

Hillingdon Planning Committee

Wednesday 5th November 2025



HILLINGDON
LONDON

www.hillingdon.gov.uk

Report of the Head of Development Management and Building Control

Address:

LAND TO REAR OF 18 MOOR PARK ROAD

Development:

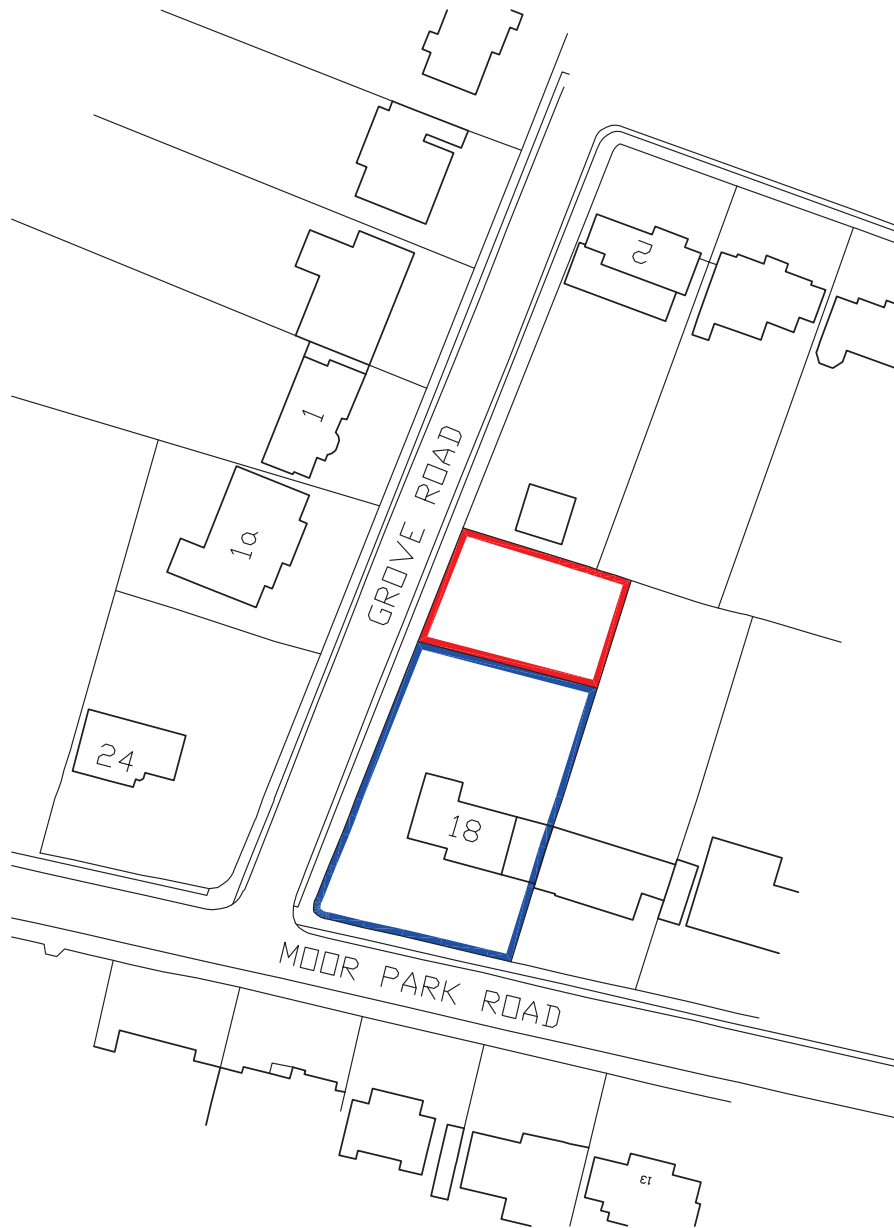
Erection of 1no. detached bungalow, with associated parking (including installation of new vehicular crossover), landscaping, cycle parking and refuse storage.

LBH Ref Nos:

74971/APP/2025/780



- 1 Check All Dimensions On Site
- 2 For Construction Purposes Do Not Scale
- 3 All Dimensions in Millimetres



A	Mar 25	Red boundary line adjusted
Rev.	Date	Description



Aubrey Technical Services[®]
Architectural Design Consultants

The Loft 61A Belswains Lane
Hemel Hempstead
Hertfordshire
HP3 9PP

Tel: 01442 247935
info@aubreytechnicalservices.co.uk
www.aubreytechnicalservices.co.uk

Project:

Land rear of 18 Moor Park Road
Northwood, Middlesex,
HA6 2DN

Drawing Title:

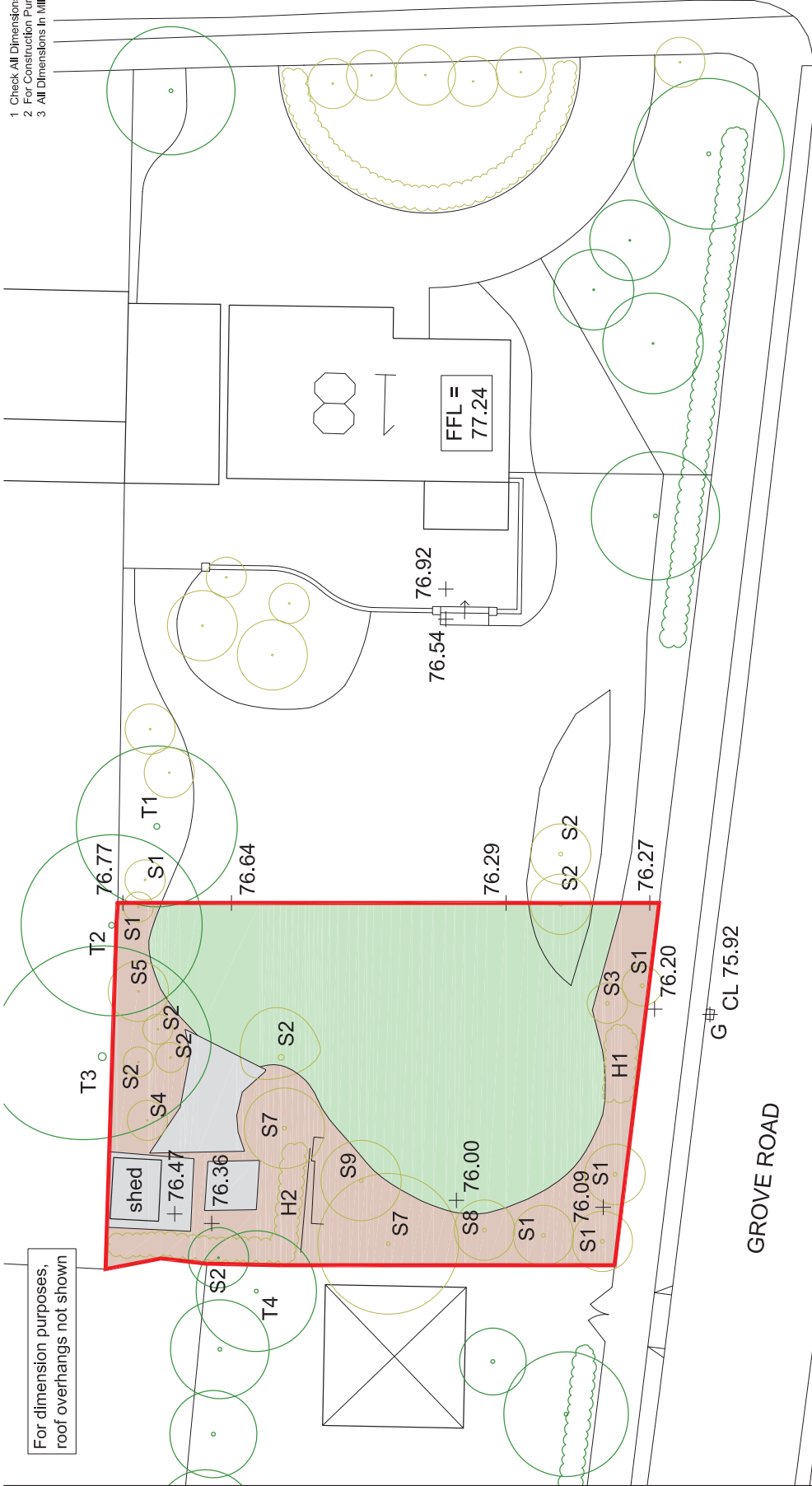
Location Plan
Based on OS map with permission

