



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Paddington Packet Boat

Address Line 1

High Road

Address Line 2

Cowley

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB8 2HT

Description of site location must be completed if postcode is not known:

Easting (x)

505518

Northing (y)

181295

Description

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Paddington Packet Boat Developments Ltd.

Address

Address line 1

2-3 Little Burrow

Address line 2

Address line 3

Town/City

Welwyn Garden City

County

Country

Postcode

AL7 4SP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Alicia

Surname

Privett

Company Name

Nexus Planning

Address

Address line 1

Holmes House

Address line 2

4 Pear Place

Address line 3

Town/City

County

Country

United Kingdom

Postcode

SE1 8BT

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of the public house (Sui Generis) and erection of purpose-built student accommodation (Sui Generis) and associated common areas and facilities, landscaping, amenity space, bicycle and motorcycle parking, and refuse storage

Reference number

058/APP/2021/3423

Date of decision (date must be pre-application submission)

08/09/2023

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Minor revisions to comply with Building Regulations.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Proposed condition 2 wording:

The development hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

02-91-100, 02-91-102, 02-91-103, 02-91-104, 02-91-105, 02-91-106, 02-02-101 (Rev. G), 02-03-100 (Rev. J), 02-03-101 (Rev. G), 02-03-102 (Rev. G), 02-03-103 (Rev. H), 02-03-104 (Rev. H), 02-03-105 (Rev. H), 02-02-111 (Rev. D), 02-04-101 (Rev. D), 02-04-102 (Rev. D), 02-05-101 (Rev. H), 02-05-102 (Rev. G), 02-05-103 (Rev. F), 02-05-104 (Rev. G), 02-05-105 (Rev. G), and 02-05-106 (Rev. F).

And the submitted documents, titled:

Marketing Report (August 2021), Marketing Evidence (13-12-21), Marketing Evidence (20-07-22), Student Accommodation Needs (August 2021), Phase 1 Geoenvironmental Desk Study (June 2021), Archaeological Desk-Based Assessment (February 2021), Air Quality Assessment (February 2024), Travel Plan Statement (February 2024), Transport Statement (February 2024), Planning Statement (May 2022), Car Parking Survey (05-04-22) (Ref: VRP1391-01), Daylight and Sunlight Report (June 2022), Daylight and Sunlight Supplementary Statement No. 2 (September 2022), Design and Access Statement (Rev. L) (27-03-24), Noise Break-In Assessment (January 2024), Draft Fire Statement Form (10-06-22) and Energy Statement (March 2024).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

First Name

Alicia

Surname

Privett

Declaration Date

18/04/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Alicia Privett

Date

18/04/2024