
90S	210.0	SW	4 Hyde Way, Hillingdon, London, UB3 4PA	1743/APP/2012/2455	09/10/2012	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
91T	212.0	SW	9 Crane Gardens, Hillingdon, London, UB3 4PD	7425/APP/2017/2739	09/08/2017	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detailed Plans Submitted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
92	215.0	S	12 Roseville Road, Hillingdon, London, UB3 4QX	59056/APP/2014/4297	18/12/2014	First Floor Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
93T	218.0	SW	16 Crane Gardens, Hillingdon, London, UB3 4PD	48679/APP/2010/780	06/04/2010	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
94S	219.0	SW	6 Hyde Way, Hillingdon, London, UB3 4PA	58183/APP/2008/211	23/01/2008	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
95T	230.0	SW	20 Crane Gardens, Hillingdon, London, UB3 4PD	68629/APP/2012/1523	22/06/2012	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
96U	234.0	W	25 North Hyde Road, Hillingdon, London, UB3 4NL	31853/APP/2016/1575	22/04/2016	Single Storey Side/Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
97AI	234.0	SW	5 Hyde Way, Hillingdon, London, UB3 4PA	29488/APP/2017/1817	16/05/2017	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detailed Plans Submitted
98U	235.0	W	25 North Hyde Road, Hillingdon, London, UB3 4NL	31853/APP/2013/3176	08/11/2013	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
99U	235.0	W	25 North Hyde Road, Hillingdon, London, UB3 4NL	31853/APP/2014/479	14/02/2014	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
100	236.0	SW	10 Granville Road, Hillingdon, London, UB3 4PL	47756/APP/2012/2511	15/10/2012	House (Extension)	House Extn (Exact)	Plans Approved-Detail Plans Granted
101W	237.0	SW	12 Hyde Way, Hillingdon, London, UB3 4PA	70519/APP/2014/4500	07/01/2015	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
102	243.0	SW	38 Granville Road, Hillingdon, London, UB3 4PL	28776/APP/2010/1287	03/06/2010	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Withdrawn
103 V	249.0	SW	6 Cranford Drive, Hillingdon, London, UB3 4LA	69821/APP/2014/898	18/03/2014	Single Storey Side Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
104 V	249.0	SW	6 Cranford Drive, Hillingdon, London, UB3 4LA	69821/APP/2014/1784	22/05/2014	Single Storey Side Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
105 V	249.0	SW	6 Cranford Drive, Hillingdon, London, UB3 4LA	69821/APP/2014/1016	24/03/2014	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
106 V	249.0	SW	6 Cranford Drive, Hillingdon, London, UB3 4LA	69821/APP/2014/880	13/03/2014	Single Storey Rear Extension	House Extn (Exact)	Plans Approved-Detail Plans Granted
107 W	249.0	SW	16 Hyde Way, Hillingdon, London, UB3 4PA	70184/APP/2014/2699	19/08/2014	Single Storey Rear Extension	House Extn (Exact)	Early Planning-Detail Plans Refused
108 W	249.0	SW	16 Hyde Way, Hillingdon, London, UB3 4PA	70184/APP/2014/2696	06/08/2014	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused
109 W	250.0	SW	16 Hyde Way, Hillingdon, London, UB3 4PA	70184/APP/2014/4337	09/12/2014	House (Extension)	House Extn (Exact)	Early Planning-Detail Plans Refused