0 20 40 50 m @ 1:1250
0 20 40 50 mm
this line should be 50mm long at A4

Date: May 24	Scale: 1:1000 @ A4	Drawing No: L1233/LP	Revision: Rev. A
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1. Check All Dimensions On Site
2. For Construction Purposes Do Not Scale
3. All Dimensions In Millimetres

MOOR PARK ROAD



For dimension purposes,
roof overhangs not shown

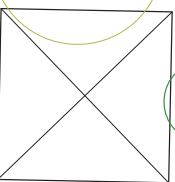
FFL =
77.24

76.54 +
76.92

T3 S2 S2 S2 S1 T2 76.77 S1 T1

T4 S2

H2 S7



S8 76.00

S1 76.09

S1 76.20

S2 S2

76.29

G CL 75.92

GROVE ROAD

LEGEND

- S1 = Unidentified
S2 = Privet
S3 = Cherry Laurel
S4 = Dogwood
S5 = Laurel
S7 = Elderflower
S8 = Pampas Grass
S9 = Japonica
T1 = Cedar
T2 = Common Ash
T3 = Prunus
T4 = West Himalayan Birch
H1 = Mixed native hedging
H2 = Privet hedge

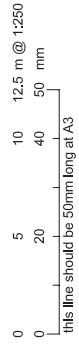
- Vegetated garden
Introduced shrub
Unvegetated garden
Developed land



Rev.	Date	Description

Aubrey Technical Services
Architectural Design Consultants
The Loft 414, Salford Mills Lane
Herald, Huddersfield
West Yorkshire, WF6 1PP
Tel: 01484 247953
Mobile: 07959 444444
www.aubreytechnicalservices.co.uk

Project:
Land rear of 18 Moor Park Road
Northwood, Middlesex,
HA6 2DN



Drawing Title:
Site/Block Plan as Existing
Biodiversity Masterplan

Date:	Scale:	Drawing No:	Revision:
Mar 25	1:250 @ A3	L1233/09	Rev. -

EXISTING

- 1 Check All Dimensions On Site
- 2 For Construction Purposes Do Not Scale
- 3 All Dimensions in Millimetres

2 Grove Road

18 Moor Park Road

Street Elevation
Scale - 1:250

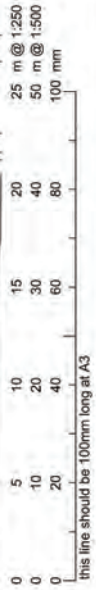
For dimension purposes,
roof overhangs not shown

MOOR PARK ROAD

GROVE ROAD

GROVE ROAD

Block Plan
Scale - 1:500



Rev.	Date	Description
A	Dec 24	Minor updates and detail added following site survey

Aubrey Technical Services
Architectural Design Consultants
Plot 1, Unit 4 & 5, Meadowlands Lane
Northwood, Middlesex, HA6 2DN
Tel: 01462 347934
a@aubreytechnicalservices.co.uk
www.aubreytechnicalservices.co.uk

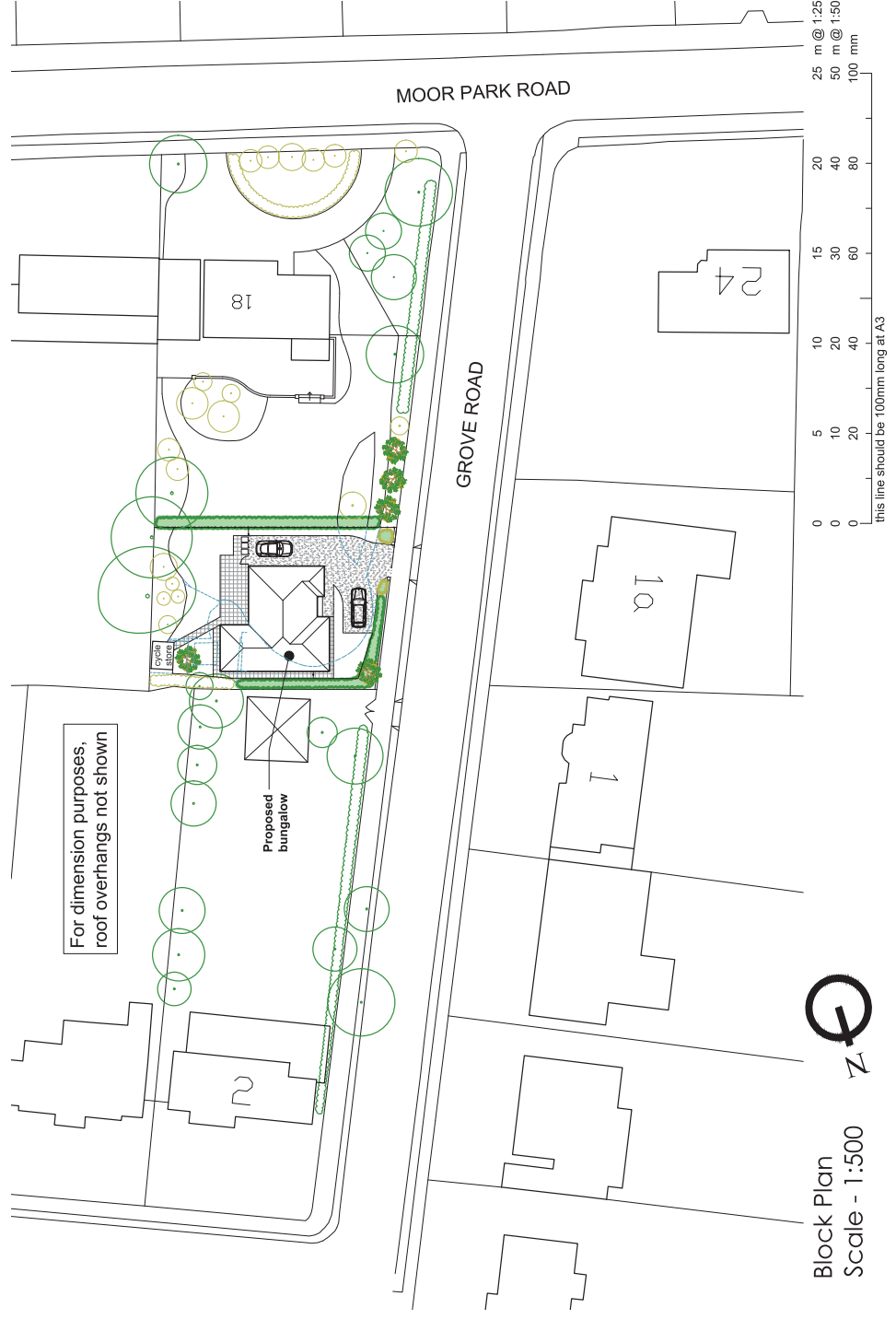
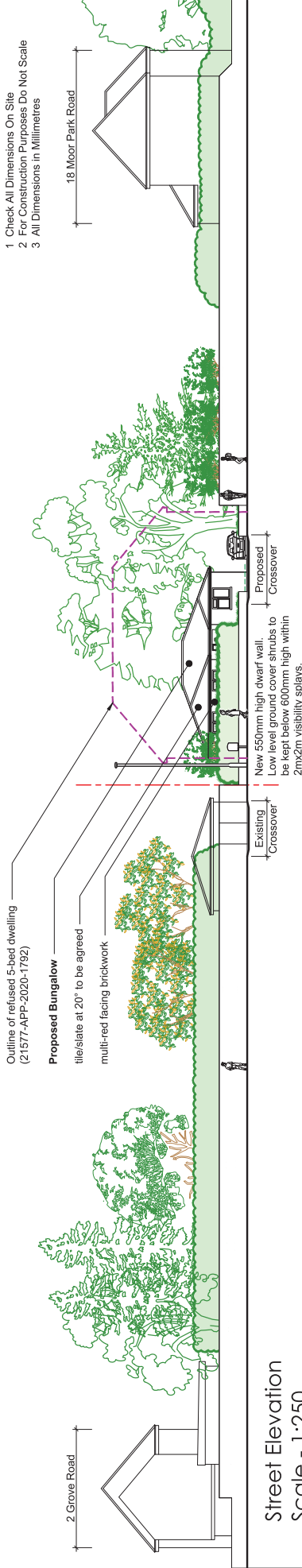
Project:
Land rear of 18 Moor Park Road
Northwood, Middlesex,
HA6 2DN

Drawing Title:
Block Plan and Street Elevation as Existing

Date:	Scale:	Drawing No:	Revision:
May 24	1:250, 500 @ A3	L1233/01	Rev. A

EXISTING

- 1 Check All Dimensions On Site
2 For Construction Purposes Do Not Scale
3 All Dimensions in Millimetres



