



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	<input type="text" value="105"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Coldharbour Lane"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hillingdon"/>
Town/city	<input type="text" value="Hayes"/>
Postcode	<input type="text" value="UB3 3EF"/>

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

Easting (x)	Northing (y)
<input type="text" value="510101"/>	<input type="text" value="180197"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

MA Hayes Ltd t/a Pepe's Piri Piri

Company Name

Address

Address line 1

105 Coldharbour Lane

Address line 2

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB3 3EF

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

-

Surname

Architecture & Interior Design Ltd

Company Name

Architecture & Interior Design Ltd

Address

Address line 1

51

Address line 2

Coleshill Road

Address line 3

Hodge Hill

Town/City

Birmingham

County

Country

Postcode

B36 8DT

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

Change of use from Class E(a) retail to Class E(b) restaurant and ancillary Sui Generis takeaway with new shopfront and extraction canopy to rear.

Reference number

10954/APP/2022/2226

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

12/07/2022

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

Condition number(s)

3

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

18/07/2022

Has the development been completed?

☒ Yes

☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

17/10/2022

Condition(s) - Variation/Removal

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

The opening hours are being extended in response to increased demand from key workers in the NHS, local police, and fire services, as well as from late-night workers and local residents.

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

for longer opening hours 11am - 1am (Sun- Thu), 11am - 2am (Fri and Sat)

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

334-336 Goswell Road

Address Line 2:

Town/City:

London

Postcode:

EC1V 7RP

Date notice served (DD/MM/YYYY):

03/07/2025

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

First Name

Surname

Declaration Date

☒ 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

- Architecture & Interior Design Ltd

Date

03/07/2025