## 4.2 Planning Applications: Projects

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ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
110	0.0	On Site	7 Nestles Avenue, Hillingdon, London, UB3 4SA	49059/APP/2011/2790	16/11/2011	Educational College (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
111X	0.0	On Site	Nestle UK Ltd., North Hyde Gardens, Hillingdon, London, UB3 4RF	1331/APP/2 009/161	27/01/2009	Food Industry (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
112X	0.0	On Site	Nestle Works, North Hyde Gardens, Hillingdon, London, UB3 4RF	1331/APP/2 014/4193	15/12/2014	Security Fencing	Projects (Exact)	Plans Approved-Detail Plans Granted
113X	0.0	On Site	Nestle UK Ltd, North Hyde Gardens, Hillingdon, London, UB3 4RF	1331/APP/2 009/103	20/01/2009	Factory (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
114X	0.0	On Site	Nestle UK Ltd, North Hyde Gardens, Hillingdon, London, UB3 4RF	1331/APP/2 010/1849	09/08/2010	Food Industry (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
115	11.0	NW	2B, Viveash Close, Hillingdon, London, UB3 4RY	69690/APP/ 2014/71	27/01/2014	Car Sales (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
116	20.0	SW	3 Viveash Close, Hillingdon, London, UB3 4RY	36678/APP/ 2017/1774	18/05/2017	88 Flats & 1 Office Unit	Projects (Exact)	Early Planning-Detailed Plans Submitted
117	46.0	S	Conway Site and Weighbridge, North Hyde Gardens, Ealing, London, UB3 4QR	13226/APP/ 2016/3252	05/09/2016	Washing plant	Projects (Exact)	Plans Approved-Detail Plans Granted
118	49.0	NW	7 Nestles Avenue, Hillingdon, London, UB3 4Q	49059/APP/ 2011/945	15/04/2011	College (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
119Y	85.0	N	Highpoint Village Station, High Point Village, Cardinal Building, Hillingdon, London, UB3 4FG	10057/APP/ 2012/2285	19/09/2012	Retail Unit & Flat (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
120Y	85.0	N	Cardinal Building, Station Approach, Highpoint Village, Hillingdon, London, UB3 4FG	10057/APP/2013/2084	14/08/2013	Hotel & Office (Conversion/Alterations)	Projects (Exact)	Early Planning-Detail Plans Withdrawn
121Y	85.0	N	Cardinal Building, High Point Village, Station Approach, Hillingdon, London, UB3 4FG	10057/APP/2012/2332	11/10/2012	Office & Flat (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
122Z	94.0	S	Bulls Bridge, North Hyde Gardens, Brook Former Powergen Site, Hillingdon, London, UB3 4	C/2007/3806	05/12/2007	2 Commercial Units	Projects (Proximity)	Early Planning-Detailed Plans Submitted
123	105.0	NE	Sunlight Service Group Ltd, Silverdale Road, Silverdale Industrial Estate, Hillingdon, London, UB3 3BL	36529/APP/2010/303	12/04/2010	Industrial Unit (Extension/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
124Z	110.0	S	A, Bulls Bridge Centre, North Hyde Gardens, Hillingdon, London, UB3 4QQ	13226/APP/2015/4623	13/01/2016	Office (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
125I	117.0	SW	66 - 72 North Hyde Road, Hillingdon, London, UB3 4NE	66157/APP/2009/1472	07/07/2009	5 Flats (Conversion/Extension)	Projects (Exact)	Early Planning-Detail Plans Refused
126	124.0	SE	North Hyde Substation, North Hyde Gardens, Hillingdon, London, UB3 4QR	27402/APP/2012/43	09/01/2012	Sub Station (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
127A C	125.0	N	4-5, Hayes Delivery Office Unit, Silverdale Road, Hillingdon, London, UB3 3HZ	28025/APP/2013/3333	14/11/2013	Mail Office (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
128 M	135.0	S	167 - 169 North Hyde Road, Hillingdon, London, UB3 4NS	19868/APP/2008/2385	05/08/2008	Health Centre (Conversion/Extension)	Projects (Exact)	Early Planning-Detailed Plans Submitted
129 M	136.0	S	165 North Hyde Road, Hillingdon, London, UB3 4NS	17357/APP/2011/2761	20/12/2011	Restaurant (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
130 M	136.0	S	165 North Hyde Road, Hillingdon, London, UB3 4NS	17357/APP/2011/18	05/01/2011	Restaurant (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
131 M	137.0	S	169 North Hyde Road, Hillingdon, London, UB3 4NS	19868/APP/2008/1721	03/06/2008	Health Centre (Conversion/Extension)	Projects (Exact)	Early Planning-Detail Plans Withdrawn
132 M	137.0	S	169 North Hyde Road, Hillingdon, London, UB3 4NS	19868/APP/2015/315	29/01/2015	Dental Manufacturing Unit (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
133 M	137.0	S	Simple Financial Solutions, 169 North Hyde Road, Hillingdon, London, UB3 4NS	19868/APP/2014/2282	10/07/2014	Dental Manufacture Unit (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
134 M	137.0	S	159 - 159a North Hyde Road, Hillingdon, London, UB3 4NS	47/APP/2014/584	12/03/2014	Shopfront	Projects (Exact)	Plans Approved-Detail Plans Granted
135 M	137.0	S	159 - 159A North Hyde Road, Hillingdon, London, UB3 4ND	47/APP/2012/2979	03/01/2013	Flat & Restaurant (Extension/Alterations)	Projects (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
136A F	138.0	W	Hayes & Harlington Station, Station Road, Hillingdon, London, UB3 4BX	10057/APP/2011/672	17/03/2011	Railway Station (Extension/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
137A A	138.0	S	141B North Hyde Road, Hillingdon, London, UB3 4NS	14727/APP/2015/3307	16/09/2015	Office (Conversion)	Projects (Exact)	Early Planning-Detail Plans Withdrawn
138A B	139.0	S	149 - 149A North Hyde Road, Hillingdon, London, UB3 4NS	69602/APP/2014/1520	03/06/2014	Flat & Shops (Conversion/Extension)	Projects (Exact)	Early Planning-Detail Plans Refused
139A A	139.0	S	149 - 149a North Hyde Road, Hillingdon, London, UB3 4NS	69602/APP/2015/294	04/02/2015	Flat & Shops (Conversion/Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
140A A	140.0	S	149 North Hyde Road, Hillingdon, London, UB3 4NS	14374/APP/2010/315	15/02/2010	Newsagent/Cab Office (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
141A A	140.0	S	149 - 149A North Hyde Road, Hillingdon, London, UB3 4NS	69602/APP/2013/3198	05/12/2013	Flat & Shop (Extension/Alterations)	Projects (Exact)	Early Planning-Detail Plans Refused
142A A	140.0	S	149 North Hyde Road, Hillingdon, London, UB3 4NS	14374/APP/2009/2465	11/11/2009	Office (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
143 M	140.0	S	Land adjacent to, 171 North Hyde Road, Hillingdon, London, UB3 4NS	11980/APP/2015/1160	09/04/2015	Flat & Shop	Projects (Exact)	Plans Approved-Detail Plans Granted
144 M	140.0	S	171 North Hyde Road, Hillingdon, London, UB3 4NS	11980/APP/2011/1634	04/07/2011	Flat & Shop	Projects (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
145 M	140.0	S	Land Adjacent To, 171 North Hyde Road, Hillingdon, London, UB3 4NS	11980/APP/2012/708	26/03/2012	Flat & Shop	Projects (Exact)	Plans Approved-Detail Plans Granted
146A C	141.0	NE	Unit 4, Silverdale Road, Silverdale Industrial Estate, Hillingdon, London, UB3 3BL	70965/APP/2015/2216	23/06/2015	Distribution/Warehouse (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
147A D	145.0	NW	Unit 1, High Point Village Vantage Bui, Station Approach, Hillingdon, London, UB3 4BX	10057/APP/2013/325	18/02/2013	Restaurants & Cafes/Leisure Centre	Projects (Exact)	Plans Approved-Detail Plans Granted
148A E	151.0	NE	Unit 1, Johnsons Industrial Estate, Silverdale Road, Hillingdon, London, UB3 3BA	39396/APP/2012/1197	18/05/2012	Community Centre & Place Of Worship	Projects (Exact)	Early Planning-Detail Plans Refused
149A E	151.0	NE	Johnshons Industrial Estate, 1 Silverdale Road, Hillingdon, London, UB3 3BA	39396/APP/2010/2115	08/09/2010	Community Centre/Place of Worship	Projects (Exact)	Early Planning-Detail Plans Refused
150A B	156.0	S	141b North Hyde Road, Hillingdon, London, UB3 4NS	14727/APP/2015/4218	24/11/2015	Minicab Office (Conversion)	Projects (Exact)	Early Planning-Detail Plans Withdrawn
151	168.0	NE	Former Sunlight Services, Silverdale Road, Silverdale Industrial Estate, Hillingdon, London, UB3 3AZ	36529/APP/2014/1450	08/05/2014	Light Industry/Storage/Distribution	Projects (Exact)	Plans Approved-Detail Plans Granted
152A D	170.0	NW	107 Station Road, Hillingdon, London, UB3 4BX	28457/APP/2013/3526	09/12/2013	Office & Shop (Conversion/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
153A D	170.0	NW	Hayes & Harlington Station, Station Road, Hillingdon, London, UB3 4BX	10057/APP/2014/4338	09/12/2014	Railway Station Building (New/Extension)	Projects (Proximity)	Plans Approved-Detail Plans Granted
154A D	170.0	NW	107 Station Road, Hillingdon, London, UB3 4BX	28457/APP/2013/2677	16/09/2013	Office (Conversion)	Projects (Exact)	Plans Approved-Detail Plans Granted
155A F	171.0	W	Station Approach, Hillingdon, London, UB3 4BX	N/A	01/01/2015	Hotel	Projects (Exact)	Plans Approved-Detail Plans Granted
156	203.0	NE	Brickfields, Silverdale Industrial Estate, Silverdale Road, Hillingdon, London, UB3 3BL	71374/APP/2016/4027	07/11/2016	127 Flats & Commercial Units (New/Extension)	Projects (Exact)	Early Planning-Detailed Plans Submitted
157	205.0	W	Former Nestle Factory, Nestles Avenue, Hillingdon, London, UB3 4QA	1331/APP/2017/1883	23/05/2017	1381 Flats & Commercial Units	Projects (Exact)	Early Planning-Detailed Plans Submitted
158	210.0	N	Unit 2, Trinity Trading Estate, Silverdale Road, Hillingdon, London, UB3 3BN	70738/APP/2015/4688	22/12/2015	Waste Transfer Station (Conversion/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
159	211.0	N	Unit 462, Silverdale Road, Hillingdon, London, UB3 3BN	615/APP/2008/1786	05/06/2008	3 Industrial Units	Projects (Exact)	Plans Approved-Detail Plans Granted
160	215.0	W	Sandow Commercial Estate, Sandow Crescent, Hillingdon, London, UB3 4QH	879/APP/2017/1462	05/05/2017	7 Houses	Projects (Exact)	Early Planning-Detailed Plans Submitted
161	218.0	NW	1 Nestles Avenue, Hillingdon, London, UB3 4UZ	1699/APP/2017/2201	16/06/2017	164 Flats/Office/Storage & Cafe Units	Projects (Exact)	Early Planning-Detailed Plans Submitted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
162	223.0	NE	Natco Cash & Carry, Silverdale Road, Silverdale Industrial Estate, Middlesex, London, UB3 3BL	70907/APP/2015/3572	05/10/2015	Retail Storage (Extension/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
163AG	227.0	W	Peaberry Court, 32 North Hyde Road, Hillingdon, London, UB3 4NE	21432/APP/2017/1334	18/04/2017	21 Flats	Projects (Exact)	Early Planning-Detailed Plans Submitted
164AG	227.0	W	The Victoria Public House, 32 North Hyde Road, Hillingdon, London, UB3 4NE	21432/APP/2015/2629	24/07/2015	7 Flats (Conversion)	Projects (Exact)	Plans Approved-Detail Plans Granted
165AH	229.0	NW	2 Blyth Road, Hillingdon, London, UB3 1BY	4623/APP/2008/3296	21/11/2008	Shop (Conversion/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
166AH	229.0	NW	2 Blyth Road, Hillingdon, London, UB3 1BY	4623/APP/2008/1207	10/04/2008	Shop (Conversion)	Projects (Exact)	Plans Approved-Detail Plans Granted
167	231.0	NW	20 - 30 Blyth Road, Hillingdon, London, UB3 1BY	1425/APP/2011/3040	21/12/2011	120 Residential & 1 Commercial Unit	Projects (Exact)	Plans Approved-Detail Plans Granted
168AI	233.0	SW	Hyde Way, Hyde Park, Hillingdon, London, UB3 4PA	N/A	27/09/2013	Office (New/Refurbishment)	Projects (Proximity)	Plans Approved-Detail Plans Granted
169	238.0	NW	1A Blyth Road, Hillingdon, London, UB3 1BY	63595/APP/2008/1208	10/04/2008	Solicitors Office (Conversion/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
170AJ	243.0	NE	Unit 7, The Argent Centre, Silverdale Road, Hillingdon, London, UB3 3	39495/APP/2009/273	11/02/2009	Industrial Unit (New/Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
171AJ	244.0	NE	Unit 2, Argent Centre, Silverdale Road, Hillingdon, London, UB3 3BS	36726/APP/2016/2313	01/08/2016	Storage (Conversion)	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
172A H	256.0	NW	10 Clayton Road, Hillingdon, London, UB3 1AZ	72438/APP/2016/4505	09/01/2017	Taxi Business (Conversion)	Projects (Exact)	Plans Approved-Detail Plans Granted
173A K	257.0	NE	Hayes By-Pass, Pump Lane, Hillingdon, London, UB3 3	63891/APP/2008/368	30/01/2008	2 Ancillary Offices	Projects (Proximity)	Early Planning-Detail Plans Withdrawn
174A K	257.0	NE	Unit 7, Halls Business Centre, Pump Lane, Hillingdon, London, UB3 3NB	46251/APP/2013/1462	19/06/2013	2 Flat & 1 Warehouse (Conversion/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
175A K	257.0	NE	Hayes By Pass, Pump Lane, Hillingdon, London, UB3 3NX	63891/APP/2007/3507	19/11/2007	2 Storages	Projects (Proximity)	Early Planning-Detail Plans Withdrawn
176A N	259.0	NW	3a Clayton Road, Hillingdon, London, UB3 1AX	48032/APP/2013/327	07/03/2013	2 Flats & 1 Retail Unit	Projects (Exact)	Early Planning-Detail Plans Refused
177A H	263.0	NW	14 - 16 Clayton Road, Hillingdon, London, UB3 1AZ	68441/APP/2013/3760	06/01/2014	5 Flats & 2 Office Units	Projects (Exact)	Plans Approved-Detail Plans Granted
178A H	263.0	NW	14 - 16 Clayton Road, Hillingdon, London, UB3 1AZ	68441/APP/2012/2972	29/11/2012	5 Flats & 2 Shops	Projects (Exact)	Early Planning-Detail Plans Refused
179A H	263.0	NW	6 - 12 Clayton Road, Hillingdon, London, UB3 1AZ	62528/APP/2010/922	22/04/2010	Shops & Office	Projects (Exact)	Plans Approved-Detail Plans Granted
180A H	263.0	NW	14 - 16 Clayton Road, Hillingdon, London, UB3	68441/APP/2012/2972	29/11/2012	5 Flats & 2 Shops	Projects (Exact)	Early Planning-Detail Plans Refused
181	273.0	NW	Barclays Bank PLC, 62 Station Road, Hillingdon, London, UB3 4DF	1128/APP/2010/1385	15/06/2010	Bank (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
182A L	279.0	E	Bulls Bridge Centre, North Hyde Gardens, Hillingdon, London, UB3 4QR	13226/APP/2012/3162	20/12/2012	Highways Maintenance Depot (Refurb)	Projects (Exact)	Early Planning-Detail Plans Refused
183A L	279.0	E	Bulls Bridge Centre, North Hyde Gardens, Hillingdon, London, UB3 4QR	67904/APP/2011/1599	30/06/2011	Vehicle Maintenance Building	Projects (Exact)	Plans Approved-Detail Plans Granted
184A L	279.0	E	A, Bulls Bridge Centre, 4 - 5 North Hyde Gardens, Hillingdon, London, UB3 4QQ	56402/APP/2015/3367	08/10/2015	Storage (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
185	282.0	NE	Unit 2, Argent Trade Park, Silverdale Road, Pump Lane, Hillingdon, London, UB3 3BS	36726/APP/2017/2655	08/08/2017	Office/Light Industry/Storage/Distribution (Conversion)	Projects (Exact)	Early Planning-Detailed Plans Submitted
186A M	284.0	NW	Blyth Road, Vinyl Factory, Hillingdon, London, UB3 1BY	59872/APP/2012/1838	27/07/2012	Office, Residential & Leisure Development	Projects (Exact)	Early Planning-Outline Plans Granted
187A M	284.0	NW	Neptune House, Blyth Road, Hillingdon, London, UB3 1BY	31917/APP/2007/3789	13/12/2007	Commercial Units (Conversion/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	285.0	N	63 Station Road, Hillingdon, London, UB3 4BG	18175/APP/2016/715	01/03/2016	Shops (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	285.0	N	63 - 65 Station Road, Hillingdon, London, UB3 4BG	18175/APP/2014/232	23/01/2014	2 Flats & 2 Shops (Extension)	Projects (Exact)	Early Planning-Detail Plans Refused
-	285.0	N	58 Station Road, Hillingdon, London, UB3 4DF	25713/APP/2014/1046	09/04/2014	Financial Services (Conversion)	Projects (Exact)	Early Planning-Detailed Plans Submitted



