

Appeal 6006532

Appeal questionnaire

Submitted on 25 March 2026.

Appeal type	Full planning
Appeal site	34 Pepys Close, Ickenham, UB10 8NY
Appellant contact details	James Tupman [REDACTED] [REDACTED]
Application number	79176/APP/2025/2905

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	Yes
Conservation area map and guidance	Ickenham Village Conservation Area.pdf (/document/78c1b434-2a79-4c80-ae43-695387bd2073)
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	Yes
Tree Preservation Order extent	TPO 5 Schedule.pdf (/document/d74a9589-4879-4ab6-9005-985683edb0a2) TPO 5 Map.pdf (/document/40c2d6c0-8cf3-4670-be05-c671a746e7ee)
Gypsy or Traveller	No

Public right of way	No
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Environmental impact assessment

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

Notifying relevant parties

Who was notified	Consultation list.pdf (/document/73c8c5b6-ad7c-4021-811a-1d1d8a2233b7)
Type of notification	Letters or emails to interested parties An advert in the local press
Letter sent to neighbours	Consultation letter.pdf (/document/0edb0cb5-5ff7-4032-9324-8d6db6fe5085)
Uploaded press advert	WLG 3 12 25 (3).pdf (/document/eff187f6-92d1-4b6e-a749-10d9a8109a1b)
Appeal notification letter	Notification Letter.pdf (/document/fd736955-219d-4648-827a-4f956ce07920) Consultation list.pdf (/document/c02f9e6e-0ed4-48ec-b848-aef7f4f286ba)

Consultation responses and representations

Statutory consultees	No
Responses or standing advice to upload	No
Representations from other parties	Yes
Upload representations from other parties	EREPMEMO-79176 APP 2025 2905-KTO-20251215-09031297362.pdf (/document/b640e229-c825-4397-9b9a-60b8998c820a) EREPMEMO-79176 APP 2025 2905-LGO-20251209-08271295533.pdf (/document/c535a201-b723-4e94-ba7a-67053fe287e1) EREPMEMO-79176 APP 2025 2905-KTO-20251216-07511297748.pdf (/document/6da8a577-ef7a-48bc-a697-81f69a14cdbf) EREPMEMO-79176 APP 2025 2905-KTO-20260129-08491312888.pdf (/document/a5ecd0bd-1c6e-4ea2-abe3-

Planning officer's report and supporting documents

Upload planning officer's report

Not started

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

Yes

Policies from statutory development plan

[Adopted DMHD1.pdf \(/document/0a3ceda5-bd87-4bf4-846d-12a0a8189899\)](#)

[London Plan 2021 Front Cover.pdf \(/document/1b41397b-a656-4519-b38b-49a130d5e9f0\)](#)

[Adopted DMHB11 - DMHB12.pdf \(/document/34f63a3a-2b74-4bc2-bff5-6a9fce9b335a\)](#)

[London Plan 2021 Policies D3 & D4.pdf \(/document/1445640b-314d-4959-85c5-6e62c28bf144\)](#)

[London Plan 2021 Policy HC1.pdf \(/document/0c67eabc-d052-4e40-b3d9-7650d7c84ede\)](#)

[Adopted DMHB1 - DMHB6.pdf \(/document/fa9d512c-2fbf-4bba-8c51-7ad3a1a67521\)](#)

[Front Cover and Contents - Local Plan Part 1.pdf \(/document/7c58c559-cfab-42fa-b960-9dec6c645dd2\)](#)

[Policy HE1.pdf \(/document/3165800f-9021-43b1-b816-abc4188f45ab\)](#)

[Front Cover & Contents - Local Plan Part 2 Development Management Policies.pdf \(/document/a46f394f-374e-4348-b904-d41e85bf589f\)](#)

[Policy BE1.pdf \(/document/ecbc18d2-8891-4910-aea8-fd6c3dbd0045\)](#)

[National Planning Policy Framework December 2024.pdf \(/document/116689de-46ff-41b3-a785-ff3f2dc97744\)](#)

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 \(/document/55bb233e-0110-427e-92d6-dc2d410c6cf4\)](#)

Community infrastructure levy formally adopted

Yes

Date community infrastructure levy adopted

1 August 2014

Site access

Access for inspection

No

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

No

Potential safety risks

Yes

Owner advises pet dog - Labrador.

Appeal process

Procedure type

Written representations

Appeals near the site

No

Extra conditions

Yes

To follow with Statement of Case.