

# Planning Statement

Erection of new dwelling with associated parking and landscaping + associated development following demolition of the existing dwelling

Section 73 Application

Variation of Condition 2 (Approved Drawings) of Planning Reference 13583/APP/2025/344

## FEBRUARY 2026

212 Swakeleys Road, Ickenham, Hillingdon, UB10 8AY

## 1.0 INTRODUCTION

- 1.1 This Statement has been prepared in support of a Section 73 application seeking to vary condition 2 of Planning Permission Reference **13583/APP/2025/344** which was approved on 3<sup>rd</sup> June 2025.
- 1.2 The Approved Development comprises the erection of a new dwelling with associated parking and landscaping + associated development following demolition of the existing dwelling (“the Approved Development”) on site at 212 Swakeleys Road, Ickenham, Hillingdon, UB10 8AY (“the Application Site”).
- 1.3 Approval was granted on **3<sup>rd</sup> June 2025** subject to 17 conditions and 7 Informatives, including condition 01 which requires the Approved Development to begin before the expiry of three years from the date of permission, i.e. before 3<sup>rd</sup> June 2028.
- 1.4 This Section 73 application seeks approval for the variation of Condition 2 to enable design changes to be made to the Approved Scheme within the scope of the existing permission.
- 1.5 Condition 2 reads as follows: -
- The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans - A01 P1, A199 P2, A200 P2, A201 P2, A203 P2, A204 P1, A300 P1, A301 P1, A302 P1, A303 P1, A311 P2, LC-2971-01 A and LC-2971-02 A.***
- 1.6 The design changes as proposed are relatively minor, as discussed below, albeit they are material and therefore we are of the opinion that approval is required.

  
**HILLINGDON**  
LONDON

Mr Rob Hughes  
Hughes Town Planning Consultan  
53 Dalby Road  
Melton Mowbray  
LE13 0BG

Application Ref: 13583/APP/2025/344

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**GRANT OF PLANNING PERMISSION**

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:

**Description of development:**  
Erection of new dwelling with associated parking and landscaping following demolition of the existing dwelling.

**Location of development:** 212 Swakeleys Road Ickenham  
**Date of application:** 11th February 2025  
**Plan Numbers:** See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

*R. Johnson*

Head of Development Management and Building Control  
Date: 3rd June 2025

NOTES: (i) Please also see the informatives included in the Schedule of Conditions.  
(ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.  
(iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

PDECSTD (ODS 2022) 13583/APP/2025/344 1 of 11

### ***The Proposed Amendments***

1.7 The following section of this Statement sets out the proposed amendments that we are seeking approval for, including drawing numbers to be replaced. Existing (approved) and proposed (amended) drawing numbers are listed below: -

#### **1.8 Existing (Approved) Drawings**

- A199 Rev P2 - Approved LG (Basement) Plan
- A200 Rev P2 - Approved Site Plan
- A201 Rev P2 - Approved GF Plan
- A203 Rev P2 - Approved FF Plan
- A204 Rev P1 - Approved Roof Plan
- A300 Rev P1 - Approved East (Front) Elevation
- A301 Rev P1 - Approved South (Side) Elevation
- A302 Rev P1 - Approved North (Side) Elevation
- A303 Rev P1 - Approved West (Rear) Elevation

**(9 PLANS IN TOTAL)**

#### **1.9 Proposed (Amended) Drawings**

- A199 Rev P3 - Proposed (Amended) LG (Basement) Plan
- A200 Rev P3 - Proposed (Amended) Site Plan
- A201 Rev P3 - Proposed (Amended) GF Plan
- A203 Rev P3 - Proposed (Amended) FF Plan
- A204 Rev P3 - Proposed (Amended) Roof Plan
- A300 Rev P3 - Proposed (Amended) East (Front) Elevation
- A301 Rev P3 - Proposed (Amended) South (Side) Elevation
- A302 Rev P3 - Proposed (Amended) North (Side) Elevation
- A303 Rev P3 - Proposed (Amended) West (Rear) Elevation

**(9 PLANS IN TOTAL)**

Approval Notice

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

### **GRANT OF PLANNING PERMISSION**

Application Ref: 13583/APP/2025/344

#### **SCHEDULE OF CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### **REASON**

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans;

