

Appeal 6003983

Appeal questionnaire

Submitted on 9 February 2026.

Appeal type	Full planning
Appeal site	58 A Station Road, Hillingdon, UB3 4DF
Agent contact details	Sophie King sking@bell-cornwell.co.uk 01256382033
Application number	69395/APP/2025/797

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	No
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
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Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

Who was notified	Consultation list.pdf (/document/756f10d2-af87-4020-92a2-a41170b4d8ba)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation letter.pdf (/document/ca0e2788-5994-48ce-bfb7-c8ec84e9a40a)
Appeal notification letter	Notification Letter.pdf (/document/1eff6d6a-2a76-48d0-a49b-1e9cc4732d83) Consultation list.pdf (/document/afa3ad2c-bd99-43f4-8458-84f0e07277f4)

Consultation responses and representations

Statutory consultees	Yes Canal & River Trust.
Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	CCEM-124135.pdf (/document/3bc1e892-bb06-4142-9647-8e5de8f3a63d) CCEM-124135-Response CRTR-PLAN-2025-44013.pdf (/document/1cc952f4-c042-40a4-83bd-a47e422d86f8)
Representations from other parties	Yes
Upload representations from other parties	EREPMEMO-69395 APP 2025 797-MDI-20250530-16521228764.pdf (/document/9920c5cf-6c6d-4b99-9664-1105968ced6d) EREPMEMO-69395 APP 2025 797-LAN-20250611-10421231882.pdf (/document/ee66d53b-9123-46f3-b63a-1e19bff672bf) EREPMEMO-69395 APP 2025 797-KTO-20250519-13361225890.pdf (/document/d2ab6a9d-a455-4eee-b753-29e19093eba8) CRS47003 69395-APP-2025-797 - 58A STATION ROAD, HAYES, UB3 4DF.pdf (/document/0bae17d1-301c-40f3-8bad-34492f8a1495) EREPMEMO-69395 APP 2025 797-KTO-20250616-11001233446.pdf (/document/14bd31b1-ac14-49a9-ae17-

[573d526e60bc\)](#)
[EREPMEMO-69395 APP 2025 797-KTO-20250616-11001233449.pdf](#)
[\(/document/60b223b3-f900-463a-9230-be5ba2490fd1\)](#)
[EREPMEMO-69395 APP 2025 797-KTO-20250616-11001233437.pdf](#)
[\(/document/ffb14056-5e37-4cd0-870a-f6998e00d090\)](#)

Planning officer's report and supporting documents

Upload planning officer's report

[Officer Report.pdf \(/document/b52f7f32-1454-4dee-b2fb-53af224184ce\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[London Plan 2021 Policies D1 - D7.pdf \(/document/bb9cd65a-c91f-43de-8f8e-11330f6c4a4b\)](#)
[Adopted DMHB18.pdf \(/document/525a4c52-785c-4832-8db8-15e14d2b8823\)](#)
[Front Cover & Contents - Local Plan Part 2 Development Management Policies.pdf \(/document/57c3ae74-e1c8-4303-bed3-41fb0ce96c45\)](#)
[Front Cover and Contents - Local Plan Part 1.pdf \(/document/d9e50fbe-c33c-42b8-a0a6-5a3db7f65ac8\)](#)
[Adopted DMHB11 - DMHB12.pdf \(/document/9b42f64f-3da4-42b3-bde3-8cc4b364b859\)](#)
[London Plan 2021 Front Cover.pdf \(/document/302572dd-a5e7-462d-9f3f-9b370d02c0bd\)](#)
[National Planning Policy Framework December 2024.pdf \(/document/7e6e0f9d-c3f9-4122-9687-b24fc1cacaca\)](#)
[Policy BE1.pdf \(/document/63be2078-6849-4e2e-9aa5-dac4157cae21\)](#)

Emerging plans

No

Do you have any other relevant policies?

No

Supplementary planning documents

No

Community infrastructure levy

Yes

Upload your community infrastructure levy

[Adopted CIL Charging Schedule 2014.pdf \(/document/8aa7b82d-8835-4897-a4ca-529b7da594d9\)](#)

Community infrastructure levy formally adopted

Yes

Site access

Access for inspection

Yes

To view all the appeal site.

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risksNo

Appeal process

Procedure type

Written representations

Appeals near the site

No

Extra conditions

Yes

To follow with Statement of Case.
