



Dale Venn Architects <dalevennarchitects@gmail.com>

5625/APP/2023/937: 1372 UXBRIDGE ROAD HILLINGDON

8 messages

Nicola Taplin <NTaplin@hillingdon.gov.uk>

10 May 2023 at 13:35

To: Dale Venn Architects <dalevennarchitects@gmail.com>

Dear Dale

I refer to the current S73 application at the above site.

I am afraid that I am unable to support the application with a favourable recommendation.

Section 73 of the Town and Country Planning Act (TCPA) 1990 allows for applications to vary or remove conditions associated with a planning permission.

The Planning Practice Guidance (PPG) advises that one of the uses of a Section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. There is no statutory definition of a 'minor material amendment', but the PPG advises that it is likely to include any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

The magnitude of the changes can be sought via a Section 73 application is not specified by the legislation, but the PPG makes clear that, where modifications are fundamental or substantial, a new planning application under Section 70 of the TCPA will need to be submitted.

The proposal would result in an amendment to the description of development of the original planning permission.

The recent Court of Appeal ruling (Finney vs Welsh Ministers) held that for Section 73 submissions, a local planning authority is considering the conditions attached to the planning permission itself, but it has no power to amend the description of development when granting an approval under Section 73 of the Town and Country Planning Act 1990.

In light of the above conclusion, it would be inappropriate to consider the planning merits of the proposed modified scheme. Instead, a planning application under Section 70 should be submitted for consideration by the local planning authority in the first instance, in accordance with the advice contained within the PPG.

Please could you advise whether you would like to proceed to a decision or whether you would like to withdraw this application?

I look forward to hearing from you

Regards

Nicola

Nicola Taplin BA (Hons) Dip TP MRTPI
Planning Officer – Central & South
Residents Services
London Borough of Hillingdon
Civic Centre (3N/02)
Uxbridge
UB8 1UW

(E-mail) ntaplin@hillington.gov.uk

(Tel: 01895 250 230)

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.



Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

Dale Venn Architects <dalevennarchitects@gmail.com>

10 May 2023 at 14:02

To: Nicola Taplin <NTaplin@hillington.gov.uk>

Cc: Chris Hill <topline-fab@btconnect.com>

Hi Nicola,

Thank you for your email.

We will discuss this with our client and will get back to you later this week.

Regards

Lukasz

DALE VENN ARCHITECTS

High House, Harlington Road,
Hillingdon, Middlesex. UB8 3HX.

Tel: 01895 237345

www.dalevennarchitects.com

[Quoted text hidden]

Dale Venn Architects <dalevennarchitects@gmail.com>

12 May 2023 at 19:02

To: Nicola Taplin <NTaplin@hillington.gov.uk>

Cc: Chris Hill <topline-fab@btconnect.com>

Hi Nicola,

We amended the plans and application form so the description is not changed.
We submitted the amendment through the Planning Portal.

Please see attached copy of the drawing and application form.

We hope that now you can process this application.

Kind Regards

Lukasz

DALE VENN ARCHITECTS

High House, Harlington Road,
Hillingdon, Middlesex. UB8 3HX.
Tel: 01895 237345
www.dalevennarchitects.com

[Quoted text hidden]

2 attachments



ApplicationForm.pdf
299K



4971-9C PROPOSED PLANS.pdf
368K

Nicola Taplin <NTaplin@hillingdon.gov.uk>
To: Dale Venn Architects <dalevennarchitects@gmail.com>

16 May 2023 at 16:58

Thank you

I will need to re-consult all parties on the amendments (14 days). Please could I secure your agreement to an extension of time until 9 June 2023 to enable the consultation and for the decision to be issued?

I look forward to hearing from you

Regards

Nicola

Nicola Taplin BA (Hons) Dip TP MRTPI
Planning Officer – Central & South
Residents Services
London Borough of Hillingdon
Civic Centre (3N/02)
Uxbridge
UB8 1UW
(E-mail) ntaplin@hillingdon.gov.uk
(Tel: 01895 250 230)

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.



From: Dale Venn Architects <dalevennarchitects@gmail.com>
Sent: 12 May 2023 19:02
To: Nicola Taplin <NTaplin@Hillingdon.Gov.UK>
Cc: Chris Hill <topline-fab@btconnect.com>
Subject: Re: 5625/APP/2023/937: [1372 UXBRIDGE ROAD HILLINGDON](#)

[Quoted text hidden]

Dale Venn Architects <dalevennarchitects@gmail.com>
To: Chris Hill <topline-fab@btconnect.com>

17 May 2023 at 10:54

FYI
[Quoted text hidden]

4 attachments



Outlook-r5iewy0x.png
13K



Outlook-vuky01cb.png
13K



Outlook-r5iewy0x.png
13K



Outlook-vuky01cb.png
13K

Dale Venn Architects <dalevennarchitects@gmail.com>
To: Nicola Taplin <NTaplin@hillingdon.gov.uk>
Cc: Chris Hill <topline-fab@btconnect.com>

17 May 2023 at 11:23

Dear Nicola,

Thank you for your email.
We agree to an extension of time until 9th June 2023.

Kind Regards
Lukasz

DALE VENN ARCHITECTS
High House, Harlington Road,
Hillingdon, Middlesex. UB8 3HX.
Tel: 01895 237345