A01 P1  
A199 P2  
A200 P2  
A201 P2  
A203 P2  
A204 P1  
A300 P1  
A301 P1  
A302 P1  
A303 P1  
A311 P2  
LC-2971-01 A  
LC-2971-02 A

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

- 3 Notwithstanding the submitted details, no development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 4 Prior to development commencing, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iv) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of

PDECSTD (ODB 2022)

13583/APP/2025/344

2 of 11

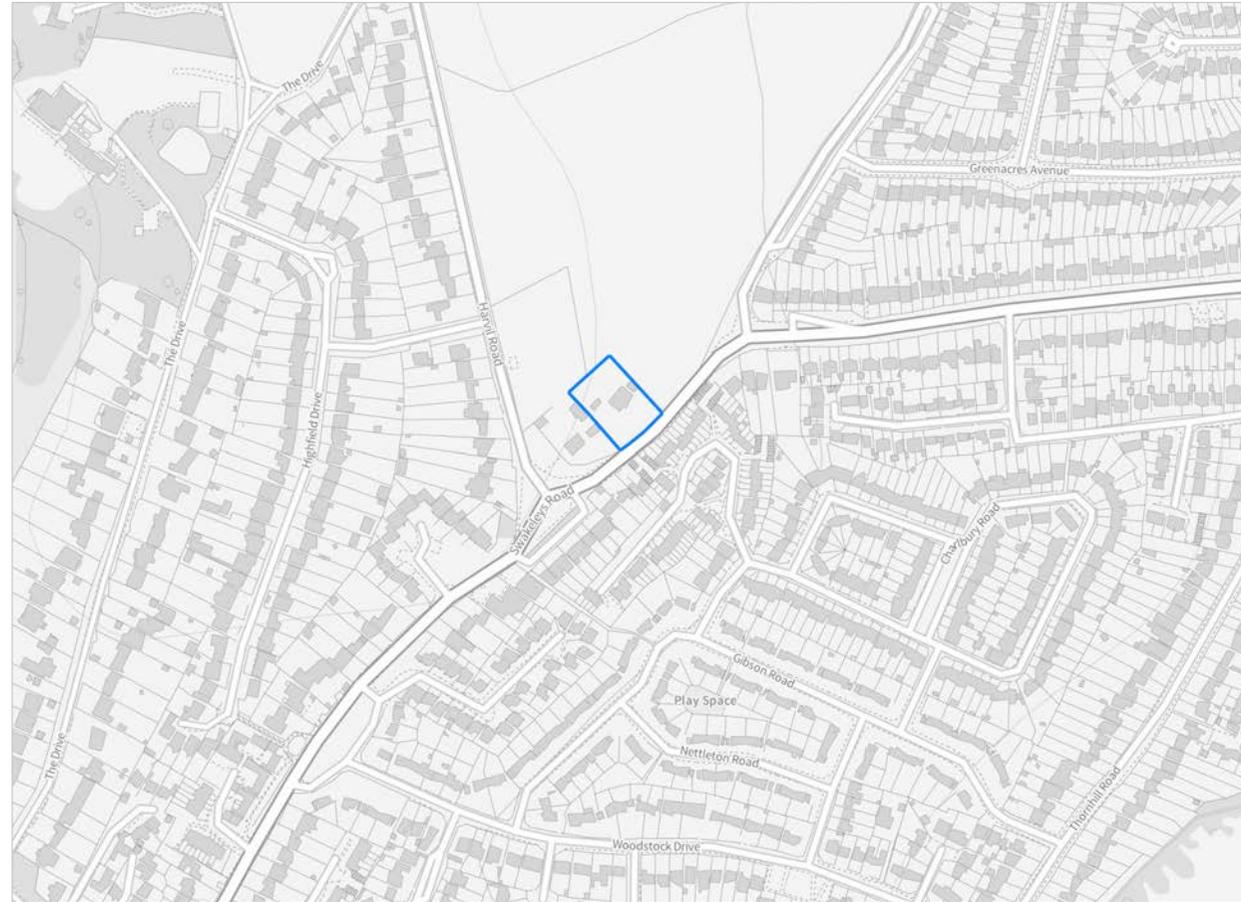
## 2.0 SITE

### *Administrative Context*

- 2.1 The Application Site lies within the administrative jurisdiction of **London Borough of Hillingdon** which is the relevant Local Planning Authority (LPA) for the purposes of an application for planning permission for residential development in this area.