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
191A N	287.0	NW	6, 8,, 10 - 12 Clayton Road, Hillingdon, London, UB3 1AX	62528/APP/2008/1011	31/03/2009	14 Flats & 1 Office	Projects (Exact)	Early Planning-Detail Plans Refused
192A O	290.0	NE	Tarmac Ltd, Pump Lane, Hillingdon, London, UB3 3LZ	19377/APP/2010/870	15/04/2010	Concrete Batching Unit	Projects (Exact)	Plans Approved-Detail Plans Granted
193A O	290.0	NE	Tarmac Ltd, Pump Lane, Hillingdon, London, UB3 3LZ	19377/APP/2008/893	14/03/2008	Asphalt Plant (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
194A O	290.0	NE	Tarmac Ltd, Pump Lane, Hillingdon, London, UB3 3LZ	19377/APP/2010/869	15/04/2010	Storage Units	Projects (Exact)	Plans Approved-Detail Plans Granted
-	290.0	N	56 Station Road, Hillingdon, London, UB3 4DF	19789/APP/2012/2558	05/11/2012	Shop (Conversion)	Projects (Exact)	Plans Approved-Detail Plans Granted
196A N	291.0	NW	11 - 21 Clayton Road, Middlesex, London, UB3 1AX	56840/APP/2015/2441	15/07/2015	Restaurant & Takeaway/Laundrette	Projects (Exact)	Plans Approved-Detail Plans Granted
197A N	292.0	NW	Sign Writing, 7 Clayton Road, Hillingdon, London, UB3 1AX	63693/APP/2008/583	20/02/2008	Flat & Restaurants (Conversion/Extension)	Projects (Exact)	Early Planning-Detailed Plans Submitted
198A N	292.0	NW	7 Clayton Road, Hillingdon, London, UB3 1AX	63693/APP/2010/429	02/03/2010	Flat & Office (Extension)	Projects (Exact)	Early Planning-Detail Plans Refused
199A N	292.0	NW	7 Clayton Road, Hillingdon, London, UB3 1AX	63693/APP/2008/3017	16/10/2008	Flat & Restaurant (Conversion/Extension)	Projects (Exact)	Early Planning-Detail Plans Refused
200A N	292.0	NW	14 Clayton Road, Hillingdon, London, UB3 1AX	62528/APP/2009/2502	18/11/2009	13 Flats & 1 Business Unit	Projects (Exact)	Plans Approved-Detail Plans Granted
201A N	292.0	NW	7 Clayton Road, Hillingdon, London, UB3 1AX	63693/APP/2011/460	28/02/2011	Flat & Shop (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
-	293.0	N	1a Crown Close, Hillingdon, London, UB3 3BJ	29491/APP/2016/1809	10/06/2016	Flat & Shopfront (Extension)	Projects (Exact)	Early Planning-Detail Plans Refused
203A M	294.0	NW	Blythe Road, Hillingdon, London, UB3 1BY	59872/APP/2016/3454	03/10/2016	84 Flats/Cinema/Retail/Pub/Restaurant Units	Projects (Proximity)	Early Planning-Detailed Plans Submitted
204A P	308.0	NW	Preston International College, 23 Clayton Road, Union House, Hillingdon, London, UB3 1AN	35250/APP/2010/2470	25/10/2010	Education Centre (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
205A P	308.0	NW	Union House, 23 Clayton Road, Hillingdon, London, UB3 1AN	35250/APP/2015/3940	13/11/2015	4 Flats (Conversion/Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
206A P	308.0	NW	Union House, 23 Clayton Road, Hillingdon, London, UB3 1AN	35250/APP/2010/2594	11/11/2010	Office/Training Centre (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
207A P	308.0	NW	Union House, 23 Clayton Road, Hillingdon, London, UB3 1AN	35250/APP/2015/2531	06/07/2015	4 Flats (Conversion/Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
208	313.0	W	Trident House, 76 Station Road, Hillingdon, London, UB3 4BG	3151/APP/2014/1239	09/04/2014	98 Residential Units (Conversion)	Projects (Exact)	Plans Approved-Plans Appr on Appeal
209A Q	322.0	SW	Land Adjacent To, 33 - 34 Fairey Avenue, Hillingdon, London, UB3 4NY	66668/APP/2012/2413	08/10/2012	4 Flats	Projects (Exact)	Plans Approved-Reserved Matters Granted
210A Q	322.0	SW	33 - 34 Fairey Avenue, Hillingdon, London, UB3 4NY	66668/APP/2010/36	08/01/2010	6 Flats	Projects (Exact)	Early Planning-Outline Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
211A Q	322.0	SW	33 - 34 Fairey Avenue, Hillingdon, London, UB3 4NY	66668/APP/2011/1892	01/08/2011	4 Flats	Projects (Exact)	Early Planning-Outline Plans Refused
212A Q	323.0	SW	Land Adjoining, 43 - 44 Fairey Avenue, Hillingdon, London, UB3 4NY	69055/APP/2014/37	07/01/2014	4 Flats	Projects (Exact)	Plans Approved-Detail Plans Granted
213A Q	323.0	SW	Land adj, 43 - 44 Fairey Avenue, Hillingdon, London, UB3 4NY	69055/APP/2013/522	11/03/2013	4 Flats & 1 House	Projects (Exact)	Early Planning-Detailed Plans Submitted
-	328.0	NE	Unit 3, Silverdale Road, Hillingdon, London, UB3 3BS	46218/APP/2014/3170	09/10/2014	Industrial Warehouse (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	328.0	NE	Unit 2, The Argent Centre, Silverdale Road, Hillingdon, London, UB3 3BS	36726/APP/2014/1247	22/04/2014	Shop (Conversion/Alterations)	Projects (Exact)	Early Planning-Detail Plans Refused
-	328.0	NE	Unit 3, The Argent Centre, Silverdale Road, Pump Lane, Hillingdon, London, UB3 3BS	46218/APP/2014/2186	21/07/2014	Storage/Distribution (Conversion/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
217A R	328.0	E	Tesco Stores Ltd, Hayes Road, Hounslow, London, UB2 5LN	P/2009/2779	10/11/2009	Renewable Energy	Projects (Exact)	Plans Approved-Detail Plans Granted
218A R	328.0	E	Tesco Stores Ltd, Hayes Road, Hounslow, London, UB2 5LN	P/2013/1490	07/05/2013	Supermarket (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
219A R	328.0	E	Tesco Stores Ltd, Hayes Road, Hounslow, London, UB2 5LN	P/2010/3116	28/10/2010	Storage (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
220A R	328.0	E	Tesco Stores Ltd, Hayes Road, Hounslow, London, UB2 5LN	P/2013/1038	27/03/2013	Supermarket (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
221A R	328.0	E	Tesco Stores Ltd, Hayes Road, Hounslow, London, UB2 5LN	P/2009/2017	21/08/2009	Supermarket (Extension)	Projects (Exact)	Early Planning-Detail Plans Refused
222A R	328.0	E	Tesco, Hayes Road, Bulls Bridge Industrial Estate, Hounslow, London, UB2 5NB	P/2008/1685	22/05/2008	Supermarket (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
223A R	328.0	E	Tesco Stores Ltd, Hayes Road, Hounslow, London, UB2 5LN	P/2009/3161	11/12/2009	Supermarket (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
224A R	328.0	E	Tesco Stores Ltd, Hayes Road, Hounslow, London, UB2 5LN	P/2012/2897	26/09/2012	Hand Car Wash	Projects (Exact)	Plans Approved-Detail Plans Granted
225A R	328.0	E	Tesco Stores Ltd, Hayes Road, Hounslow, London, UB2 5LN	P/2012/2227	26/07/2012	Hand Car Wash (Conversion)	Projects (Exact)	Plans Approved-Detail Plans Granted
226	328.0	NE	Unit 7, Peter James Business Centre, Pump Lane, Hillingdon, London, UB3 3NT	44669/APP/2008/1236	17/04/2008	Food Industry (Conversion)	Projects (Exact)	Plans Approved-Detail Plans Granted
227	332.0	W	9 North Hyde Road, Hillingdon, London, UB3 4NJ	14949/APP/2008/444	11/02/2008	Warehouse Storage (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	338.0	NE	Unit 1, Argent Centre, Pump Lane, Hillingdon, London, UB3 3NB	36616/APP/2012/572	12/03/2012	Shop (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
229	339.0	W	Northfield Parade, 3 Station Road, Hillingdon, London, UB3 4JA	29523/APP/2017/2455	24/07/2017	Shop & Take Away (Conversion)	Projects (Exact)	Early Planning-Detailed Plans Submitted
-	341.0	N	Hayes One Stop, 49-51 Station Road, Hillingdon, London, UB3 4BE	50119/APP/2013/2316	23/08/2013	Air Conditioning Units	Projects (Exact)	Plans Approved-Detail Plans Granted
-	341.0	N	49 Station Road, Hillingdon, London, UB3 4BE	50119/APP/2012/631	15/03/2012	Shop (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	341.0	N	49 Station Road, Hillingdon, London, UB3 4BE	50119/APP/2014/1700	21/05/2014	Air Conditioning Units	Projects (Exact)	Plans Approved-Detail Plans Granted
-	341.0	N	49 Station Road, Hillingdon, London, UB3 4BE	50119/APP/2013/2977	18/10/2013	Shop (Conversion)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	342.0	N	52 Station Road, Hillingdon, London, UB3 4DS	35807/APP/2009/1437	01/07/2009	Bookmakers (Conversion/Alterations)	Projects (Exact)	Early Planning-Detail Plans Refused
-	342.0	N	Ground Floor, Old Post Office, 52 Station Road, Hillingdon, London, UB3 4DS	35807/APP/2009/2363	29/10/2009	Health Centre (Conversion/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	342.0	N	Hesa Health Centre, Station Road, Hillingdon, London, UB3 4DS	66657/APP/2010/6	24/12/2009	Health Centre (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	344.0	N	46 Station Road, Hillingdon, London, UB3 4DD	4654/APP/2011/2083	24/08/2011	Shopfront	Projects (Exact)	Plans Approved-Detail Plans Granted
-	344.0	N	46 Station Road, Hillingdon, London, UB3 4DD	4654/APP/2008/3098	28/10/2008	Betting Office (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
-	344.0	N	46 Station Road, Hillingdon, London, UB3 4DD	4654/APP/2008/2140	14/07/2008	Betting Office (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
240AT	344.0	E	Powergen Site, North Hyde Gardens, Bulls Bridge, Hillingdon, London, UB3 4QR	13226/APP/2012/2185	06/09/2012	Aggregate Recycling & Processing Plant	Projects (Exact)	Plans Approved-Detail Plans Granted
241AS	354.0	E	Toll House, Bulls Bridge Road, Hillingdon, London, UB2 5LX	67194/APP/2013/1266	16/05/2013	Coach Park (New/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
242AS	354.0	E	Toll House, Bulls Bridge Road, Hillingdon, London, UB2 5LX	67194/APP/2013/521	20/03/2013	Demolition	Projects (Exact)	Early Planning-Detail Plans Withdrawn
243AT	355.0	E	Cottages 2 and 3, Bulls Bridge, Bulls Bridge Road, Grand Union Canal, Hillingdon, London, UB2 5LX	56912/APP/2012/719	27/03/2012	Demolition	Projects (Exact)	Plans Approved-Detail Plans Granted
244AT	355.0	E	Bulls Bridge, Bulls Bridge Road, Hillingdon, London, UB2 5LX	67194/APP/2010/2992	29/12/2010	Industrial Unit (New/Refurb)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	364.0	N	42 Station Road, Hillingdon, London, UB3 4DD	11563/APP/2011/1275	26/05/2011	Financial & Professional Services	Projects (Exact)	Early Planning-Detail Plans Refused
-	364.0	N	42 - 44 Station Road, Hillingdon, London, UB3 4DD	11563/APP/2011/1621	01/07/2011	14 Flats & 1 Retail Unit	Projects (Exact)	Early Planning-Outline Plans Refused
247	368.0	W	Hayes and Harlington Community, Albert Road, Hillingdon, London, UB3 4HR	11305/APP/2016/3452	12/10/2016	Community Centre (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
248	368.0	NW	Electricity Sub-Station, Clarendon Road, Hillingdon, London, UB3 1BZ	5232/APP/2014/150	16/01/2014	Demolition	Projects (Exact)	Plans Approved-Detail Plans Granted
-	368.0	N	40 - 42a Station Road, Hillingdon, London, UB3 4DD	65794/APP/2017/842	07/03/2017	Takeaways (Conversion)	Projects (Exact)	Early Planning-Detailed Plans Submitted
250	371.0	NW	Union House, 23 Clayton Road, Hillingdon, London, UB3 1AN	35250/APP/2015/1244	15/04/2015	4 Houses & 4 Flats (Conversion/Extension)	Projects (Exact)	Early Planning-Detail Plans Refused
-	371.0	N	39 Station Road, Hillingdon, London, UB3 4BE	8474/APP/2010/64	12/01/2010	Shopfront	Projects (Exact)	Plans Approved-Detail Plans Granted
-	377.0	N	40A - 50 Station Road, Hillingdon, London, UB3 4DD	11563/APP/2017/2071	14/06/2017	5 Retail Units & 1 Hotel (New/Conversion)	Projects (Exact)	Early Planning-Detailed Plans Submitted
-	394.0	N	40, 42 & 42, 42A, Station Road, Hillingdon, London, UB3 4DD	65794/APP/2009/1002	12/05/2009	Car Wash (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
-	405.0	N	28 - 30 Station Road, Hillingdon, London, UB3 4DD	23027/APP/2008/2358	01/08/2008	Air Conditioning Units	Projects (Exact)	Plans Approved-Detail Plans Granted
-	405.0	N	28 - 30 Station Road, Hillingdon, London, UB3 4DD	23027/APP/2017/1944	14/06/2017	Shop (Extension)	Projects (Exact)	Early Planning-Detailed Plans Submitted
-	408.0	NE	1B, Halls Business Centre, Pump Lane, Hillingdon, London, UB3 3NB	73001/APP/2017/2382	07/09/2017	MOT & Garage Workshop (Conversion)	Projects (Exact)	Early Planning-Detailed Plans Submitted
-	417.0	N	25 Station Road, Hillingdon, London, UB3 4BD	9668/APP/2017/657	28/02/2017	Shopfront (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
258	421.0	W	Proposed Gatefold Building, Eastern End of Site, Hillingdon, London, UB3 1BY	51588/APP/2011/2253	13/09/2011	132 Flats & 3 Commercial (New/Refurbishment)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	421.0	N	Mcdonalds Restaurant, 18a Station Road, Hillingdon, London, UB3 4DA	371/APP/2014/3733	20/10/2014	Restaurant (Alterations)	Projects (Exact)	Early Planning-Detail Plans Withdrawn
-	421.0	N	McDonalds, 22 - 24 Station Road, Hillingdon, London, UB3 4DA	371/APP/2014/3254	11/09/2014	Restaurant/ Takeaway (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
261	425.0	SE	Western International Market, Hayes Road, Hounslow, London, UB2 5XJ	N/A	05/03/2013	Warehouse (New/Refurbishment)	Projects (Proximity)	Plans Approved-Detail Plans Granted
-	425.0	NE	Provident Industrial Estate, Pump Lane, Hillingdon, London, UB3 3NB	874/APP/2013/279	07/02/2013	6 Industrial Units (Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	435.0	N	15b Station Road, Hillingdon, London, UB3 4BD	17297/APP/2011/2231	27/09/2011	Shop (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
-	435.0	N	15B Station Road, Hillingdon, London, UB3 4BD	17297/APP/2013/3265	04/11/2013	Restaurant (Conversion)	Projects (Exact)	Early Planning-Detail Plans Refused
-	439.0	NE	Silverdale House, Pump Lane, Provident Industrial Estate, Hillingdon, London, UB3 3NB	49670/APP/2014/3854	04/11/2014	Industrial Unit	Projects (Exact)	Plans Approved-Detail Plans Granted
-	440.0	NE	Pump Lane, Hillingdon, London, UB3 3NP	N/A	10/05/2017	Road Works	Projects (Exact)	Early Planning-Detailed Plans Submitted



ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
267	466.0	NE	Southall Waterside, 2a The Straight, Hayes By Pass, Hayes, Hillingdon, London, UB1 1QX	54814/APP/2017/2103	09/06/2017	Lagoon (Alterations)	Projects (Exact)	Early Planning-Detailed Plans Submitted
-	472.0	N	1 - 3 Station Road, Hillingdon, London, UB3 4BD	69171/APP/2013/1179	03/06/2013	2 Flats & 1 Retail Unit (Extension)	Projects (Exact)	Early Planning-Detail Plans Refused
-	472.0	SE	Hayes Road, Hounslow, London, UB2 5XJ	P/2016/0834	19/02/2016	Office Unit	Projects (Exact)	Plans Approved-Detail Plans Granted
-	472.0	W	153 - 153a North Hyde Road, Hillingdon, London, UB3 4NS	25032/APP/2015/4168	18/12/2015	Shop (Extension/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	484.0	N	Air Link House, 18-22 Pump Lane, Hillingdon, London, UB3 3NB	5505/APP/2015/1546	29/04/2015	Hotel & Restaurant (Conversion/Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	484.0	N	Air Link House, 18 - 22 Pump Lane, Hillingdon, London, UB3 3NB	5505/APP/2014/3244	15/09/2014	Hotel (Extension/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	486.0	NW	Trust Ford Transit Centre, 37 Clayton Road, Hillingdon, London, UB3 1AN	67283/APP/2014/3336	18/09/2014	Car Showroom (Extension/Alterations)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	495.0	NE	Aplant Hire, Chesterfield Way, Hillingdon, London, UB3 3NW	67103/APP/2010/1479	24/06/2010	Storage & Distribution	Projects (Exact)	Plans Approved-Detail Plans Granted
-	496.0	N	Hayes Working Mens Club, Pump Lane, Hillingdon, London, UB3 3NB	11252/APP/2008/1948	24/06/2008	Club (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted

ID	Distance	Direction	Address	Application Reference	Application Date	Category	Accuracy	Status
-	497.0	NW	The Alpha Estate, Clayton Road, Hillingdon, London, UB3 1BB	67243/APP/2010/1949	31/08/2010	2 Commercial Units (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted
-	499.0	N	4 Pump Lane, Hillingdon, London, UB3 3NB	52622/APP/2013/2077	02/08/2013	Labour Hall (Extension)	Projects (Exact)	Plans Approved-Detail Plans Granted

#### 4.2.1 Additional Information: Projects

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ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
110	0.0	On Site	49059/APP/2011/2790	Scheme comprises part retrospective change of use from B8 (storage and distribution) to class D1 (non- residential institutions) for use as an educational college.	An application (ref:49059/APP/2011/2790) for detailed plans was refused by Hillingdon Council
111X	0.0	On Site	1331/APP/2009/161	Scheme comprises outbuilding to roof for use as process plant and equipment store to include access platform.	An application (ref:1331/APP/2009/161) for detailed plans was granted by Hillingdon Council
112X	0.0	On Site	1331/APP/2014/4193	Scheme comprises installation of temporary security fencing and installation of anti climb spikes on fencing.	An application (ref:1331/APP/2014/4193) for detailed plans was granted by Hillingdon Council
113X	0.0	On Site	1331/APP/2009/103	Scheme comprises installation of new link canopy between main building and eden building.	An application (ref:1331/APP/2009/103) for detailed plans was granted by Hillingdon Council
114X	0.0	On Site	1331/APP/2010/1849	Scheme comprises raising of roof height to building with associated access.	An application (ref:1331/APP/2010/1849) for detailed plans was granted by Hillingdon Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
115	11.0	NW	69690/APP/2014/71	Scheme comprises change of use to allow the use of a part car sales centre at the sui generis property.	An application (ref:69690/APP/2014/71) for detailed plans was refused by Hillingdon Council
116	20.0	SW	36678/APP/2017/1774	Scheme comprises demolition of the buildings and redevelopment of site with part 3, 8 and 13 storey building providing 88 residential units comprises marketing housing units - 21 one bedroom, 27 two bedroom and 9 three bedroom flats and 31 affordable flats comprises social rented housing (61.3%) - 4 one bedroom, 5 two bedroom and 10 three bedroom flats and intermediate housing units (38.7) - 3 one bedroom, 2 two bedroom and 7 three bedroom at upper floors and 977 sqm commercial floorspace at ground, mezzanine and first floor levels, 50 car parking spaces, 140 cycle parking spaces and associated landscaping. The associated works include sewer systems, landscaping, cable laying, infrastructure, enabling works and access roads.	An application (ref:36678/APP/2017/1774) for detailed plans was submitted to Hillingdon Council
117	46.0	S	13226/APP/2016/3252	Scheme comprises installation of aggregate washing plant.	An application (ref:13226/APP/2016/3252) for detailed plans was granted by Hillingdon Council
118	49.0	NW	49059/APP/2011/945	Scheme comprises part change of use from class B8 (storage and distribution) to class D1 (non-residential Institutions) for use of an educational college (part retrospective).	An application (ref:49059/APP/2011/945) for detailed plans was refused by Hillingdon Council
119Y	85.0	N	10057/APP/2012/2285	Scheme comprises change of use to ground floor vacant retail unit situated in the cardinal building (Building B) of the high point village development to a residential studio unit (class C3) and ancillary office space (to be used in conjunction with the management suite).	An application (ref:10057/APP/2012/2285) for detailed plans was refused by Hillingdon Council
120Y	85.0	N	10057/APP/2013/2084	Scheme comprises change of use of ground level retail unit from use class A1 (retail) to use class C1 (Hotels) and B1 (business) for use as a serviced hotel apartment and office space involving alterations to elevations.	An application (ref:10057/APP/2013/2084) for detailed plans was withdrawn from Hillingdon Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
12 1Y	85.0	N	10057/APP/2012/2332	Scheme comprises change of use to ground and mezzanine level retail unit situated in the cardinal building (building b) of the high point village development to a residential two bedroom duplex unit (class C3) and ancillary office space (to be used in conjunction with the management suite).	An application (ref:10057/APP/2012/2332) for detailed plans was refused by Hillingdon Council
12 2Z	94.0	S	C/2007/3806	Scheme comprises construction of buildings for use within class B1 (c) (general industry), B2 and B8 (warehouse/storage) of the town and country planning (use classes) order 1987 (as amended).	An application (ref:C/2007/3806) for detailed plans was submitted to Hounslow Council
12 3	105.0	NE	36529/APP/2010/303	Scheme comprises construction of attached extension to building to include mezzanine level	An application (ref:36529/APP/2010/303) for detailed plans was granted by Hillingdon Council
12 4Z	110.0	S	13226/APP/2015/4623	Scheme comprises installation of mezzanine floors to provide an additional 4350m2 of additional floorspace, demolition of ancillary structures and replacement with a car wash apparatus, triage shed and ancillary portable cabins.	An application (ref:13226/APP/2015/4623) for detailed plans was granted by Hillingdon Council
12 5I	117.0	SW	66157/APP/2009/1472	Scheme comprises construction of second floor front extension, first floor rear extensions, and change of use of one ground floor shop, to provide 3 two-bedroom and 2 one-bedroom flats.	An application (ref:66157/APP/2009/1472) for detailed plans was refused by Hillingdon Council
12 6	124.0	SE	27402/APP/2012/43	Scheme comprises demolition of the 4 redundant/disused transformer bay mono pitch enclosure canopy to facilitate the construction of a 1 storey lean-to mono pitch 11kv switch house extension to the rear (west elevation) of the 11kv/6.6kv switch house.	An application (ref:27402/APP/2012/43) for detailed plans was granted by Hillingdon Council
12 7A C	125.0	N	28025/APP/2013/3333	Scheme comprises installation of new entrance canopy, 1 new door and 2 new windows to side.	An application (ref:28025/APP/2013/3333) for detailed plans was granted by Hillingdon Council
12 8M	135.0	S	19868/APP/2008/2385	Scheme comprises change of use of part ground floor of 169 from financial services office (class A2) to medical or health services (non-residential) (class D1a) and single storey rear extension.	An application (ref:19868/APP/2008/2385) for detailed plans was submitted to Hillingdon Council



ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
12 9M	136.0	S	17357/APP/2011/2761	Scheme comprises change of ground floor from class (A1) retail to fast food restaurant class (A3).	An application (ref:17357/APP/2011/2761) for detailed plans was refused by Hillingdon Council
13 0M	136.0	S	17357/APP/2011/18	Scheme comprises change of ground floor use from A1 (retail) to A3 (restaurants and cafes) for use as fast food restaurant with new extract duct to rear.	An application (ref:17357/APP/2011/18) for detailed plans was refused by Hillingdon Council
13 1M	137.0	S	19868/APP/2008/1721	Scheme comprises change of use of part of ground floor from class A2 (financial services office) to class D1(a) (medical or health services, non-residential) and single storey rear extension.	An application (ref:19868/APP/2008/1721) for detailed plans was withdrawn from Hillingdon Council
13 2M	137.0	S	19868/APP/2015/315	Scheme comprises change of use from financial and professional services (use class A2) to dental manufacture (use class B1(c)).	An application (ref:19868/APP/2015/315) for detailed plans was refused by Hillingdon Council
13 3M	137.0	S	19868/APP/2014/2282	Scheme comprises change of use from use class A2 (financial and professional services) to use class B1(c) (light industry) for use as dental manufacture.	An application (ref:19868/APP/2014/2282) for detailed plans was refused by Hillingdon Council
13 4M	137.0	S	47/APP/2014/584	Scheme comprises alteration to shop front to provide for a separate access to the first floor flat No. 159a	An application (ref:47/APP/2014/584) for detailed plans was granted by Hillingdon Council
13 5M	137.0	S	47/APP/2012/2979	Scheme comprises construction of first floor rear extension, conversion of roof space to habitable use to include a rear dormer and 2 front rooflights, alterations to ground floor and shop front to provide new access for first floor flat, involving removal of extractor duct.	An application (ref:47/APP/2012/2979) for detailed plans was refused by Hillingdon Council
13 6A F	138.0	W	10057/APP/2011/672	Scheme comprises extension of canopy to lower concourse and alterations to lower concourse frontage, infill extension to canopy at upper concourse and installation of cycle stands to lower concourse frontage.	An application (ref:10057/APP/2011/672) for detailed plans was granted by Hillingdon Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
13 7A A	138.0	S	14727/APP/ 2015/3307	Scheme comprises change of use from use class A1 (shops) to sui generis to be used as a minicab office.	An application (ref:14727/APP/2015/3307) for detailed plans was withdrawn from Hillingdon Council
13 8A B	139.0	S	69602/APP/ 2014/1520	Scheme comprises formation of single storey rear extension to shop to include a roof terrace and external staircase, first floor rear extension to flat, part change of use at ground floor from use class C3 (residential) to use class A1 (shops), single storey garage to rear and installation of wall and metal gates to rear involving demolition of rear element and garage (resubmission).	An application (ref:69602/APP/2014/1520) for detailed plans was refused by Hillingdon Council
13 9A A	139.0	S	69602/APP/ 2015/294	Scheme comprises single storey rear extension to shop to include a roof terrace and external staircase, first floor rear extension to flat, part change of use at ground floor from Use Class C3 (Residential) to Use Class A1 (Shops), single storey garage to rear and installation of wall and metal gates to rear involving demolition of rear element and garage.	An application (ref:69602/APP/2015/294) for detailed plans was granted by Hillingdon Council
14 0A A	140.0	S	14374/APP/ 2010/315	Scheme comprises change of use from Class A1 newsagent to combined use as newsagent (Class A1) and mini cab office (Sui Generis) (resubmission).	An application (ref:14374/APP/2010/315) for detailed plans was refused by Hillingdon Council
14 1A A	140.0	S	69602/APP/ 2013/3198	Scheme comprises construction of single storey rear extension to shop to include a roof terrace an external staircase, first floor rear extension to flat, part change of use at ground floor from use class C3 (Residential) to Use Class A1 (Shops), single storey garage to rear and installation of wall and metal gates to rear involving demolition of rear element and garage.	An application (ref:69602/APP/2013/3198) for detailed plans was refused by Hillingdon Council
14 2A A	140.0	S	14374/APP/ 2009/2465	Scheme comprises change of use from newsagent (class A1) to mini-cab office (Sui Generis.)	An application (ref:14374/APP/2009/2465) for detailed plans was refused by Hillingdon Council
14 3M	140.0	S	11980/APP/ 2015/1160	Scheme comprises construction of two storey building comprising ground floor shop, two bedroom flat at first floor level and associated parking (part retrospective).	An application (ref:11980/APP/2015/1160) for detailed plans was granted by Hillingdon Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
14 4M	140.0	S	11980/APP/2011/1634	Scheme comprises construction of two storey building to include a ground floor shop and 1 two-bedroom flat at first floor level with associated parking.	An application (ref:11980/APP/2011/1634) for detailed plans was refused by Hillingdon Council
14 5M	140.0	S	11980/APP/2012/708	Scheme comprises construction of 2 storey building comprising ground floor shop, two bedroom flat at first floor level and associated parking - Revised Scheme.	An application (ref:11980/APP/2012/708) for detailed plans was granted by Hillingdon Council
14 6A C	141.0	NE	70965/APP/2015/2216	Scheme comprises installation of 3 loading/delivery doors to front elevation.	An application (ref:70965/APP/2015/2216) for detailed plans was granted by Hillingdon Council
14 7A D	145.0	NW	10057/APP/2013/325	Scheme comprises change of use from use class A1 (shops) to use class A3/D2 (restaurants and cafes/assembly and leisure) for use as a play cafe involving alterations to shop front and installation of temporary external seating and barriers to front.	An application (ref:10057/APP/2013/325) for detailed plans was granted by Hillingdon Council
14 8A E	151.0	NE	39396/APP/2012/1197	Scheme comprises change of use of premises from warehouse/showroom (class B8) to class D1 (non-residential institution) for use as a community centre and place of worship, including alterations to the site layout, ancillary parking, refuse storage and cycle parking.	An application (ref:39396/APP/2012/1197) for detailed plans was refused by Hillingdon Council
14 9A E	151.0	NE	39396/APP/2010/2115	Scheme comprises change of use of building from warehouse/showroom (class B8) to class D1 (non-residential institution) for use as a community centre and place of worship, including carrying out internal alterations; including to layout, repositioning of stairs, alterations to toilets and installing hand basins.	An application (ref:39396/APP/2010/2115) for detailed plans was refused by Hillingdon Council
15 0A B	156.0	S	14727/APP/2015/4218	Scheme comprises change of use from tyre fitting shop (sui generis) to a minicab office (sui generis) (resubmission).	An application (ref:14727/APP/2015/4218) for detailed plans was withdrawn from Hillingdon Council
15 1	168.0	NE	36529/APP/2014/1450	Scheme comprises change of use from B1c/B2 (light/general industry) to B1c/B2/B8 (light /general industry and storage and distribution).	An application (ref:36529/APP/2014/1450) for detailed plans was granted by Hillingdon Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
15 2A D	170.0	NW	28457/APP/ 2013/3526	Scheme comprises part change of use from use class A1 (shops) to sui generis to be used as a mini cab office and a repair shop involving installation of new shop front.	An application (ref:28457/APP/2013/3526) for detailed plans was granted by Hillingdon Council
15 3A D	170.0	NW	10057/APP/ 2014/4338	Scheme comprises application under schedule 7 of the Crossrail Act 2008 for the approval of Plans and Specifications associated with the construction of a new station building, external lift shaft, footbridge with lift shafts, extension of platforms 2/3 and 4/5 with canopy modifications, new waiting room to platform 4/5 and associated lighting. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads.	An application (ref:10057/APP/2014/4338) for detailed plans was granted by Hillingdon Council
15 4A D	170.0	NW	28457/APP/ 2013/2677	Scheme comprises change of use from A1(shop) to A2 (office).	An application (ref:28457/APP/2013/2677) for detailed plans was granted by Hillingdon Council
15 5A F	171.0	W	N/A	Scheme comprises construction of a Hotel comprising 125 bedrooms. The associated works include access roads, enabling, infrastructure, sewer systems and landscaping.	An application (ref:N/A) for detailed plans was granted by Hillingdon Council
15 6	203.0	NE	71374/APP/ 2016/4027	Scheme comprises demolition of buildings and redevelopment of the site to provide a podium at ground level and buildings ranging from ground plus three storeys to eight storeys, comprising 124 one-three bedroom residential flats (Use Class C3) including 26 affordable units and 227 sqm of flexible commercial space (Use Classes A1, A3, B1, D1 or D2), together with associated car parking, vehicular access, landscaping, infrastructure works and the extension of Shackles Dock including SUDS. Sustainable Information: This development has been designed to achieve BREEAM Very Good rating. The associated works include sewer systems, cable laying, landscaping, infrastructure, enabling works and access roads.	An application (ref:71374/APP/2016/4027) for detailed plans was submitted to Hillingdon Council



ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
157	205.0	W	1331/APP/2017/1883	Scheme comprises part demolition of factory buildings and associated structures, and redevelopment to provide 575 one bedroom, 557 two bedroom and 138 three bedroom flats and 111 one bedroom studios. office, retail, community and leisure uses (A1/A3/A4/B1/B8/D1/D2), 22,663sqm (gea) of commercial floorspace (B1c/B2/B8 and data centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works with SUDS. The associated works include sewer systems, landscaping, cable laying, infrastructure, enabling works and access roads.	An application (ref:1331/APP/2017/1883) for detailed plans was submitted to Hillingdon Council
158	210.0	N	70738/APP/2015/4688	Scheme comprises change of use of storage depot (B8) storage and distribution) into a waste transfer station (sui generis) and replacement roof and associated external alterations.	An application (ref:70738/APP/2015/4688) for detailed plans was granted by Hillingdon Council
159	211.0	N	615/APP/2008/1786	Scheme comprises demolition of the building & construction of a single storey building containing part mezzanine flooring to provide 1 light industrial units, together with car parking, secure cycle parking, waste storage and tree planting. The associated works include access roads, sewer system, enabling, infrastructure and landscaping.	An application (ref:615/APP/2008/1786) for detailed plans was granted by Hillingdon Council
160	215.0	W	879/APP/2017/1462	Scheme comprises seven 3 bedroom houses with associated parking and amenity space.	An application (ref:879/APP/2017/1462) for detailed plans was submitted to Hillingdon Council
161	218.0	NW	1699/APP/2017/2201	Scheme comprises demolition of building and redevelopment of the site to provide three basement levels for Class B8 (self-storage) and car parking, ground floor podium and five buildings above arranged over six, seven and ten floors for 7081sq.m of Class B8 (self-storage), 1349sq.m of Class B1 (office), 115sq.m of Class A3 (cafe) and 164 Class C3 residential units; creation of a pedestrian walkway adjacent to the railway station; creation of a vehicular access and route from Nestles Avenue; provision of associated plant and landscaping. The associated works include sewer systems, landscaping, infrastructure, enabling and access roads.	An application (ref:1699/APP/2017/2201) for detailed plans was submitted to Hillingdon Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
16 2	223.0	NE	70907/APP/ 2015/3572	Scheme comprises construction of single storey side extensions to building and replacement of roof involving alterations to elevations. The associated works include sewer systems, landscaping, infrastructure and enabling works.	An application (ref:70907/APP/2015/3572) for detailed plans was granted by Hillingdon Council
16 3A G	227.0	W	21432/APP/ 2017/1334	Scheme comprises demolition of building and construction of a four storey residential building with basement car park level to provide 21 flats consisting 9 one bedrooms, 8 two bedrooms, 4 three bedrooms flats with 35% affordable housing units, parking space and amenity space including SUDS and natural ventilation. The associated works include sewer systems, landscaping, cable laying, infrastructure, enabling works and access roads.	An application (ref:21432/APP/2017/1334) for detailed plans was submitted to Hillingdon Council
16 4A G	227.0	W	21432/APP/ 2015/2629	Scheme comprises conversion of use class A4 (drinking establishments) to use class C3 (flats) for 7 flats.	An application (ref:21432/APP/2015/2629) for detailed plans was granted by Hillingdon Council
16 5A H	229.0	NW	4623/APP/2 008/3296	Scheme comprises change of use from light industrial use (class B1) to retail use (class A1) for use as a unisex hairdresser, alteration to front elevation and lowering of roof pitch.	An application (ref:4623/APP/2008/3296) for detailed plans was granted by Hillingdon Council
16 6A H	229.0	NW	4623/APP/2 008/1207	Scheme comprises installation of additional front window and change of use to hairdressers (class A1).	An application (ref:4623/APP/2008/1207) for detailed plans was granted by Hillingdon Council
16 7	231.0	NW	1425/APP/2 011/3040	Scheme comprises Comprehensive redevelopment of the site to provide a part 11, part 9, part 5 and part 4 storey building comprising 120 residential units, office floorspace, 97 car parking spaces and hard and soft landscaping. Which includes flexible business space.	An application (ref:1425/APP/2011/3040) for detailed plans was granted by Hillingdon Council
16 8AI	233.0	SW	N/A	Scheme comprises construction of 5 storey office block with basement car parking and external works. The associated works include sewer system, enabling, landscaping, infrastructure and access road.	An application (ref:N/A) for detailed plans was granted by Ealing Council

ID	Distance	Direction	Application Reference	Description (where available)	Planning Comments (where available)
169	238.0	NW	63595/APP/2008/1208	Scheme comprises minor increase in height of front fenestration, and change of use to solicitors office (class A2).	An application (ref:63595/APP/2008/1208) for detailed plans was granted by Hillingdon Council
170AJ	243.0	NE	39495/APP/2009/273	Scheme comprises construction of single storey industrial unit with mezzanine floor and 10 rooflights and alteration to parking, to include demolition of building.	An application (ref:39495/APP/2009/273) for detailed plans was granted by Hillingdon Council
171AJ	244.0	NE	36726/APP/2016/2313	Scheme comprises change of use from cellular telephone exchange (use class B1) to storage and distribution (use class B8).	An application (ref:36726/APP/2016/2313) for detailed plans was granted by Hillingdon Council

### 4.3 Planning Authority Statistics:

ID	Planning Authority	% applications decided in 8 weeks or fewer	% of Applications Decided in 8 Weeks or more.	Total Number of Appeals	% of Appeals Dismissed	% of Appeals Allowed
278	Hillingdon London Boro	80	20	104	40	60

### 4.4 Ofcom Sitefinder Mobile Phone Mast Records

**Have any mobile phone transmitters registered with Ofcom been identified within 250m of the study site?** **Yes**

The following records within 250m have been found within this search:

ID	Distance	Direction	Operator	Type	Antenna Height (m)	Band	Power (dBW)
279	3.0	N	Network Rail	GSM	29.0	900.0	26.5
280AU	100.0	SE	O2	UMTS	26.2	2100.0	27.79
281AU	100.0	SE	O2	GSM	26.0	900.0	23.0
282AU	100.0	SE	O2	GSM	26.0	1800.0	24.5

ID	Distance	Direction	Operator	Type	Antenna Height (m)	Band	Power (dBW)
283A U	100.0	SE	O2	UMTS	26.0	900.0	25.0
284A U	106.0	SE	Three	UMTS	23.8	2100.0	25.65
285A U	106.0	SE	T-Mobile	GSM	16.0	1800.0	26.0
286A U	106.0	SE	T-Mobile	UMTS	16.0	2100.0	18.0
287	163.0	E	Vodafone	UMTS	16.9	2100.0	29.1
288	205.0	N	O2	GSM	20.0	900.0	-9.5
289A V	215.0	W	Three	UMTS	14.0	2100.0	26.35
290A V	217.0	W	T-Mobile	GSM	11.0	1800.0	19.0

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder.