New Dwelling
GIFA = 99.9m²
GEFA = 116.6m²

Rev.	Date	Description
A	Oct 25	Roof pitch reduced to 20°

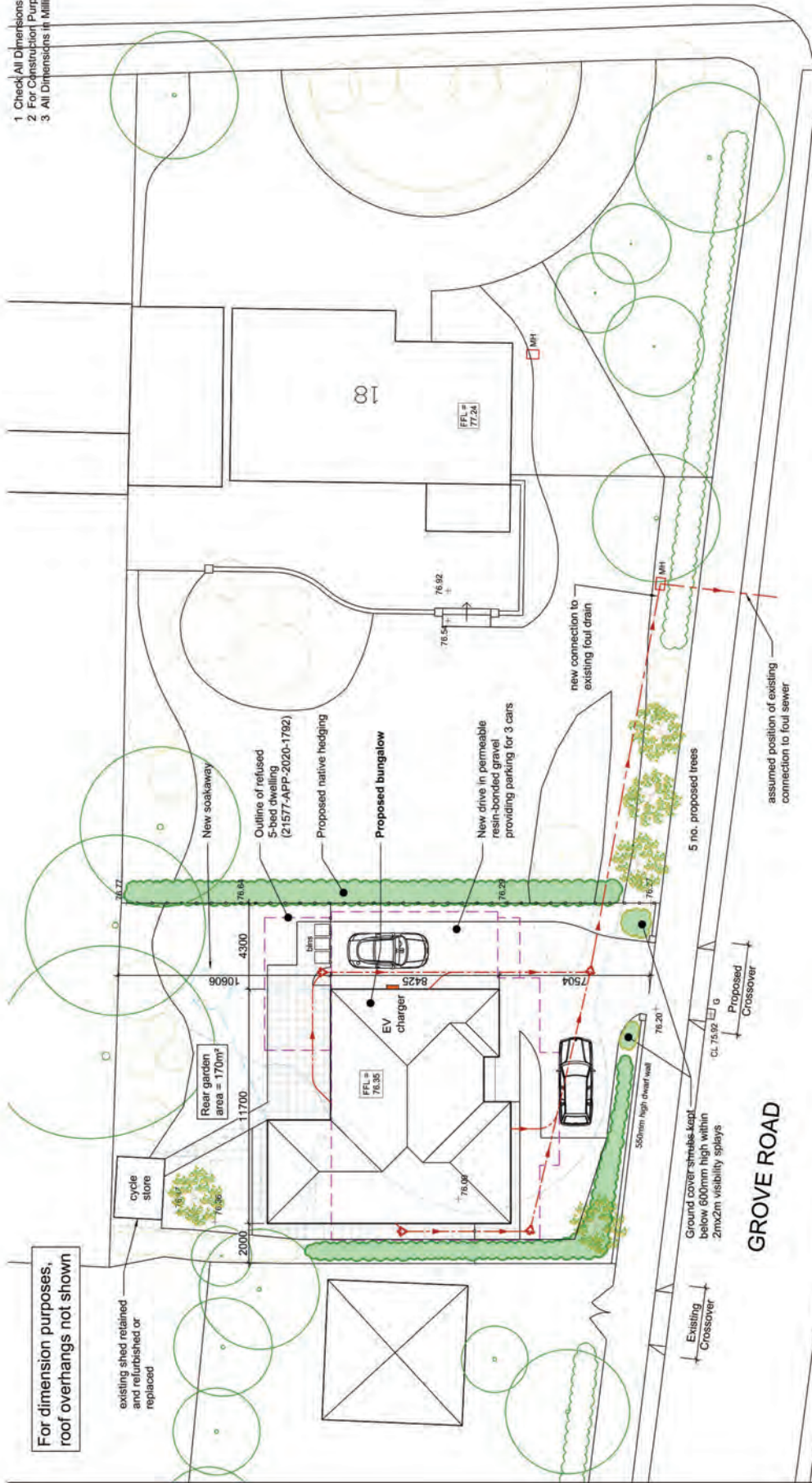
Aubrey Technical Services
Architectural Design Consultants
The off 4/4 Bedford's Lane
Hemel Hempstead
Herts SG9 6JH
www.aubreytechnicalservices.co.uk
Tel: 01462 247955

Project:
Land rear of 18 Moor Park Road
Northwood, Middlesex,
HA6 2DN

Drawing Title: Block Plan and Street Elevation as Proposed	
Date:	May 24
Scale:	1:250, 500 @ A3
Drawing No:	L1233/11
Revised:	Rev. A

- 1 Check All Dimensions On Site
2 For Construction Purposes Do Not Scale
3 All Dimensions in Millimetres

MOOR PARK ROAD



For dimension purposes,
roof overhangs not shown

existing shed retained
and refurbished or
replaced

Rear garden
area = 1700m²

Outline of refused
5-bed dwelling
(21577-APP-2020-1782)

Proposed native hedging

Proposed bungalow

New drive in permeable
resin-bonded gravel
providing parking for 3 cars

new connection to
existing foul drain

5m no. proposed trees

assumed position of existing
connection to foul sewer

GROVE ROAD

Ground cover shrubs kept
below 600mm high within
2mx2m visibility splays

500mm high flower wall

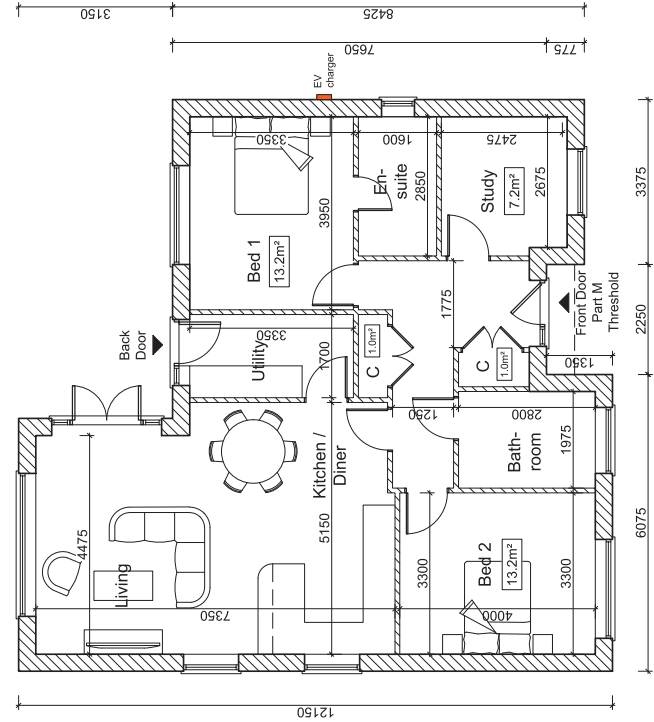
Proposed
Crossover

Existing
Crossover

Rev.	Date	Description

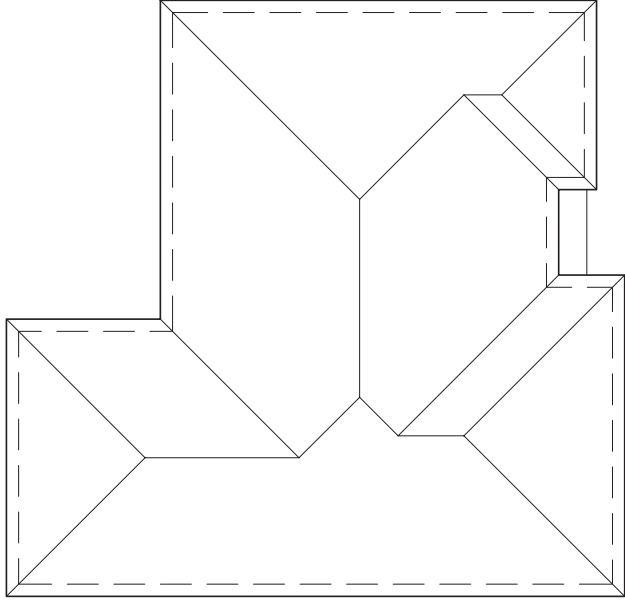
Aubrey Technical Services
Architectural Design Consultants
Plot 14/15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 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- 1. Check All Dimensions On Site
- 2. For Construction Purposes Do Not Scale
- 3. All Dimensions in Millimetres



Ground Floor Plan
Scale - 1:100

New Dwelling
GIFA = 99.9m²
GEFA = 116.6m²



Roof Plan
Scale - 1:100

A	Oct 25	ASHP removed
Rev.	Date	Description



Aubrey Technical Services
Architectural Design Consultants
The Loft 414 Beaumont's Lane
Hemel Hempstead
Herts SG9 6PP
Tel: 01462 247935
info@aubreytechnicalservices.co.uk
www.aubreytechnicalservices.co.uk