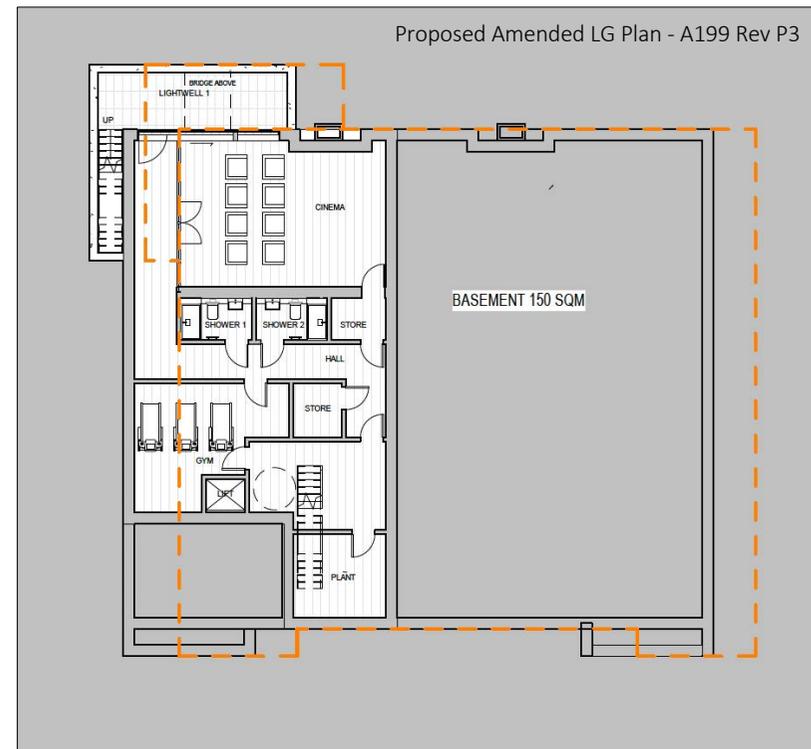
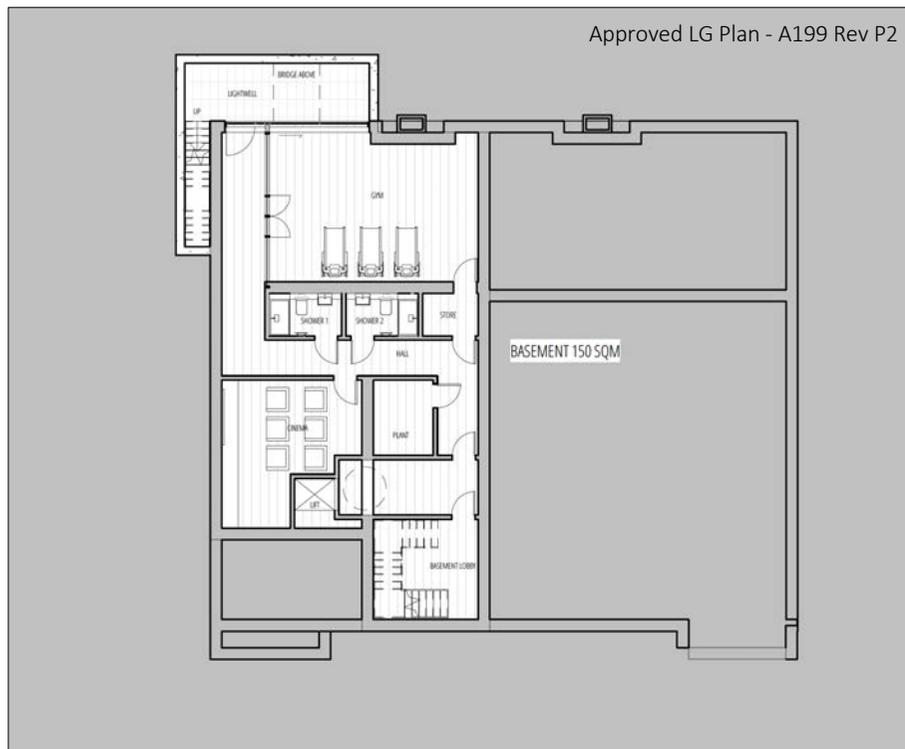
### *Physical Context*