The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

#### 4.5 Mobile Phone Mast Planning Records

**Have any planning records relating to telecommunication masts been identified within 250m of the study site?**

**Yes**

The following records within 250m have been found within this search:

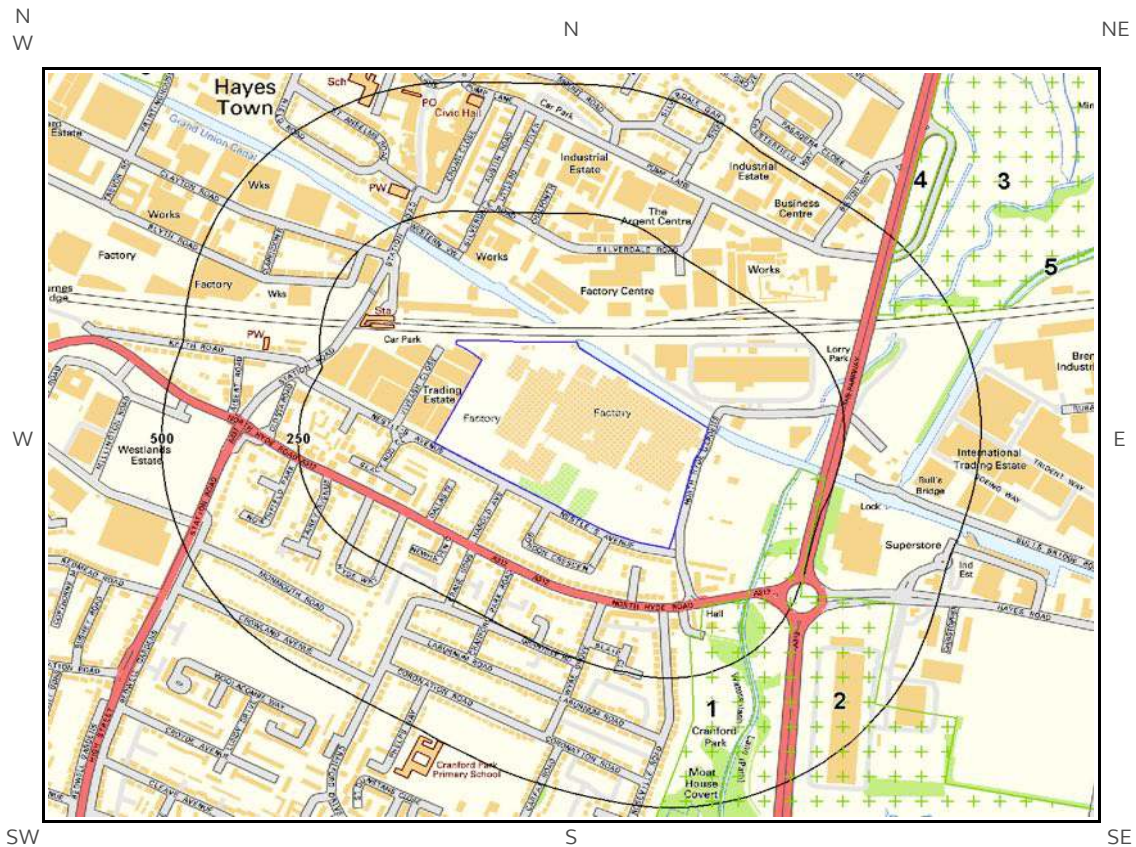
ID	Distance (m)	Direction	Application Number	Application Date	Applicant	Details
1	96.0	E	No Details	Nov 27 2006	No Details	Scheme comprises installation of 6 antennas, 2 transmission dishes, 5 equipment cabinets and ancillary development on roof of building.



ID	Distance (m)	Direction	Application Number	Application Date	Applicant	Details
2K	122.0	SW	No Details	Mar 20 2007	No Details	Scheme comprises installation of 3 antennas and two 0.6 metre diameter transmission dishes on roof and 6 cabinets within extension to ground level compound plus ancillary works (consultation under schedule 2, part 24 of the town and country planning (general permitted development) order 1995)(as amended).

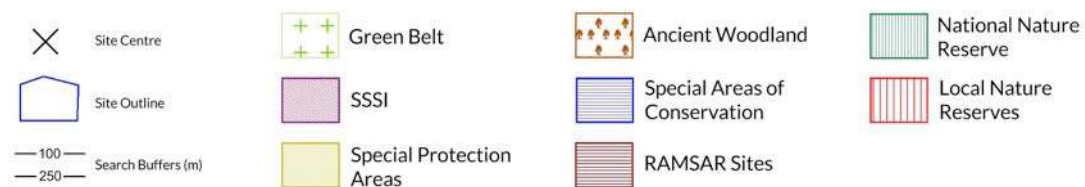
This database is taken from Glenigan's collection of planning records dating back to 2006 and relates to sites which have applied for planning permission involving mobile phone masts. The database is normally updated quarterly.

# 5. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map

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## 5. Designated Environmentally Sensitive Sites.

<b>5.1 Presence of Designated Environmentally Sensitive Sites within 2000m of the Study Site:</b>	<b>No</b>
<b>5.2 Records of Sites of Special Scientific Interest within 2000m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>5.3 Records of National Nature Reserves within 2000m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>5.4 Records of Special Areas of Conservation within 2000m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>5.5 Records of Special Protection Areas within 2000m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>5.6 Records of Ramsar sites within 2000m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>5.7 Records of Local Nature Reserves within 2000m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>5.8 Records of Ancient Woodland Areas within 2000m of the study site:</b>	<b>0</b>
Database searched and no data found.	
<b>5.9 Records of Green Belt land within 2000m of the study site:</b>	<b>15</b>

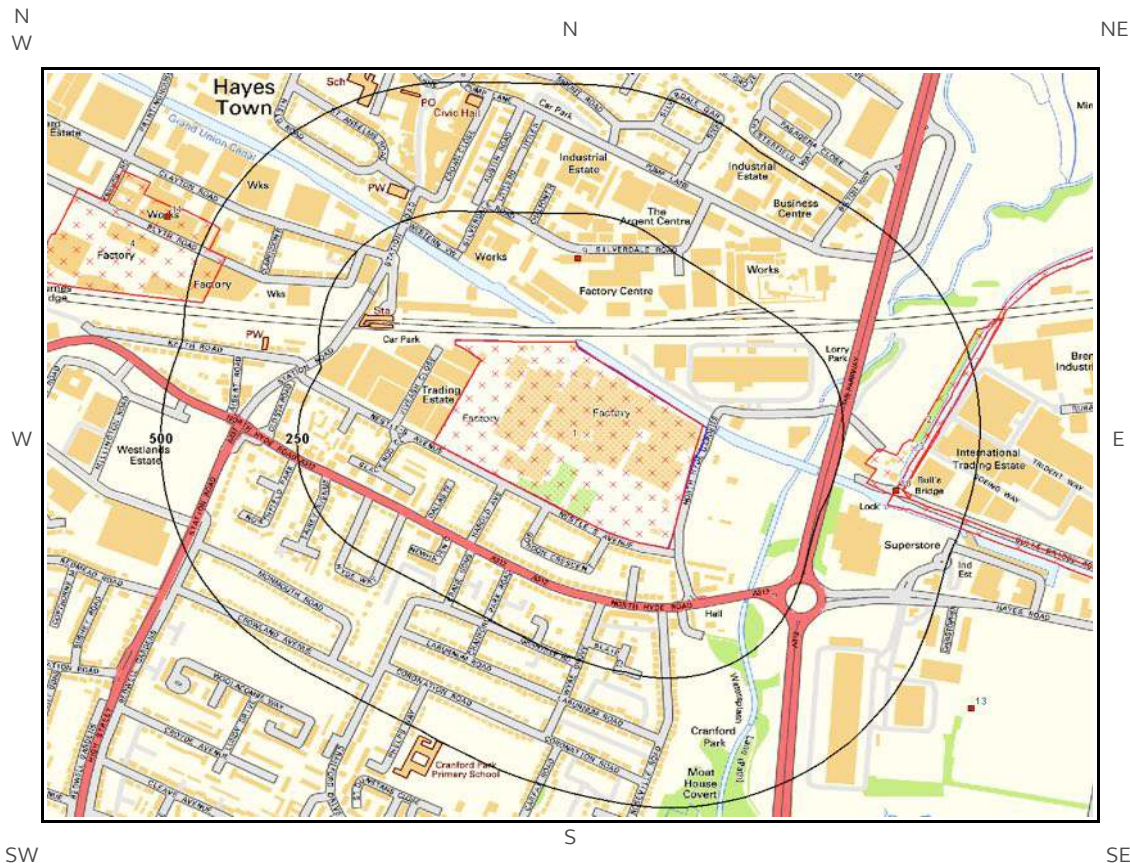
Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
1	127.0	SE	London Area Greenbelt	Hillingdon London Boro
2	166.0	E	London Area Greenbelt	Hounslow London Boro
3	378.0	NE	London Area Greenbelt	Hillingdon London Boro

4	479.0	NE	London Area Greenbelt	Hillingdon London Boro
5	593.0	NE	London Area Greenbelt	Ealing London Boro
6	733.0	NW	London Area Greenbelt	Hillingdon London Boro
Not shown	759.0	S	London Area Greenbelt	Hillingdon London Boro
Not shown	995.0	SW	London Area Greenbelt	Hillingdon London Boro
Not shown	1071.0	SW	London Area Greenbelt	Hillingdon London Boro
Not shown	1078.0	SW	London Area Greenbelt	Hillingdon London Boro
Not shown	1324.0	NW	London Area Greenbelt	Hillingdon London Boro
Not shown	1618.0	SW	London Area Greenbelt	Hillingdon London Boro
Not shown	1672.0	S	London Area Greenbelt	Hillingdon London Boro
Not shown	1700.0	S	London Area Greenbelt	Hillingdon London Boro
Not shown	1923.0	SW	London Area Greenbelt	Hillingdon London Boro

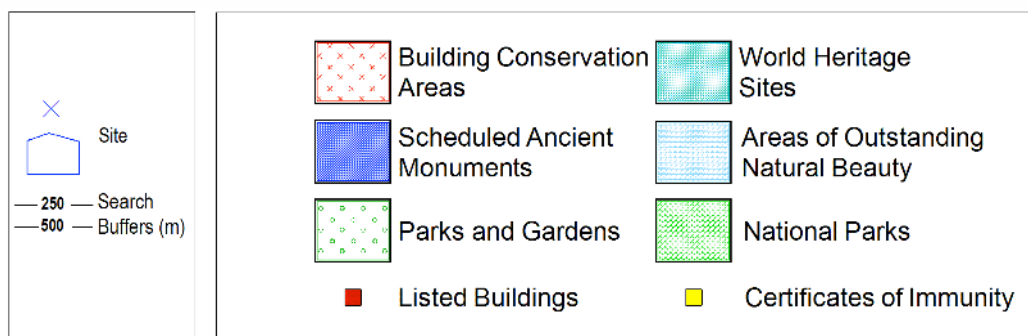


## 6. Designated Visually and Culturally Sensitive Sites



Designated Visually and Culturally Sensitive Sites Legend

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## 6. Designated Visually and Culturally Sensitive Sites

**6.1 Presence of Designated Visually and Culturally Sensitive Sites within 500m of study site:** **Yes**

**6.2 Records of Conservation Areas within 500m of study site:** **4**

ID	Distance	Direction	Conservation Area Name	District
1	0.0	On Site	Botwell, Nestles, Hillingdon	Hillingdon
2	297.0	E	Bulls Bridge, Hillingdon	Hillingdon
3	357.0	E	Canalside, Ealing	Ealing
4	452.0	W	Botwell, Thorn EMI, Hillingdon	Hillingdon

**6.3 Records of Listed Buildings within 500m of study site:** **2**

ID	Distance	Direction	Listed Building Name	Grade
9	163.0	N	BENLOW WORKS	II
10	364.0	E	BULL'S BRIDGE NUMBER 21 OVER GRAND UNION CANAL AND GRAND UNION CANAL (PADDINGTON BRANCH) JUNCTION	II

**6.4 Records of Scheduled Ancient Monuments within 500m of study site: 0**

Database searched and no data found.

