

Appeal 6003983

Submitted on 21 January 2026.

Before you start

Local planning authority	London Borough of Hillingdon
Appeal type	Full planning
Decision date	31 October 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Raj Pandher
Contact details	Sophie King Bell Cornwell LLP
What is your phone number?	01256382033
What is the address of the appeal site?	58 A Station Road Hillingdon UB3 4DF
What is the area of the appeal site?	175 m ²
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Access for inspection	Yes The site is located to the rear of the terrace.
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	69395/APP/2025/797
What date did you submit your application?	20 March 2025
Was your application for a major or minor development?	Minor development

Was your application about any of the following?	Dwellings
Enter the description of development that you submitted in your application	Development of a flat at First and Second floors above ground floor commercial activity.
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
How would you prefer us to decide your appeal?	Written representations
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form.pdf (/document/38ba6fe4-b33d-4bce-a778-2b60c901bde4)
Agreement to change the description of development	Decision Notice.pdf (/document/00228864-776d-4f96-a97a-960071b8bb7a)
Decision letter	Decision Notice.pdf (/document/071b213a-7f74-4db0-88d9-24f4bd81f2a4)
Do you plan to submit a planning obligation to support your appeal?	No
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Appendix B - Officer Report.pdf (/document/ed5bb82f-1307-43b4-896a-0846d79e1111) Appendix D - 2019 Photo .pdf (/document/4319c167-19a5-4be4-be59-4c28651cf03e) Appendix C - Decision Notice and Drawings.pdf (/document/2d9e1c2c-c0c2-4583-83f9-507b351314ad) 6366 - Appeal Statement - 58A Station Road.pdf (/document/c13c662d-ae7d-4a55-8988-7d29d3ec7d2d) Appendix D - 2003 Photo.pdf (/document/d5db8af6-ec43-4af6-bea7-81fd232b9e2f) Appendix A - Decision Notice.pdf (/document/6ade9507-cfde-4df8-aefa-8ba0112aca47) Appendix D - 2015 Photo .pdf (/document/74792f12-2f2b-46b0-84a5-d12e27d2942d) Appendix D - 2025 Photo .pdf

Do you want to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	No
Plans, drawings and supporting documents	Existing and Proposed Elevations 005a.pdf (/document/eb170a37-08f1-48c6-88cd-04e3b42ea199) Existing and Proposed Elevations (Street Scene Scale) 006.pdf (/document/ba0eddf4-086a-4d7d-8e5f-221f280ee045) Daylight and Sunlight Impact Assessment.pdf (/document/50ed8a86-3c2d-4ab5-8397-262aecc7e663) Fire Strategy.pdf (/document/df15bbf6-7a95-44d5-b48b-46280588229a) Existing and Proposed Elevations (Street Scene Scale) 007.pdf (/document/7f22b8fc-0ae6-43d9-814d-6aa3109b45e4) Location Plan.pdf (/document/7bff3866-de21-4976-b05a-6df4e5fea00d) Fire Strategy Plan.pdf (/document/11a8ce18-c098-4251-b7cc-71e84131ddc4) Existing and Proposed Plans 003c.pdf (/document/190638d1-1436-4aeb-a852-9d68b0e27407) Photos .pdf (/document/a961bcf6-b5ec-4aae-a557-d27b5db4232c) Existing and Proposed Elevations 004a.pdf (/document/d526fa4f-e1ad-4f31-bc8d-e41a4661b5e7)
Do you have any new plans or drawings that support your appeal?	Yes
New plans or drawings	Existing and Proposed Plans 003d.pdf (/document/b2a6f980-2659-4ef2-b341-3473d2459f0d)
Do you have any other new documents that support your appeal?	No