- 2.2 The Application Site is located on the northern side of Swakeleys Road in Ruislip. It is occupied by a large two-storey detached dwelling house, finished in render, along with two associated outbuildings, a detached two-storey garage and a pool. The property benefits from a spacious front and rear garden. The site is accessed via a vehicle crossing onto Swakeleys Drive. The site is located within the edge of the Green Belt but is not subject to any other planning constraints.
- 2.3 The opposing sites on Swakeleys Drive are residential in character comprising a mix of two-storey detached and terraced properties. The adjacent site to the south is also located in the greenbelt and also consists of a large, detached dwelling along with associated site development. To the north the site adjoins a large rural/pasture site in the Green Belt.

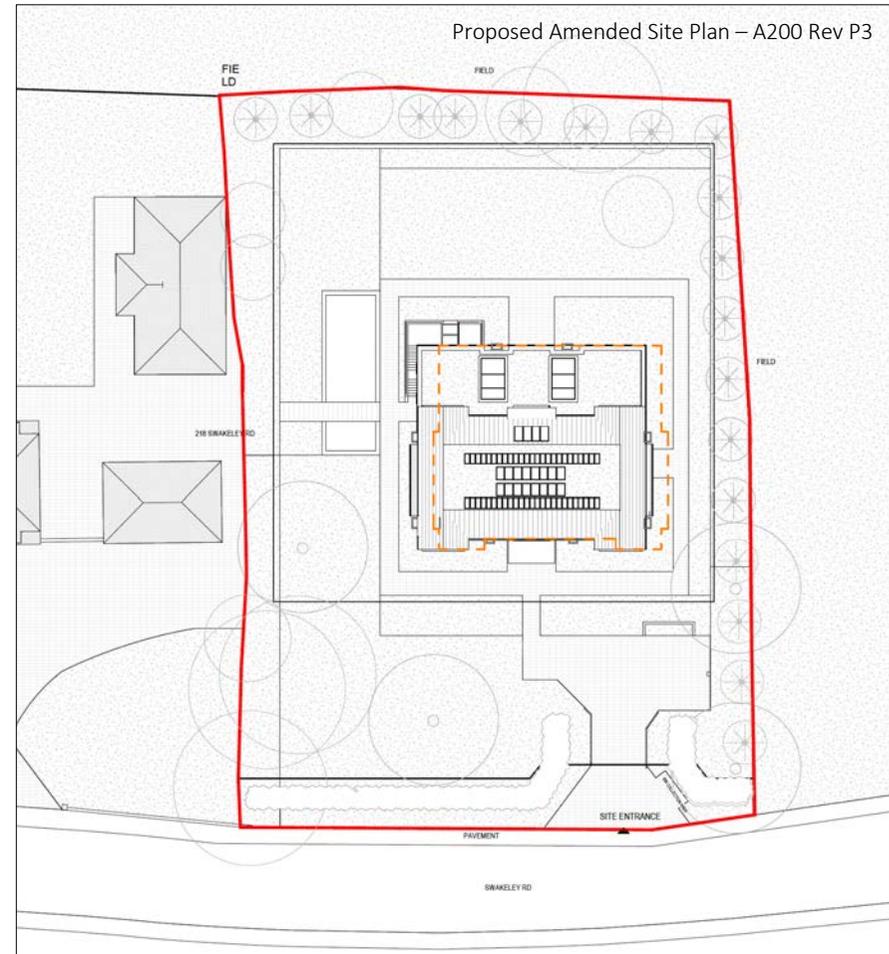
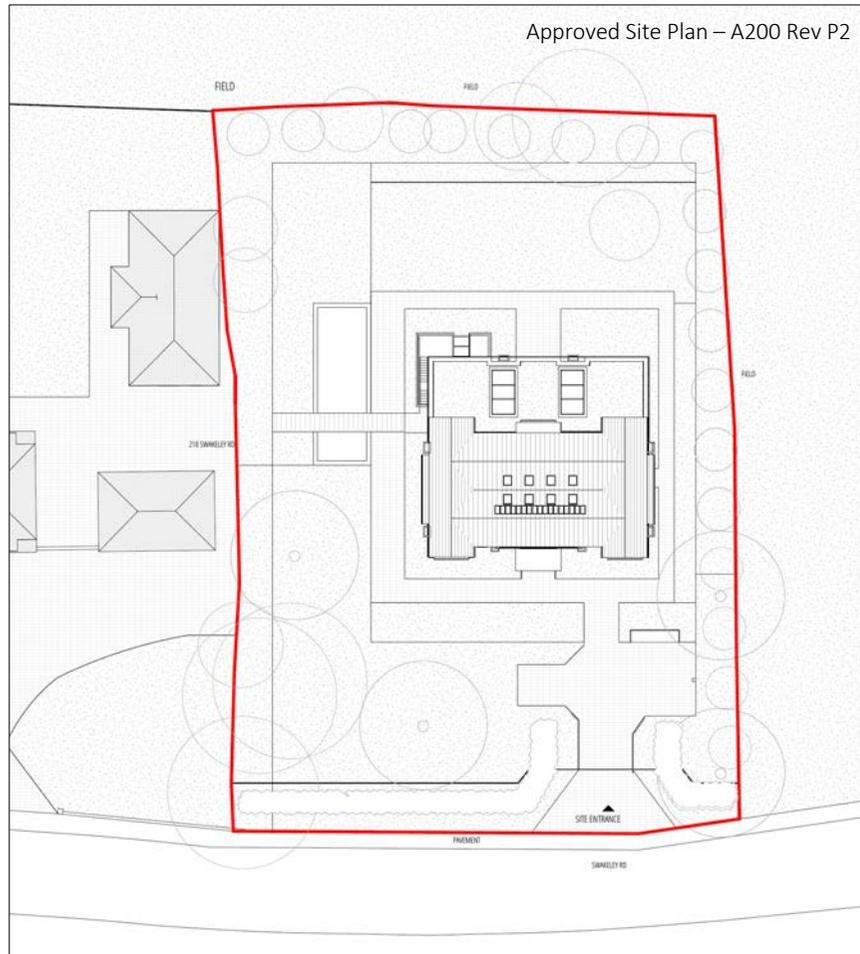