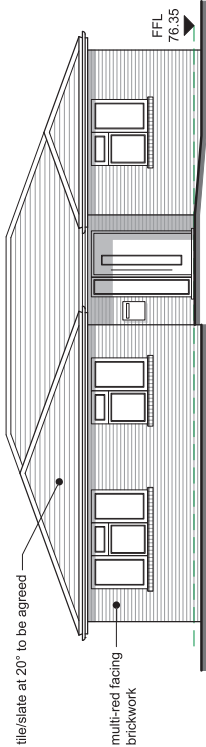
Project:
Land rear of 18 Moor Park Road
Northwood, Middlesex,
HA6 2DN

Drawing Title:
Floor Plans as Proposed

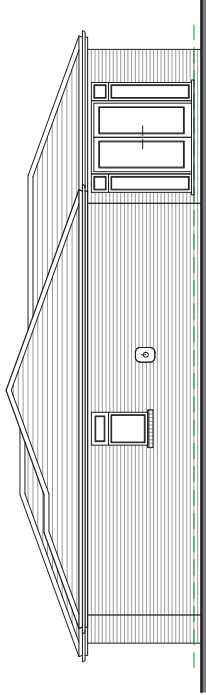


Date:	Jan 25	Scale:	1:100 @ A3	Drawing No:	L1233/13	Revised:	Rev. A
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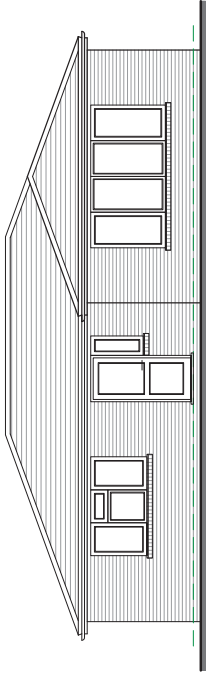
1. Check All Dimensions On Site
2. For Construction Purposes Do Not Scale
3. All Dimensions in Millimetres



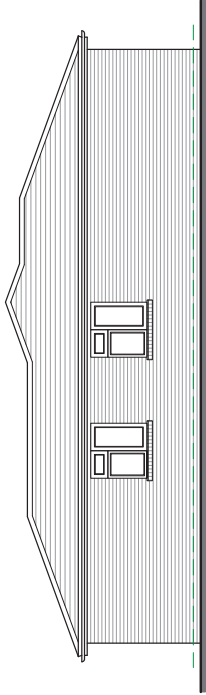
Front Elevation
Scale - 1:100



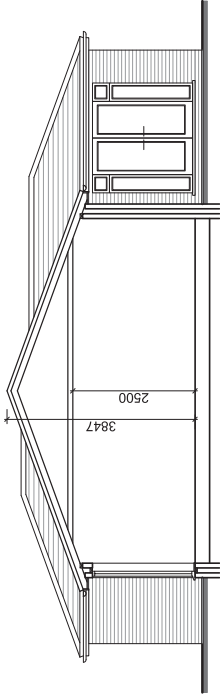
Side Elevation (facing no. 18 Moor Park Road)
Scale - 1:100



Rear Elevation
Scale - 1:100



Side Elevation (facing no. 2 Grove Road)
Scale - 1:100



Typical Section
Scale - 1:100

- B Oct 25 ASHP removed
- A Oct 25 Roof pitch reduced to 20° and roof material changed.

Rev. Date Description



Aubrey Technical Services

Architectural Design Consultants

The Loft 414 Beaumont's Lane

Henley Henley Road

Henley Henley

HP8 9PE

01494 247935

01494 247936

01494 247937

www.aubreytechnicalservices.co.uk

Project:
Land rear of 18 Moor Park Road
Northwood, Middlesex,
HA6 2DN

Drawing Title:
Elevations and Section as Proposed



Date:	Scale:	Drawing No:	Revision:
Jan 25	1:100 @ A3	L1233/14	Rev. B

- 1 Check All Dimensions On Site
- 2 For Construction Purposes Do Not Scale
- 3 All Dimensions in Millimetres

MOOR PARK ROAD

18

Proposed bungalow

GROVE ROAD

For dimension purposes,
roof overhangs not shown

Rev.	Date	Description

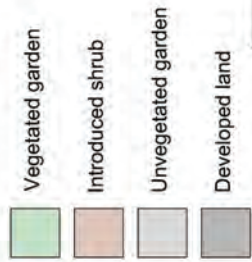


Aubrey Technical Services
Architectural Design Consultants
Plot 11 of 11, Broomfield Lane
Northwood, Middlesex,
HA6 2DN
Tel: 01842 347956
a@aubreytechnicalservices.co.uk
www.aubreytechnicalservices.co.uk

Project:
Land rear of 18 Moor Park Road
Northwood, Middlesex,
HA6 2DN

Drawing title:
Site/Block Plan as Proposed
Biodiversity Masterplan

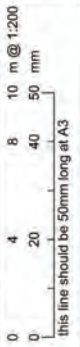
Date:	Scale:	Drawing No:	Revisions:
Mar 25	1:200 @ A3	L1233/19	Rev. -



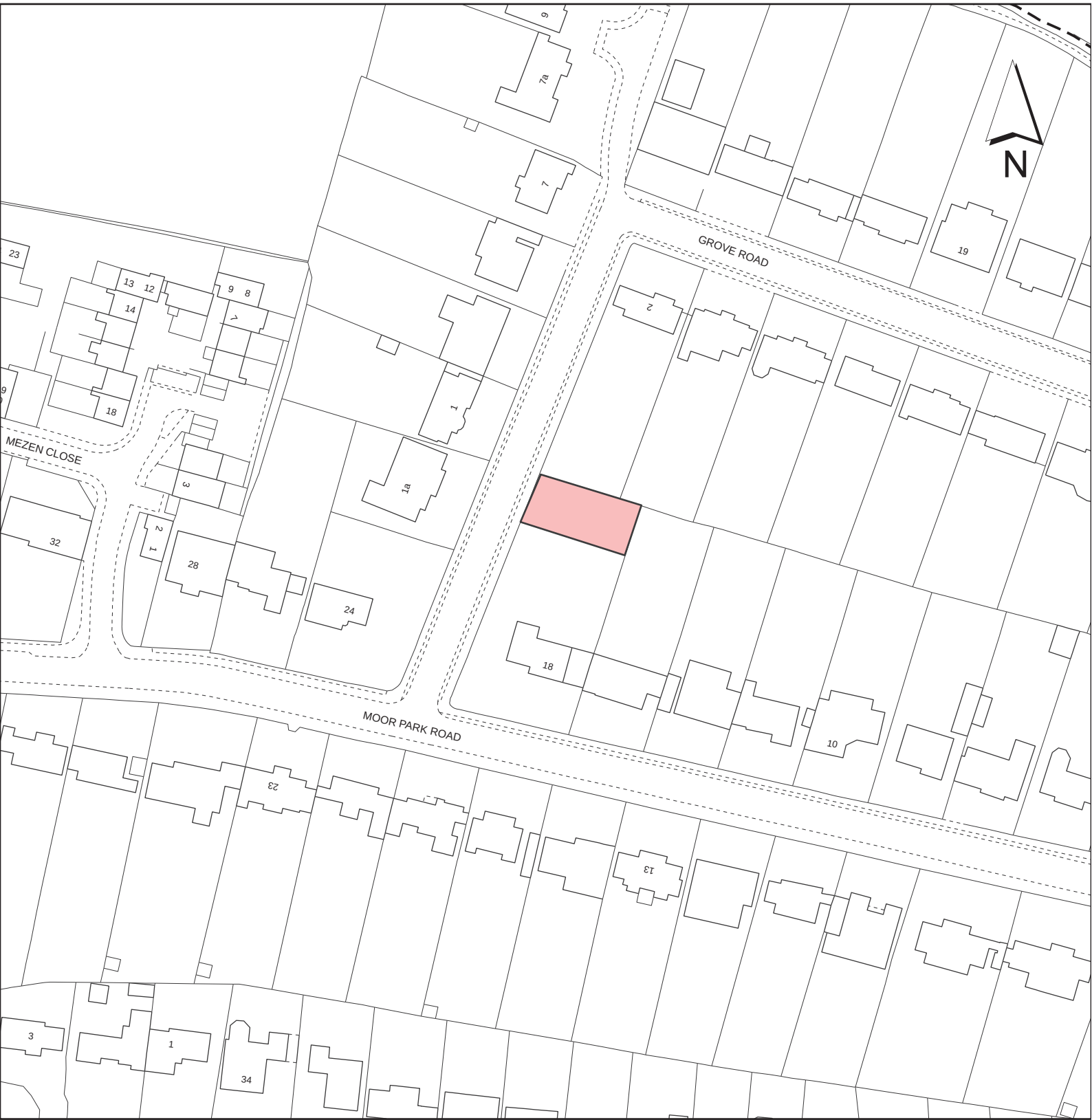
- LEGEND**
- S1 = Unidentified
 - S2 = Privet
 - S3 = Cherry Laurel (repositioned)
 - S4 = Dogwood
 - S5 = Laurel
 - S7 = Elderflower (removed)
 - S8 = Pampas Grass (removed)
 - S9 = Japonica (removed)
 - S10 = Ground cover shrubs (new)

