



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 Approval of Details Reserved by Condition

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

23

Suffix

Property Name

Address Line 1

Victoria Avenue

Address Line 2

Address Line 3

Hillingdon

Town/city

Uxbridge

Postcode

UB10 9AH

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

Easting (x)

Northing (y)

507759

184563

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Johal

Company Name

Beaconsfield Enterprise Limited

Address

Address line 1

The Baron, Parsonage Lane

Address line 2

Farnham Common

Address line 3

Town/City

County

Buckinghamshire

Country

Postcode

SL2 3PA

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

mr

First name

Edward

Surname

Seaman

Company Name

ES Architecture Ltd

Address

Address line 1

57 Chester Road

Address line 2

Address line 3

Town/City

Watford

County

Country

Postcode

WD18 0RG

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

Two x 2-storey, 3-bed dwellings with habitable roof space, parking and amenity space and installation of vehicular crossover involving demolition of existing dwelling

Reference number

12211/APP/2020/3220

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

15/12/2020

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

Condition number(s)

3
4
7

Has the development already started?

Yes
 No

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

01/07/2023

Has the development been completed?

Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

20_026_P5REVB: Elevation identifying external materials
20_026_23 Victoria Avenue - Landscape Design
Plant Schedule
Planting Schedule drawing
Specification for planting and cultivation
SUDS Report
Specification for materials Doc A
Specification for materials Doc B
Specification for materials Doc C

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

12211/PRC/2020/145

Date (must be pre-application submission)

18/09/2020

Details of the pre-application advice received

A proposed development on this prominent corner plot would normally be unacceptable in principle due to the proposal: by reason of its siting in an open prominent position, size, scale, bulk, width, proximity to the side boundary and projection forward of the return building line along Richmond Avenue; resulting in the loss of an important gap characteristic to the area leading to a development with a cramped appearance.

However, a similar proposal was submitted in 2018 for the opposite corner site at 21 Victoria Avenue and refused for the reason stated above. This decision was subsequently appealed and the appeal allowed. This appeal decision would be a material consideration when assessing any future planning application. However, significant weight would also be attached to policies of the Hillingdon Local Plan: Part Two - Development Management Policies, which was adopted in January 2020.

The proposal, based on the plans and supporting documents that have been submitted, could not be supported as it would appear to be contrary to the policies of the Hillingdon Local Plan: Part Two - Development Management Policies (2020). In particular, there would be insufficient private amenity space provided for the new dwelling.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Edward Seaman

Date

25/04/2024