

Appeal 6014048

Appeal details

Appeal type	Planning
Appeal procedure	Written
Appeal site	49 Gledwood Avenue, Hayes, UB4 0AW
Agent contact details	Sammy Chan info@ops-surveyors.co.uk
Application number	64670/APP/2026/249

Before you start

Which local planning authority (LPA) do you want to appeal against?	London Borough of Hillingdon
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What is your appeal about?	Full planning
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What date did you submit your application?	28 Jan 2026
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Was your application granted or refused?	Refused
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What is the date on the decision letter from the local planning authority?	20 Mar 2026
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Appellant's appeal

Was the application made in the appellant's name	No
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Applicant's name	Raj Sharma
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Contact details	Sammy Chan OPS Chartered Surveyors
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Phone number	
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Site address	49 Gledwood Avenue Hayes
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What is the area of the appeal site?	256 m ²
Is the site in a green belt	No
Site fully owned	Yes
Will an inspector need to access the land or property?	No
Agricultural holding	No
Site health and safety issues	No
Application reference	64670/APP/2026/249
Was your application about any of the following?	Change of use
Enter the description of development	CHANGE OF USE FROM C3 DWELLINGHOUSE TO (6 BED & 6 PERSONS) C4 HMO WITH NO EXTERNAL ALTERATIONS.
Did the local planning authority change the description of development?	Yes
Preferred procedure	written
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	Yes

Appellant's documents

Application form	ApplicationForm.pdf (/published-document/87d15003-0fc9-4e0f-8b48-c7688a3e9a3b)
Plans, drawings and supporting documents	APPX 7 - OFFICER REPORT.pdf (/published-document/e3269c6f-de02-4cd6-ac67-10105b88fc8b) APPX 6 - CIL Form.pdf (/published-document/9a720806-97bb-4d48-96ef-5b09eecd3ead) APPX 2 - APP DWG REV.1.0 (23.01.26).pdf (/published-document/26665c8b-95a1-4de4-9c25-9249482cbfd4) APPX 4 - Site Supervision Management Plan.pdf (/published-document/49edf7bc-ea83-4c67-8111-92b420deba11) APPX 5 - HMO Register (12.2025).pdf (/published-document/a95d9245-9edf-4a55-a579-b549011eb0e0) document/00b60fea-6ab2-4a20-ad87-b6f1919fd08f)

Separate ownership certificate in application	No
Design and access statement in application	APPX 1- DAS - 49 Gledwood Ave (24.01.26).pdf (/published-document/4f44235a-7277-4597-b8be-5279b7898f8c)
Decision letter	APPX 8 - DECISION NOTICE.pdf (/published-document/98cee21e-9227-4e30-9ce7-8402d5d07080)
Appeal statement	Appeal Statement.pdf (/published-document/89251e34-2200-4590-8483-c51d6da12fff)
New plans or drawings	No
Planning obligation	No
New supporting documents	APPX 21 - LBH Max vs Min Parking Standards.pdf (/published-document/25cebbe1-1ee6-49ae-be88-18e5e7c37790) APPX 10 - 10 Dane Road COSTS Appeal DN 3276106.pdf (/published-document/25b6b527-18ca-4bd1-a355-238199797f8a) APPX 19 - 4 Church Close Appeal DN 3315732.pdf (/published-document/d9bf5095-3b44-4780-9446-48a678117db4) APPX 16 - 95 Harlington Road Appeal DN 3321861.pdf (/published-document/75b0ab25-faca-460e-965c-6b9df846d484) APPX 18 - 218 Nestles Ave Appeal DN 3351583.pdf (/published-document/1c647ee7-bf11-42f9-b3ba-6dec1966e9d1) APPX 13 - 19 PEACHEY LANE.pdf (/published-document/0bfe4181-39bc-4d22-9e4f-74a03324bda8) APPX 20 -4 Rofantt Rd Appeal DN 3351260.pdf (/published-document/54d52ab9-fc3d-418c-bb4e-7c35527dc79d) APPX 17 - 177 STATION ROAD.pdf (/published-document/ac06dabf-3573-4b3e-a36d-9a324d50c810) APPX 12 - 6 Cherry Orchard Appeal DN 6005048.pdf (/published-document/c2a426e1-1ccf-4134-832d-cb7e342f5ff0) APPX 14 - 49 CENTRAL AVENUE.pdf (/published-document/77c6a7b3-4fa4-41a3-b7bd-d87c28ffc61) APPX 15 - 50 St Martins Approach Appeal DN 3296373.pdf (/published-document/a132f1d6-8c62-46e6-b869-e2a269208c3d) APPX 11 - 5 Crossway Appeal DN 3360554.pdf (/published-document/f697f6cd-d1ec-417b-a425-f7d0cd77d2d3)
Evidence of agreement to change description of development	APPX 9 - ACK Letter 05.02.26.pdf (/published-document/ecaadc73-73e7-45a6-a780-d0f695f883ac)
Costs application	Cost Statement.pdf (/published-document/51c779be-7889-4d1b-8b97-84f0110dd9d2)