- T1 = Cedar
- T2 = Common Ash
- T3 = Prunus
- T4 = West Himalayan Birch
- T5 = Prunus 'Asano' Upright Flowering Cherry (x2 new)
- T6 = Malus 'Butterball' Crabtree (x3 new)

- H1 = Mixed native hedging (removed)
- H2 = Privet hedge
- H3 = Mixed native hedging (2x new)



PROPOSED



KEY :	ADDRESS :		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION CIVIC CENTRE, UXBRIDGE, UB8 1UW
Site Boundary	LAND TO THE REAR OF 18 MOOR PARK ROAD		
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	PLANNING COMMITTEE :	DATE : November 2025	

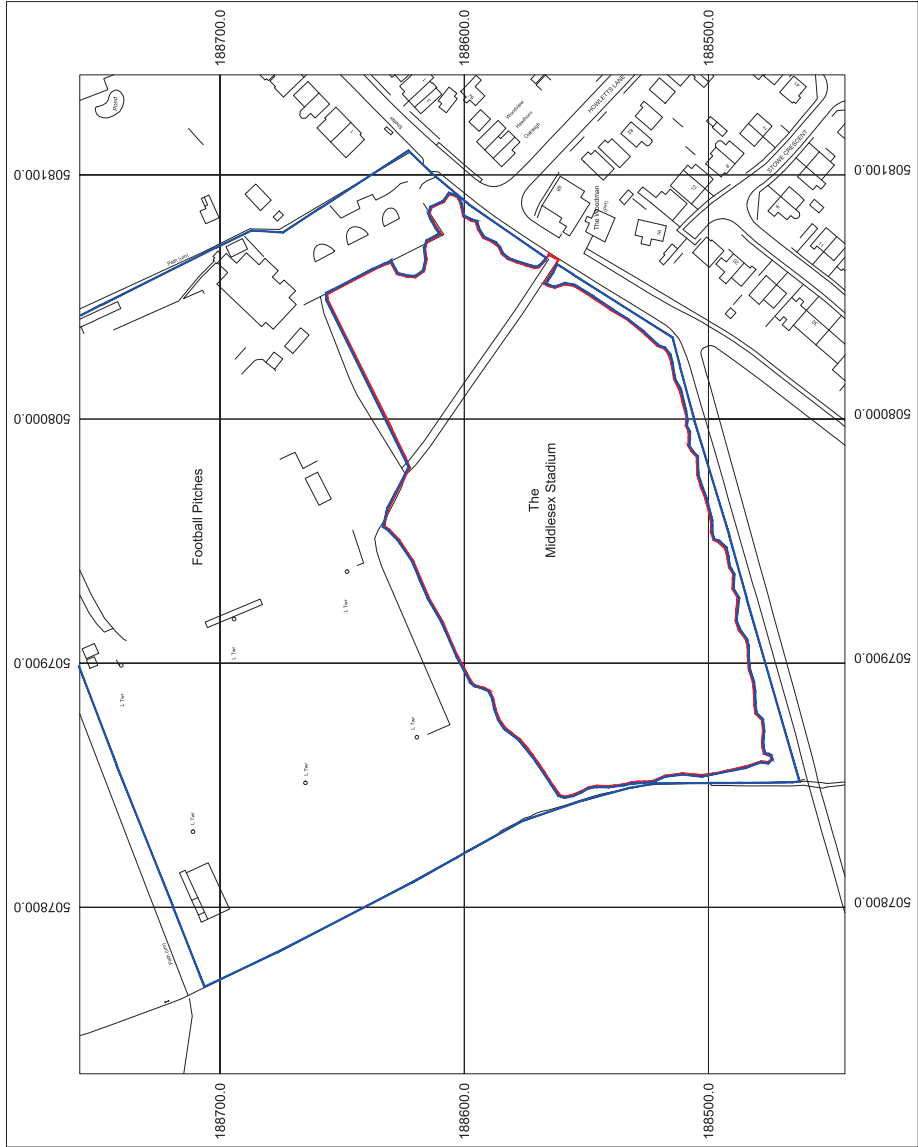
Report of the Head of Development Management and Building Control

Address: CLUB HOUSE, MIDDLESEX STADIUM BREAKSPEAR ROAD

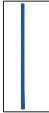
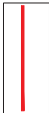
Development: Construction of natural grass football pitches using imported soils approved for use by the Environment Agency. Proposals include rainwater harvesting scheme, extensive planting and habitat creation.

LBH Ref Nos: 17942/APP/2024/2874

Stanfords Planning Map Data

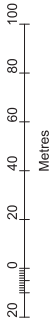


Production Date: 04 January 2024
Top Left: 507731.802 188757.451 Bottom Right: 508140.967 188444.119
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Application Boundary Line

Other Land Owned By The Applicant



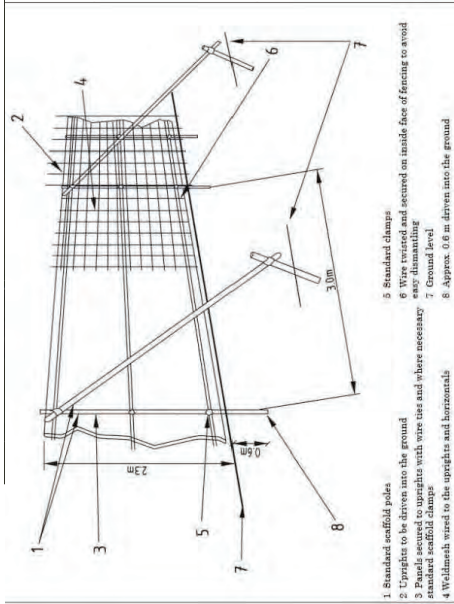
Project Name: Middlesex Stadium (Formerly Hillingdon Borough Football Club)	Drawn By: DW	Approved By: BW	Revision: A
Drawing Name: Application Boundary Plan	Scale: 1:1000 @ A1	Date: 02/09/2024	
Project No: 820	Drawing No: 820.02		