**6.5 Records of Protected Parks and Gardens within 500m of study site: 0**

Database searched and no data found.

**6.6 Records of Certificates of Immunity from Listing: 0**

Database searched and no data found.

**6.7 Records of World Heritage Sites within 500m of study site: 0**

Database searched and no data found.

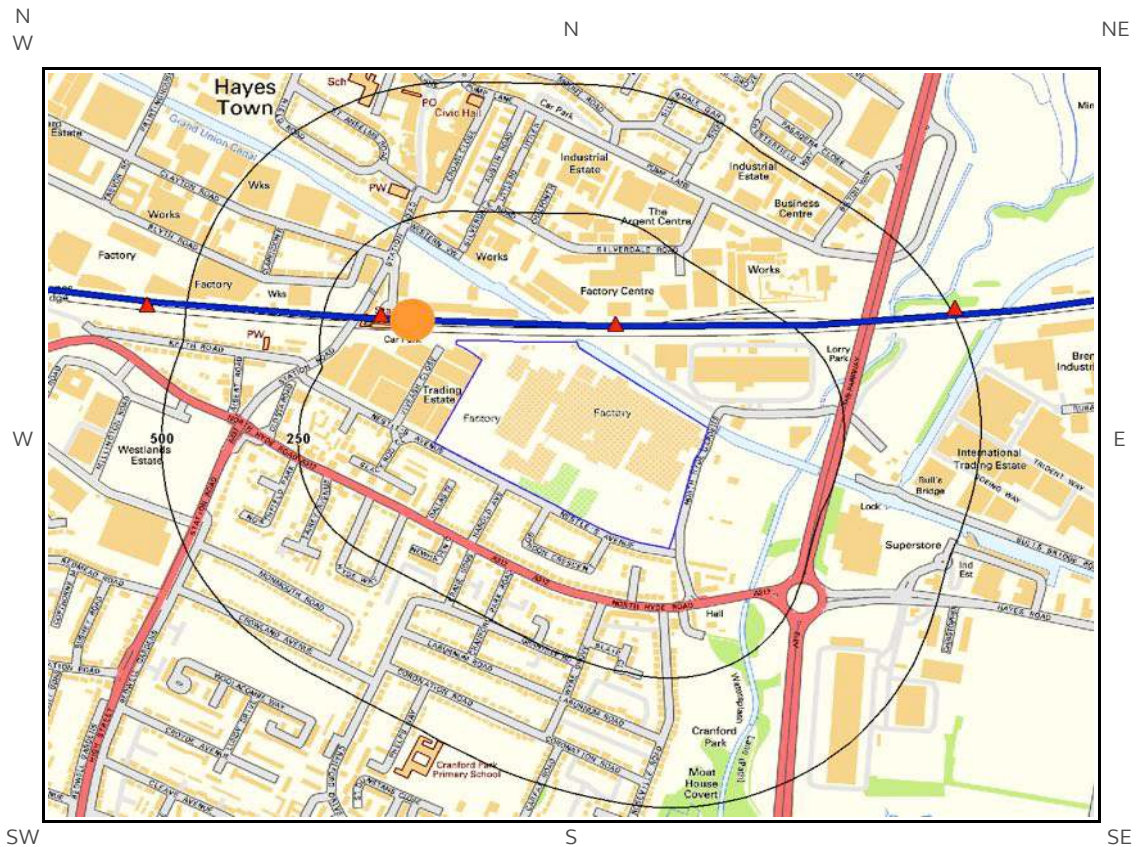
**6.8 Records of Areas of Outstanding Natural Beauty within 500m of study site: 0**

Database searched and no data found.

**6.9 Records of National Parks within 500m of study site: 0**

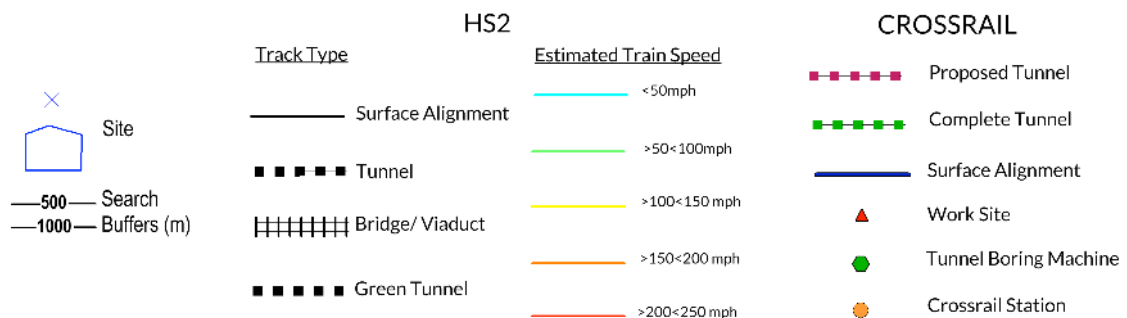
Database searched and no data found.

# 7. HS2 and Crossrail 1 Information Map



HS2 and Crossrail 1 Information Map.

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# 7.HS2 and Crossrail 1 information

## 7.1 Records of HS2 route within 5km of the study site:

### Nearest centre point of track on HS2 route:

Database searched and no data found.

Please note that this assessment takes account of both the original Phase 2b proposed route and the amended route proposed in 2016. As the Phase 2b route is still under consultation, Groundsure are providing information on both options until the final route is formally confirmed. Practitioners should take account of this uncertainty when advising clients.

### Nearest centre point of overground track on HS2 route:

Database searched and no data found.

## 7.2 Records of Crossrail 1 route within 5km of the study site:

### Nearest Crossrail 1 construction site:

Distance (m)	Track Type	Construction Status
33.0	Surface Alignment	Unknown

### Nearest Crossrail 1 worksite (within 1km):

Distance (m)	Worksite	Estimated Start Date	Estimated End Date	Description of work
72.0	Hayes & Harlington station	20/05/2015	31/08/2016	Installation of new power cables from Old Oak Common to Hayes & Harlington station as part of upgrading the power supply in preparation for the new rolling stock-
147.0	Hayes & Harlington station	09/02/2015	30/09/2016	Construction works at Hayes & Harlington station including the construction of a new station building, footbridge, lifts and stairs to all platforms and platform extensions including an extended bay platform.-
507.0	Southall	20/05/2015	31/08/2016	Installation of new power cables from Old Oak Common to Hayes & Harlington station as part of upgrading the power supply in preparation for the new rolling stock-
572.0	Hayes track works	14/05/2016	17/06/2016	Cabling work and installation of troughing-

### Nearest Crossrail 1 Stations (within 5km):

Distance (m)	Name	Description
90.0	Hayes & Harlington	Existing Station
2462.0	Southall	Existing Station
3801.0	West Drayton	Existing Station
4032.0	Heathrow Central	Existing Station
4972.0	Heathrow Terminal 4	Existing Station

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

## 8.Radon data.

### **8.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the action level?**

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

### **8.2 Is the property in an area where Radon Protection measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment<sup>1</sup>?**

No radon protective measures are necessary

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<sup>1</sup> Scivyer, Chris – “Radon: Guidance on protective measures for new buildings”; BR211, BRE Press (2007). Available from BRE press direct at <http://www.brebookshop.com/>

## 9. Additional Resources

As part of your investigations and enquiries into your search property you may wish to consider investigating the following additional resources to further inform your assessment:

### Development Plans

The term 'Development Plan' describes the various planning policy documents which provide planning guidance. This can be at a Regional, County, District/Borough or Unitary Authority level. These documents outline the Councils adopted land use policies and proposals and contain explanatory text and detailed maps of an area, showing the various allocations or restrictions upon the land.

### Conservation Areas

In the UK the term Conservation Area applies to an area considered worthy of preservation or enhancement due to its special architectural or historic interest. Properties within a conservation area will be subject to certain development controls and restrictions as defined under the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69 and 70).

### Listed Buildings

A listed building is a building or structures officially designated as being of special architectural, historical or cultural significance. It may not be demolished, extended or altered without special permission being granted by the local planning authority. Owners of listed buildings may be duty bound to repair and maintain the building. For more information and to find out about listed buildings in your area visit this website: [www.english-heritage.org.uk](http://www.english-heritage.org.uk)

### Tree Preservation Orders (TPOs)

TPOs protect important trees which have amenity value, prohibiting the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees without the consent of the Local Authority. The maximum penalty for carrying out works to TPO trees without consent is £20,000. For a guide to the law and best practice on Tree Preservation Orders visit this website: [www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/trees](http://www.communities.gov.uk/planningandbuilding/planning/treeshighhedges/trees)

### Open Access Land

The Countryside and Rights of Way Act of 2000 gives people new rights to freely walk on areas of open country and registered common land. For details of open access land in your area visit this website: [www.openaccess.gov.uk/S4/html/default.htm](http://www.openaccess.gov.uk/S4/html/default.htm)

### Rights of Way

Public Footpaths, Bridleways and Rights of Way often cross private land. Rights of way have the same status in law as any other highway, and so should be kept open and usable. To find the location of Rights of Way in your area visit this website: [www.ordnancesurvey.co.uk/oswebsite](http://www.ordnancesurvey.co.uk/oswebsite)



## **The Land Registry/Registers of Scotland**

The Land Registry register titles to land in England and Wales. In Scotland this is undertaken by the Registers of Scotland. Their role is to record all dealings with registered land such as sales, mortgages, and legal proceedings. If you wish to request or download copies of title information related to your property for a small fee visit these websites:

**[www.landreg.gov.uk](http://www.landreg.gov.uk)   [www.ros.gov.uk](http://www.ros.gov.uk)**

## **Property Price Information**

Nethouseprices provide access to UK house prices in England, Scotland and Wales, as recorded by the Land Registry (since April 2000) and the Registers of Scotland (since May 2000). To view the prices of properties sold in your area visit this website: **[www.nethouseprices.com](http://www.nethouseprices.com)**

## **Broadband Internet Access**

Broadband is a high data-transmission rate internet connection. The standard technology in most areas is DSL, followed by cable modem. In some areas, particularly remote areas of low population density, Broadband may not be available. To check Broadband availability in your area visit this website: **[www.broadbandchecker.co.uk](http://www.broadbandchecker.co.uk)**

# 10.Contact Details

Dev Assist

Telephone: 01342 890 010  
info@dev-assist.co.uk

DevAssist, Crown House, High Street, East Grinstead, West Sussex, RH19 3AF.



## Glenigan

80 Holdenhurst Road  
Bournemouth BH8 8EA  
Tel: 01202 786700

## Ordnance Survey

Adanac Drive, Southampton  
SO16 0AS  
Tel: 08456 050505

## Health Protection Agency

Chilton, Didcot, Oxon, OX11 0RQ  
Tel: 01235 822622  
[www.hpa.org.uk/radiation](http://www.hpa.org.uk/radiation)



Public Health  
England

## Local Authority details

Authority: London Borough of Hillingdon  
Phone: 01895 250 111  
<http://www.hillingdon.gov.uk/>  
Address: Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

## Get Mapping PLC

Virginia Villas, High Street, Hartley Witney,  
Hampshire RG27 8NW  
Tel: 01252 845444

## CoPSO

The Old Rectory, Church Lane, Thornby, Northants NN6 8SN  
Tel: 0871 4237191  
[www.copso.org.uk](http://www.copso.org.uk)



This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

## Search Code



### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@groundsure.com](mailto:info@groundsure.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

### COMPLAINTS

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

## COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: [info@groundsure.com](mailto:info@groundsure.com)

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.



