



The Owner And/Or The Occupier

.

13th March 2025

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78

SITE:	PADDINGTON PACKET BOAT PUBLIC HOUSE HIGH ROAD COWLEY UXBRIDGE
DEVELOPMENT:	Variation of Condition 2 (Accordance with Approved Plans) of planning permission ref. 1058/APP/2021/3423, dated 08-09-2023 (Demolition of the public house (Sui Generis) and erection of purpose-built student accommodation (Sui Generis) and associated common areas and facilities, landscaping, amenity space, bicycle and motorcycle parking, and refuse storage) to make design changes, remove affordable student accommodation from the development and replace it with market rent student accommodation.
Application Ref:	1058/APP/2024/1013
Appeal Ref:	10252
Appellant's Name:	Paddington Packet Boat Developments Ltd.
Planning Inspectorate Reference:	APP/R5510/W/25/3360212
Appeal Starting Date:	6th March 2025

I refer to the above details. An appeal has been made to the Secretary of State against the decision of London Borough of Hillingdon to refuse to grant planning permission

The appeal will be determined on the basis of a **hearing**. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended.

Development Management
Directorate of Central Services
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>

If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
Room 3E
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received within 5 weeks of the above starting date. You should ensure that any representations are received by the Planning Inspectorate by **10th April 2025**. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the inspectorate when determining the appeal.

The appeal documents are available for inspection on our website at www.hillingdon.gov.uk/planning

You can get a copy of one of the Planning Inspectorate's "Guide to Taking Part in Planning Appeals" booklets free of charge from GOV.UK at:
www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal or from us

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Yours faithfully
Michael Briginshaw
Deputy Team Leader