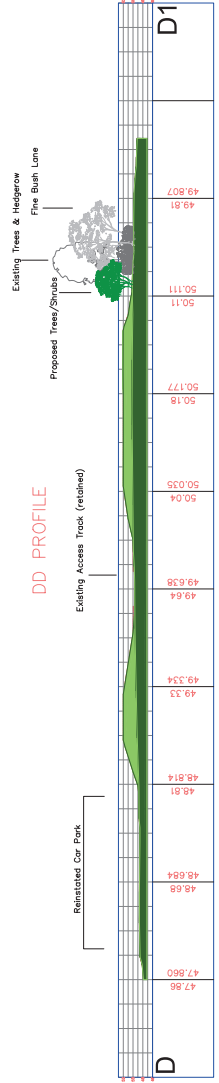
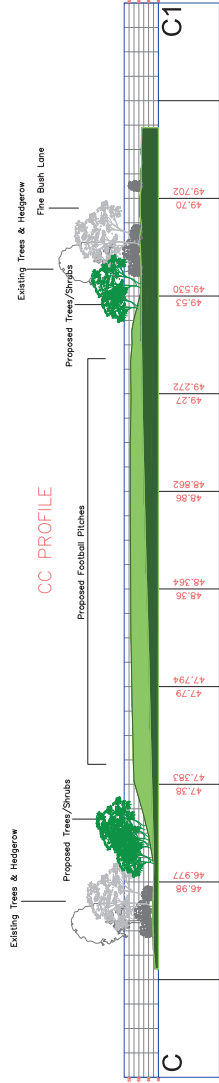
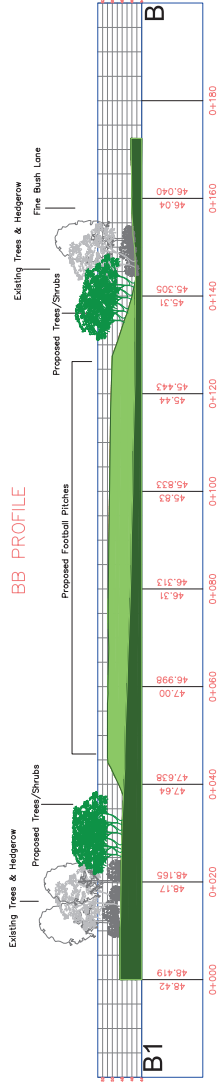
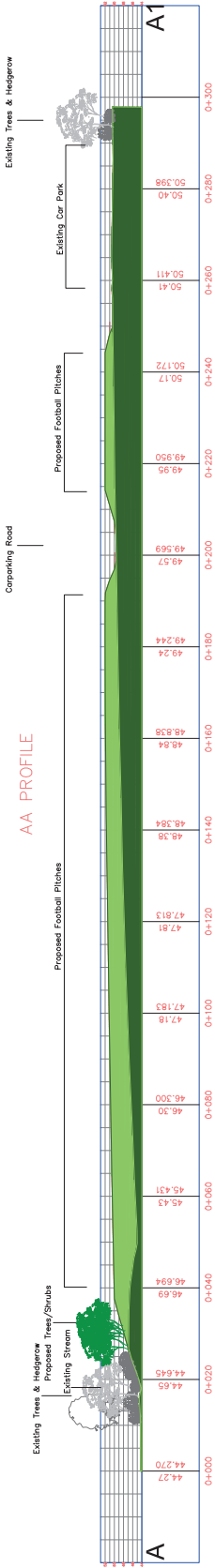


- Application Boundary Line
- Existing Contours (1m intervals)
- Boundary of Proposed Grass Youth Football Pitches
- 8m Buffer Zone From Stream
- Proposed Contours
- Proposed Drainage swale
- Retained vegetation
- Existing Car Park

Project Name: Middlesex Stadium (Formally Hillingdon Borough Football Club)		Drawn By: DW	Approved By: BW	Revision: A
Drawing Name: Proposed Layout And Grading Plan		Scale: 1:500 @ A1	Date: 16/04/2025	Revision: B 16/04/2025 - Slight adjustment to contours in south west corner to remove from Flood zone 3 & stream buffer / Senior Pitch removed / Slight adjustment to pitch locations to allow for Respect zone / runoff strips illustrated
Project No: 820		Drawing No: 820.03 Rev B		

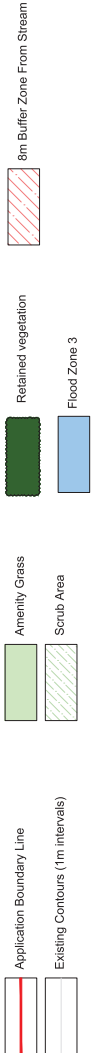


Project Name: Middlesex Stadium (Formerly Hillingdon Borough Football Club)		Drawn By: DW	Approved By: BW	Revision: A
Drawing Name: Tree Protection Plan		Scale: 1:500 @ A1	Date: 16/04/2025	Revision B: 16/04/2025. Senior Pitch removed / Pitch locations slightly adjusted to allow for 'Respect' zone/ runoff strips illustrated
Project No: 820		Drawing No: 820.06 Rev B		



Existing Ground Level

Proposed Ground Level



Project Name: Middlesex Stadium (Formerly Hillingdon Borough Football Club)	Drawn By: DW	Approved By: BW	Revision: Rev A
Drawing Name: Existing Site Details	Scale: 1:500 @ A1	Date: 16/04/2025	Revision: Rev B - 16/04/2025 Flood risk zone & stream buffer added
Project No: 820	Drawing No: 820.01 Rev B		





- Application Boundary Line
- Existing Car Park
- Boundary of Proposed Grass Football Pitches
- Retained vegetation
- Proposed Shrub Planting
- Proposed Wildflower
- Proposed Amenity Grassland

Project Name: Middlesex Stadium (Formerly Hillingdon Borough Football Club)		Drawn By: DW	Approved By: BW	Revision: A
Drawing Name: Proposed Layout Of Youth Pitches		Scale: 1:500 @ A1	Date: 16/04/2025	Revision: B 16/04/2025 - / Senior Pitch removed / Slight adjustment to pitch positions to allow 'Respect zone' / runoff strips illustrated
Project No: 820	Drawing No: 820.08	Rev B		





- 

Application Boundary Line
- 

Proposed Contours
- 

Retained vegetation
- 

Existing Contours (1m intervals)
- 

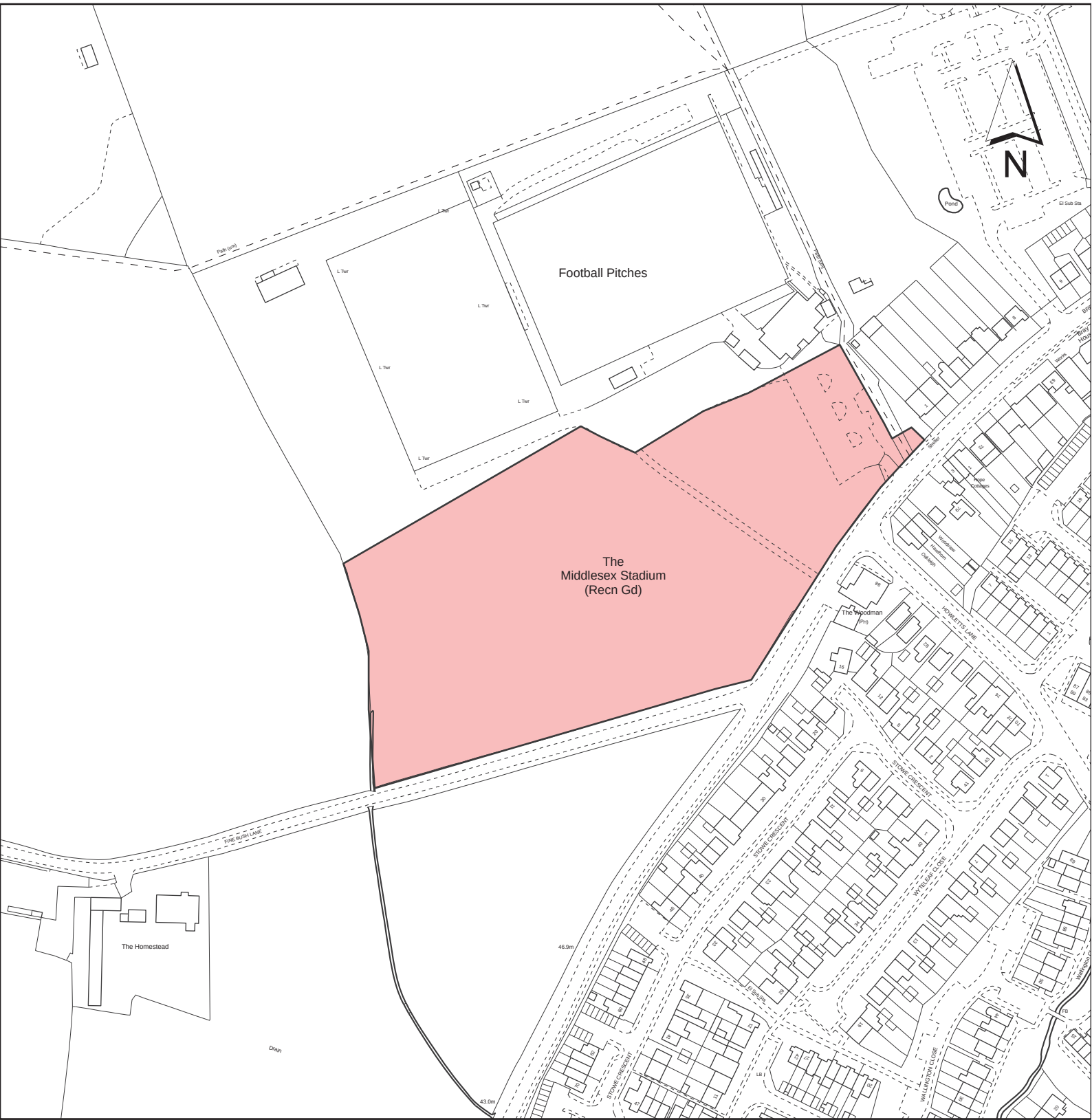
Outline Of Senior Pitch
- 

Proposed Drainage swale
- 

Existing Car Park

Project Name: Middlesex Stadium (Formally Hillingdon Borough Football Club)		Drawn By: DW	Approved By: BW	Revision: A
Drawing Name: Proposed Layout Of Senior Pitch		Scale: 1:500 @ A1	Date: 02/09/2024	
Project No: 820		Drawing No: 820.09		