## Standard Terms and Conditions

Groundsure's Terms and Conditions can be viewed online at this link:

<https://www.groundsure.com/terms-and-conditions-sept-2016/>



This search has been produced by DevAssist Ltd of Crown House, High Street, East Grinstead, West Sussex, RH19 3AF tel: 01342 890010 email [info@dev-assist.co.uk](mailto:info@dev-assist.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

## The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- Sets out minimum standards which firms compiling and selling search reports have to meet
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services. By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you. **The Code's core principles** Firms which subscribe to the Search Code will:
  - Display the Code logo prominently on their search reports.
  - Act with integrity and carry out work with due skill, care and diligence.
  - At all times maintain adequate and appropriate insurance to protect consumers.
  - Conduct business in an honest, fair and professional manner.
  - Handle complaints speedily and fairly.
  - Ensure that all search services comply with the law, registration rules and standards.
  - Monitor their compliance with the Code.

## Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme ([www.tpos.co.uk](http://www.tpos.co.uk)). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:  
The Property Ombudsman Scheme  
Milford House,  
43-55 Milford Street,  
Salisbury,  
Wiltshire  
SP1 2BP  
Tel: 01722 333306

Fax: 01722 332296

Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

## PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE DevAssist

**Complaints Procedure** : DevAssist is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will: Acknowledge it within 5 working days of receipt. Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt. Keep you fully informed by telephone, letter or email, as you prefer, if we need more time. Provide a final response, in writing, at the latest within 40 working days of receipt. Liaise, at your request, with anyone acting formally on your behalf. If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to: Customer Services at DevAssist Ltd, Crown House, High Street, East Grinstead, West Sussex, RH19 3AF. Telephone number: 01342 890010 E-mail address: [info@dev-assist.co.uk](mailto:info@dev-assist.co.uk)

## Terms and Conditions for DevAssist products.

### 1. Definitions

In these Terms the following words shall have the following meanings:

1.1 'Client' means the seller, buyer, potential buyer, owner or lender in respect of the Property who is the intended recipient of the Report notified in writing to us.

1.2 "Company" means a company registered at Companies House in respect of which DevAssist has been instructed to provide a Service.

1.3 "Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right, or other data right, moral right or know how or any other intellectual property right.

1.4 "Literature" means DevAssist brochures, price lists and advertisements in any type of media, including the content of the Website.

1.5 "Order" means the request for Services by You.

1.6 "Property" means an address or location for which DevAssist provides a Service.

1.7 "Report" means the report prepared by DevAssist in respect of the Property.

1.8 "Service(s)" means the supply of services by DevAssist to You including but not limited to property searches, reports and photographs, and other services from time to time and includes our instructions to a Supplier, on your behalf and the dissemination of the information subsequently provided by the Suppliers.

1.9 "Supplier" means any organisation or third party who provides data or information of any form to DevAssist for the purposes of providing the Services.

1.10 "Terms" means these terms and conditions of business.

1.11 "Website" means our websites located at [www.devassist.co.uk](http://www.devassist.co.uk)

1.12 "We", "Us", "Our", DevCheck, DevAssess, DevHelp, DevAssist are references to DevAssist Ltd a company incorporated in England and Wales with registered number 07915521 England and whose registered office is situated at 73 Church Rd, Hove, East Sussex, BN3 2BB.

1.13 "You" and "Your" are references to the individual, company, partnership or organisation who accesses the Website or places an Order.

### 2. Agreement

2.1 The agreement between You and DevAssist shall come into existence when DevAssist accepts your completed Order.

2.2 These Terms, as maybe varied from time to time, shall govern the agreement between You and DevAssist to the exclusion of all other terms and conditions.

2.3 By submitting an Order, you shall be deemed to have accepted these Terms and You agree to be bound by these Terms when You place any Order. Your continued use of the Services shall amount to your acceptance of any variations to these Terms.

2.4 These Terms together with the Literature and Order comprise the whole agreement relating to the supply of the Services to You by DevAssist You have not relied upon any representations save insofar as the same have been expressly incorporated in these Terms and You agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Terms.

### 3. Services

3.1 DevAssist shall use reasonable care and skill in providing the Services to You and shall use only established and trusted suppliers where obtaining information or data from third parties. Where Suppliers require or provide their own conditions for use to which you are required to be a party you agree to enter into the relevant contract with the Supplier.

3.2 We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or which we deem appropriate in our sole discretion.

3.3 Our Services are provided solely for Your use, or the use of Your Clients on whose behalf You have commissioned the Services, and shall not be used or relied upon by any other party, without Our written consent.

3.4 In providing search reports and services DevAssist will comply with the Search Code

3.5 DevAssist assumes that the value of the property does not exceed £2 million and that it is the responsibility of the customer to advise the firm at the time of requesting the search where the value of the property exceeds £2 million

### 4. Price and Payment

4.1 The price payable for the Services shall be in pounds sterling. The price for the Services shall be exclusive of any value added tax or other similar taxes or levies, which You shall be additionally liable to pay to DevAssist.

4.2 Payment is due in full from You within 30 days of the date of Our invoice (or as contracted) without deduction, counterclaim or set off.

4.3 DevAssist reserves the right to amend its prices from time to time and the Services will be charged at the price applicable at the date on which an Order is submitted.

4.4 If You fail to pay Our invoice on or before the due date, DevAssist may charge You interest on the late payment at the prevailing statutory rate pursuant to the Late Payment of Commercial Debts (Interest) Act 1998 until the outstanding payment is made in full.

### 5. Cancellation of Services

5.1 If You want to cancel an Order submitted to Us then You must notify Us in writing as soon as reasonably practicable after the Order has been submitted. Unless otherwise agreed by Us in writing, You shall remain liable for any expenses or disbursements We may have incurred prior to receiving your notice of cancellation. All expenses or disbursement must be paid in accordance with Term 4.2.

### 6. Termination

6.1 DevAssist may suspend or terminate any agreement with You without any liability to You with immediate effect if at any time:

(i) You fail to make any payment due in accordance with Term 4;

(ii) If You repeatedly breach or commit or cause to be committed a material breach of these Terms; or

(iii) You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so.

6.2 If the agreement is terminated under this Term 6 and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us having regard to the value of Services already provided to You.

### 7. Events Beyond Our Control

7.1 We reserve the right without notice or liability to You, to defer the date of performance or to cancel the provision of the Services (as set out in a particular Order) or reduce the volume of the Services ordered by You if we are prevented from or delayed in the carrying on of Our business due to circumstances beyond Our reasonable control provided that, if the event in question continues for a continuous period in excess of [60] days, You shall be entitled to give notice in writing to us to terminate the Order.

### 8. Warranties and Limitation of Liability

8.1 We provide warranties and accept liability only to the extent stated in this Term 8.

8.2 Unless otherwise indicated on the front page of the Report, We confirm that any individuals within Our business who conducted any searches has not knowingly had any personal or business relationship with any individual involved in the sale of or dealings with the Property.

8.3 In providing the Services you acknowledge and accept that:-

(i) DevAssist's only obligation is to exercise reasonable care and skill in providing the Services.

(ii) DevAssist shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event,

action or default by DevAssist.

(iii) The Services do not include any information relating to the value or worth of the Property or the Company.

(iv) The Services have not been prepared to meet Your or anyone else's individual requirements and You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same.

(v) DevAssist cannot warrant or guarantee that the Website or any website linked to or from the Website will be uninterrupted or error free or free of viruses or other harmful components and furthermore DevAssist cannot warrant the performance of any linked internet service not operated by DevAssist. Accordingly DevAssist shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to Your computer equipment, software, data or other property resulting from Your access to, use of or browsing of the Website; or as a result of downloading any material, data, text, images, video or audio from the Website; or by the contents of or Your access to, any website linked to the Website; or for inaccuracies or typographical errors of information or on the Website.

(vi) Time shall not be of the essence with respect to the provision of the Services.

(vii) Any services other than our Services, which are advertised in the Literature are for information only, and We are not responsible for any such services which You may use as a result of our recommendation or otherwise. Any such third party services may be subject to the terms and conditions of the relevant third party service provider.

8.4 In connection with the Report You undertake to make a reasonable inspection of any results set out therein to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify Us in writing of such defect as soon as possible after its discovery and acknowledge that DevAssist shall not be liable for any defect, failure or omission relating to the Services that is not notified to DevAssist within three months of the date of the issue becoming apparent and in any event within two years of the date of the Service.

8.5 We use only established and trusted data search providers as Suppliers but where information contained in the Services and/or the Report is obtained by us from these Suppliers DevAssist cannot control the accuracy or completeness of the information provided by the Suppliers, nor is it within the scope of AC's Services to check the information provided by its Suppliers. Accordingly, you hereby acknowledge and accept, notwithstanding any other legal remedy available to you in this Term 8 or otherwise, that DevAssist shall not be liable for any faults, errors, omissions or inaccuracies of whatever nature in the information contained in the Reports and/or Services which is due to or caused by the Supplier EXCEPT WHERE such fault, omission, error or inaccuracy is caused by DevAssist's negligence and including negligent or incorrect entry of data by DevAssist in the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

8.6 Where our Suppliers may be in breach of their own terms of business with us and as a result of that breach the information contained in the Services or the Report is inaccurate or incomplete we undertake to use our reasonable endeavours to assist you with any complaint or claim you choose to bring against the Supplier in your capacity as the end-user of the service provided by the Supplier or as agent for the Client. This undertaking is strictly subject to the following conditions:-

(i) Any such claim is of a material nature and arises solely and directly out of the inaccuracies, errors or omissions of the data provided by the Supplier.

(ii) The terms and conditions of the Supplier provide for the course of action you have chosen to follow.

(iii) You have used all reasonable endeavours to mitigate any loss or damage you have suffered as a result of the inaccuracies errors or omissions of the data provided by the Supplier.

(iv) You agree to pay our reasonable costs if you require our input in this action beyond what we deem to be reasonable. In certain circumstances we may bring a claim against our Supplier on your behalf (and in consultation with you) provided you have given us full particulars of the claim and written

confirmation that you authorise us to (i) decide what action if any to take; (ii) that we shall have exclusive control over, and conduct of, all claims and proceedings; (iii) that you shall provide us with all assistance that we may reasonably require in the conduct of any claims or proceedings; and (iv) that you shall bear the cost of any proceedings on the basis that you shall be entitled to retain all sums recovered in any action for your own account.

8.7 In any event, and notwithstanding anything contained in these Terms, DevAssist's total liability in contract, tort or otherwise shall not exceed £2m in respect of any single claim, event, or series of related claims or events and, save as set out herein, all warranties, conditions and other terms implied by statute or common law are excluded, to the fullest extent permitted by law.

### 9. Independent dispute resolution

9.1 If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website [www.tpos.co.uk](http://www.tpos.co.uk), email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

### 10. Intellectual Property Rights

10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

10.2 You agree that You will treat and will procure that Your clients on whose behalf You have commissioned the Services will treat as strictly private and confidential the Services and all information which they obtain from the Services.

10.3 You agree that You will procure that Your clients on whose behalf You have commissioned the Services will not, except as permitted herein or by separate agreement with DevAssist change, amend, remove, alter or modify the Service or any trademark or proprietary marking in the Service.

10.4 You agree to indemnify Us and keep us indemnified from and hold us on demand, harmless from and against all costs, claims, demands, actions, proceedings, liabilities, expenses, damages or losses (including without limitation, consequential losses and loss of profit, and all interest and penalties and legal and other professional costs and expenses) arising out of or in connection with a breach of this Term 9.

### 11. General

11.1 You shall not be entitled to assign Your agreement with Us or any part of it without Our prior written consent.

11.2 We may assign the agreement or any part of it to any person, firm or company.

11.3 The parties to these Terms do not intend that any term of Our agreement shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to these Terms or a permitted assignee.

11.4 Failure or delay by Us in enforcing or partially enforcing any provision of the agreement will not be construed as a waiver of any of Our rights under the agreement.

11.5 Any waiver by Us of any breach of, or any default under, any provision of the agreement by You will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the agreement.

11.6 If any provision or part of a provision is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect.

11.7 Unless otherwise stated in these Terms, all notices from You to DevAssist or vice versa must be in writing and sent to DevAssist's registered office address as stipulated in Term 1.12 or Your address as stipulated in the Order.

11.8 The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the English Courts.