

Gordon Achiri
37 Chartham Road
London
SE25 4HN

The Planning Inspectorate
3/02 Kite Wing, Temple Quay House,
2 The Square, Temple Quay,
Bristol,
BS1 6PN

31/07/2025

Dear Sir / Madam,

Town and Country Planning Act 1990

Appeal by Gordon Achiri

Site Address: 49A Chiltern View Road, Hillingdon, Uxbridge, Hillingdon, UB8 2PF

Below are our comments on the points raised by the local planning authority on their list of suggested conditions for the above appeal.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

No further development/major renovation is being undertaken just a change of occupancy / households. The property have an existing HMO licence C4 use Class for our property at 49A Chiltern View Road,Uxbridge.UB8 2PF; a detached property build on a 163Sq. meters plot located in Uxbridge.

The floor plan drawing provided shows the original permitted designed and construction of the property which will not be altered in any way neither internally nor eternally was designed and build in such a way that it could support the use class C4 and C2 if needed.

The LONDON BOROUGH OF HILLINGDON the 'Council' in issuing the HMO licence for the property known as **49a Chiltern View Road, Uxbridge, UB8 2PF** Stated thus:

The Council is of the opinion that the following matters have been satisfied:

- The house is reasonably suitable for occupation by not more than the maximum number of households or persons (5), or that it can be made so suitable by the imposition of conditions as detailed in the attached proposed licence.
- The proposed licence holder is a fit and proper person.

- The proposed licence holder is the most appropriate person to be the licence holder of the house.
- The proposed manager is [the person having control of the house] [a person who is an agent or employee of the person having control of the house].
- The proposed manager is a fit and proper person and
- The proposed management arrangements for the house are otherwise satisfactory

We intend to use the property with No external and No internal changes to the original structure of the property simply to change the occupants so as to provide a decent home to 3 children ages ranging from 8 years to 16years (children's homes) and would like to request for a permission from planning for the proposed use as they would fall within the C2 use class.

The property will be a family-like home for three looked-after young people aimed at safeguarding and promoting the welfare of these children, through providing a high-quality home care and excellent standards of care for looked after young people in an environment that enhances their mental wellbeing and development, which they deserve.

We believe there is potential and gifts in every young person with the right support and a beautiful home , we can bring it to light and empower the young person to used it to influence the community in a positive way.

This statement aims to demonstrate compliance with planning policies and support the application for permission to change the use class from C4 use class to C2 use class and that there should be no condition that the development to which it relates must be begun not later than an expiration date rather to be granted with no further delay.

The urgent need for the granting of a permission to change the use of the property is because:

1. Existing HMO licence to property in place;
2. No development / structural change to the property neither internally nor externally- just change of residential occupants/household class;
3. Deadline imposed by Ofsted for planning permission of the 20th August 2025 to complete registration;
4. Potential Financial detriment to us if permission is delayed.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Site Location Plan TQRQM25065121524525, Floor Plans MA60/020/001A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

No Development / major renovation is undertaken as the original permitted designed and construction of the property will not be altered in any way neither externally nor internally, all things will remain the same as the original permitted plan.

This is an application of change of occupants/households of the property not a developmental change.

3. Notwithstanding the provisions of the Town & Country Planning (Use Classes)

Order 1987 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders revoking and re-enacting either of these orders with or without modification), the building shall be used only for the purpose of a Children's Care Home and for no other purpose including any other purpose within Use Class C2 of the Town and Country Planning Use Classes Order 1987 (as amended).

REASON

To enable the Local Planning Authority to retain control over the use so as to ensure that it complies with Policies DMHB 8, DMHB 11, DMT 1, DMT 2 and DMT

6 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) and Policy D13 of The London Plan (2021).

We confirm that the building shall be used only for the purpose of a Children's Care Home and for no other purpose including any other purpose within Use Class C2 of the Town and Country Planning Use Classes Order 1987 (as amended).

Ofsted and Care Quality Commission are eagerly awaiting the approval of the permission to use the property as a Residential Care Home for Children to complete its registration as per the email submitted to the inspectorate on the 23rd of July 2025 with deadline from Ofsted.

4. Prior to occupation of the development hereby permitted, 1 'active' and 1 'passive' electric vehicle charging points and 1 secure and accessible cycle parking space shall be provided and retained in perpetuity.

REASON

To ensure the provision of adequate facilities and promote sustainable modes of transport in accordance with Policies T5 and T6 of the London Plan (2021).

The planning permission requested doesn't involve any Residential development /major renovation to be undertaken and it is not;

- Not a new home, the change of use doesn't include any associated parking which requires an EV chargepoint.
- There is no major renovation undertaken on the residential buildings which will have more than 10 parking spaces that requires at least one EV chargepoint per dwelling with associated parking, along with cable routes in all spaces without chargepoints.

The occupants do not own any EV vehicles that requires an active charging points or functional charging stations that can be used immediately by EV owners.

Site analysis:

No changes to the original site structure and design

Compliance with the original planning policies:

No changes to the original permitted planning which is compliant with all planning policies.

Sustainability and Energy Efficient:

No changes to the original permitted planning which is sustainable and energy efficient

Access and infrastructure:

No changes to the original permitted planning

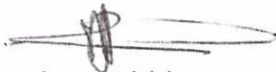
Conclusion:

49A Chiltern View Road, Uxbridge, UB8 2PF has an existing permit from planning to be rented out to 5 separate families under use class C4, we are requesting for an authorisation to change the occupancy type to use the property to provide a home to 3 separate looked after children in care in a family home as a children's home.

We believe that the change of use from use class C4 to use class C2 with neither any external nor internal alterations to the original plan should be compliant as before to all planning policies and procedures.

Our aim is just to give a home from home and care to vulnerable young children so they can have an opportunity, support and love needed to enable them to grow within our community and hopefully contribute positively to our community with their talents and gifts in the future.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Gordon Achiri', with a horizontal line drawn through it.

Gordon Achiri