KEY : Site Boundary	ADDRESS :		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION CIVIC CENTRE, UXBRIDGE, UB8 1UW
	CLUB HOUSE, MIDDLESEX STADIUM, BREAKSPEAR ROAD		
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	PLANNING COMMITTEE :	DATE : November 2025	

Report of the Head of Development Management and Building Control

Address:

UNIT 2 RUISLIP RETAIL PARK VICTORIA ROAD

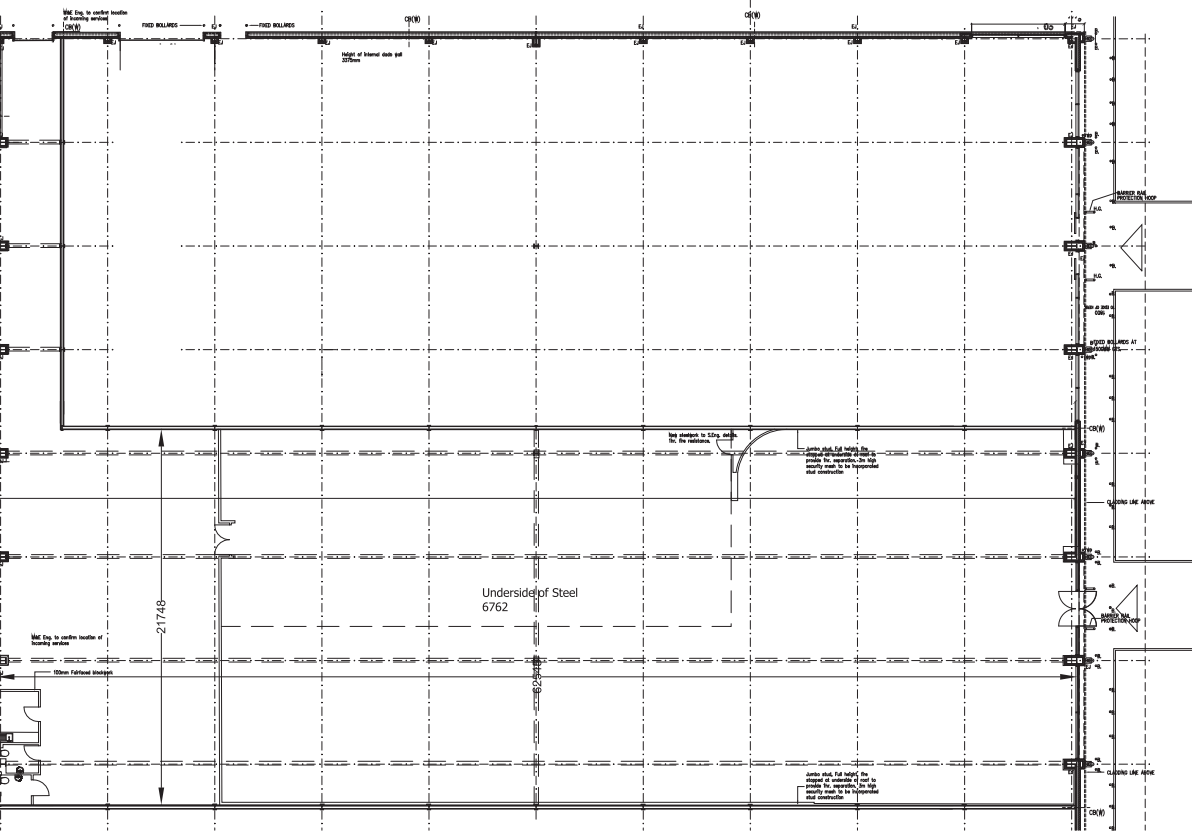
Development:

Installation of an internal mezzanine floor that can be used for Use Class E(a) retail purposes and use of floorspace for an ancillary cafe and back-of-house storage space.

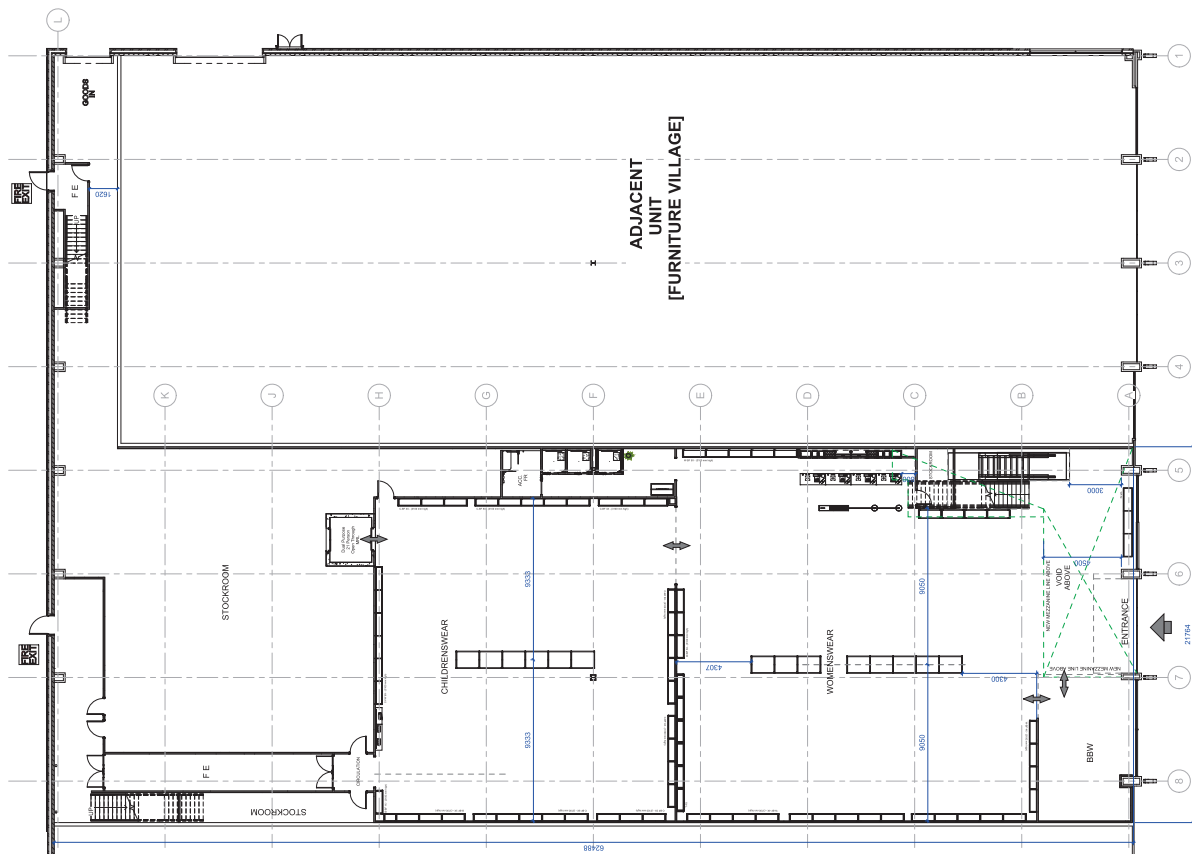
LBH Ref Nos:

43510/APP/2024/3336





EXISTING GROUND FLOOR COPY
1 : 100



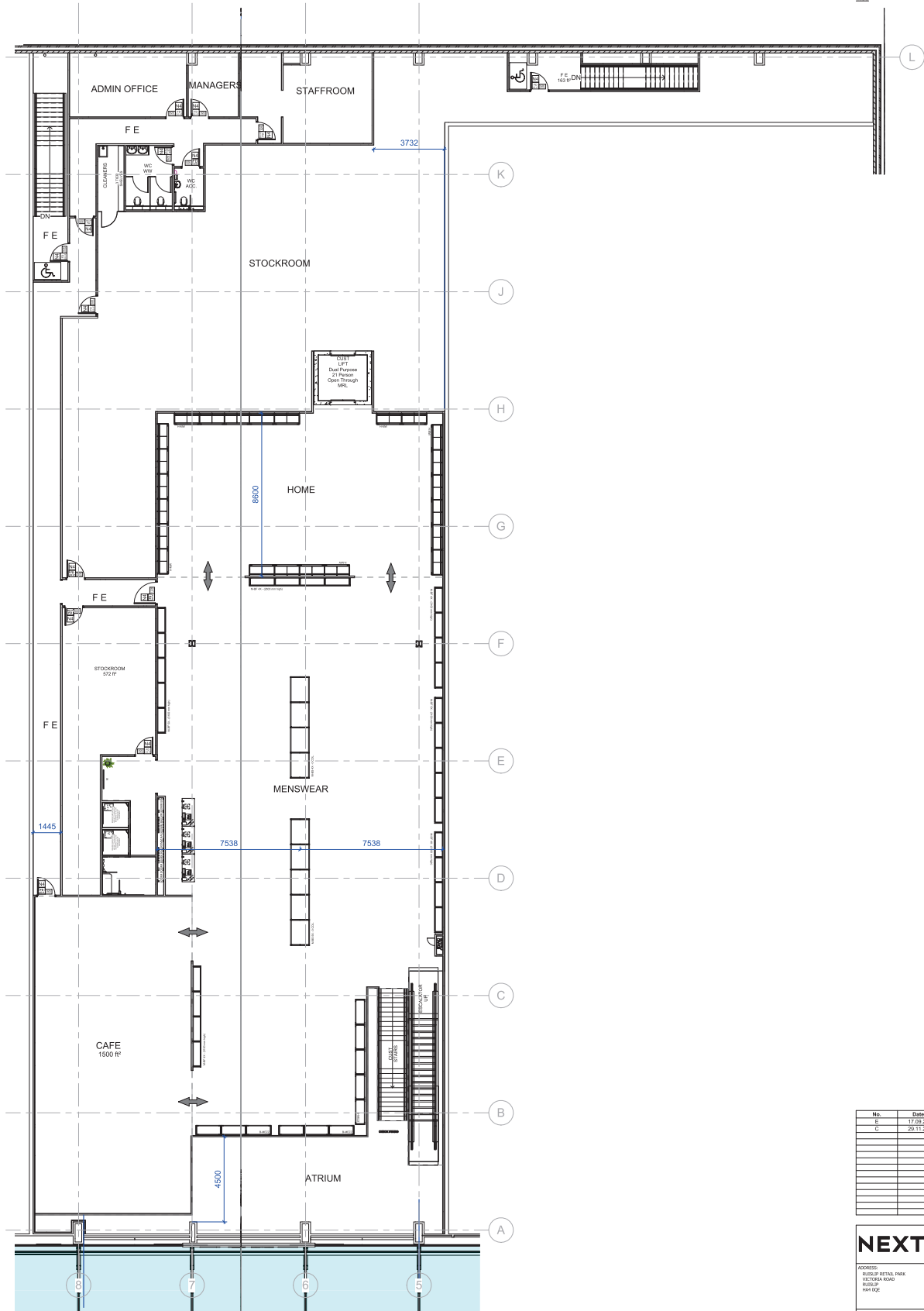
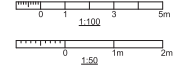
PROPOSED GROUND FLOOR
1 : 100

AREAS IN SQUARE METERAGE

GROSS GROUND FLOOR =	1442.04
GROSS MEZZANINE LEVEL =	1331.58
GROUND RETAIL =	876.35
MEZZANINE REAIL HOME =	131.74
MEZZANINE RETAIL FASHION =	409.43
CAFE =	139.36

DO NOT SCALE FROM PRINT

IF
IN DOUBT ASK



1 PROPOSED FIRST FLOOR

1 : 100

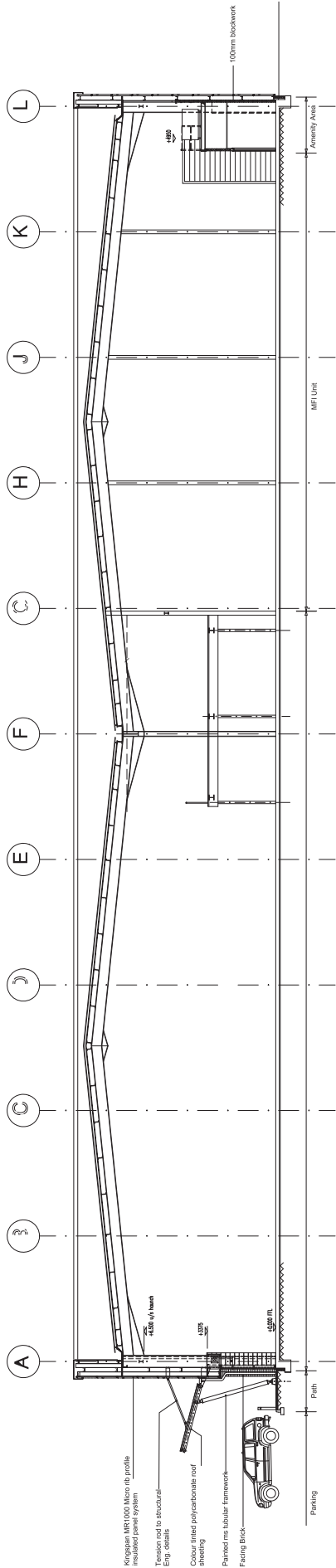
No.	Date	Issued by
1	17.05.25	SA
2	29.11.24	PD

NEXT Shopping Department
Dartford Road
Exeter
EX2 4AT
Tel: +44 (0) 844 944 9988
Fax: +44 (0) 1392 268 1111

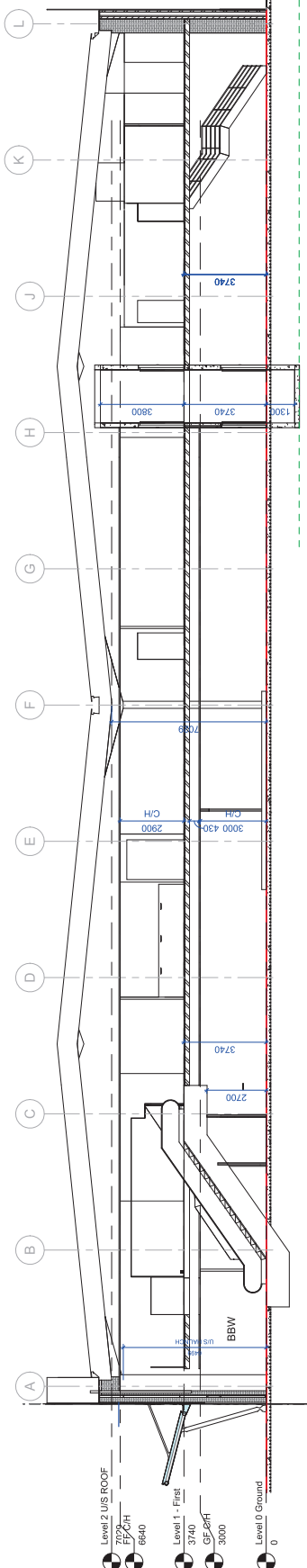
ADDRESS:
BLUESH RETAIL PARK
VICTORIA ROAD
KILCUP
HA 1DE

PROJECT:	NEW STORE
DRAWING TITLE:	PROPOSED FIRST FLOOR PLAN
PROV:	2025
DATE:	17.05.25
BY:	SA
CHECKED BY:	PD
DESIGNED BY:	SA
SCALE:	1:100 @ A1
DATE:	14.11.24
REVISION:	1

DO NOT SCALE FROM PRINT
IF IN DOUBT ASK



EXISTING SECTION AA Copy 1
1:100



PROPOSED SECTION - AA Copy 1
1:100

No.	Date	Revised By	Revised By
1	17.09.25	100	100
2	20.11.24	100	100
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Surrey County Council Planning Department 100 High Street Guildford GU1 1AA Tel: 01483 344 444 Fax: 01483 344 444 Email: planning@surrey.gov.uk	
NEXT	
PROJECT NAME: 100 High Street	
PROJECT ADDRESS: 100 High Street, Guildford, Surrey, GU1 1AA	
PROJECT TYPE: REDEVELOPMENT	
DRAWING TITLE: EXISTING & PROPOSED SECTION AA WITH STAIRS	
DRAWING NO: 100-01	
DATE: 17.09.25	
SCALE: 1:100	
DRAWN BY: 100	
CHECKED BY: 100	
APPROVED BY: 100	
DATE: 17.09.25	



KEY :  Site Boundary	ADDRESS : UNIT 2 RUISLIP RETAIL PARK, VICTORIA ROAD		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION CIVIC CENTRE, UXBIDGE, URB L1W
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	PLANNING COMMITTEE :	DATE : November 2025	 HILLINGDON