### 3.0 THE AMENDMENTS

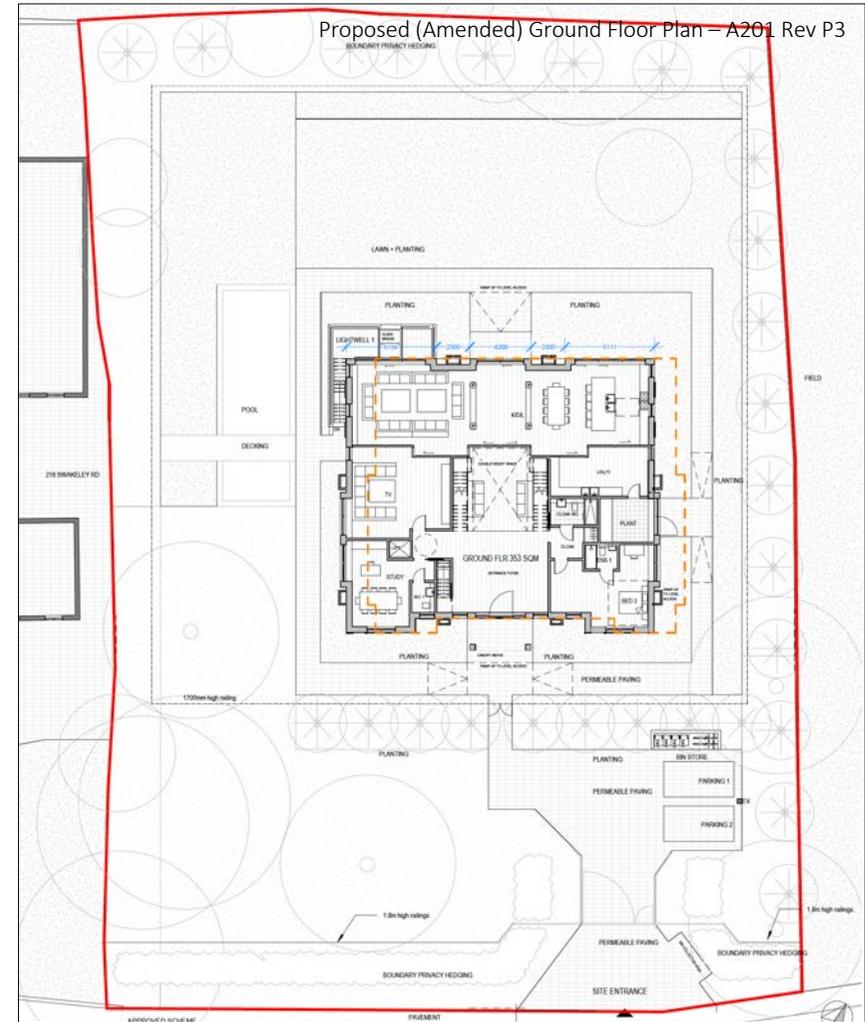
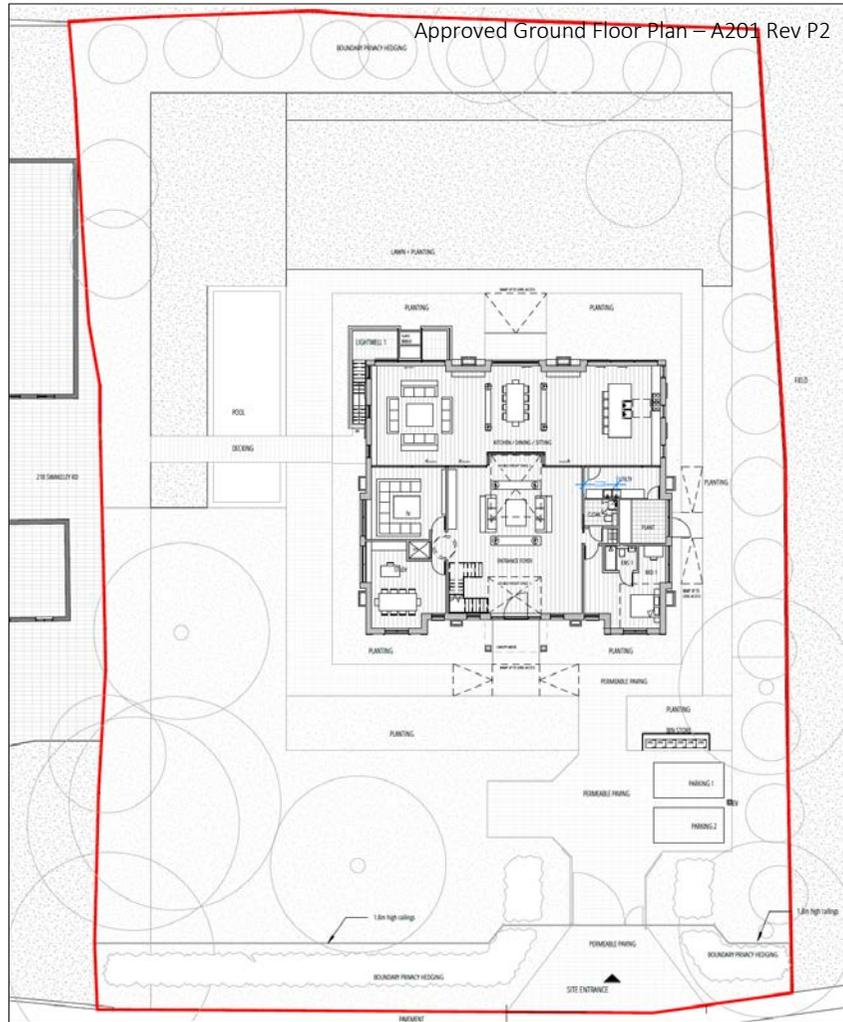
#### 3.1 A199 - Lower Ground Floor (Basement) Plan



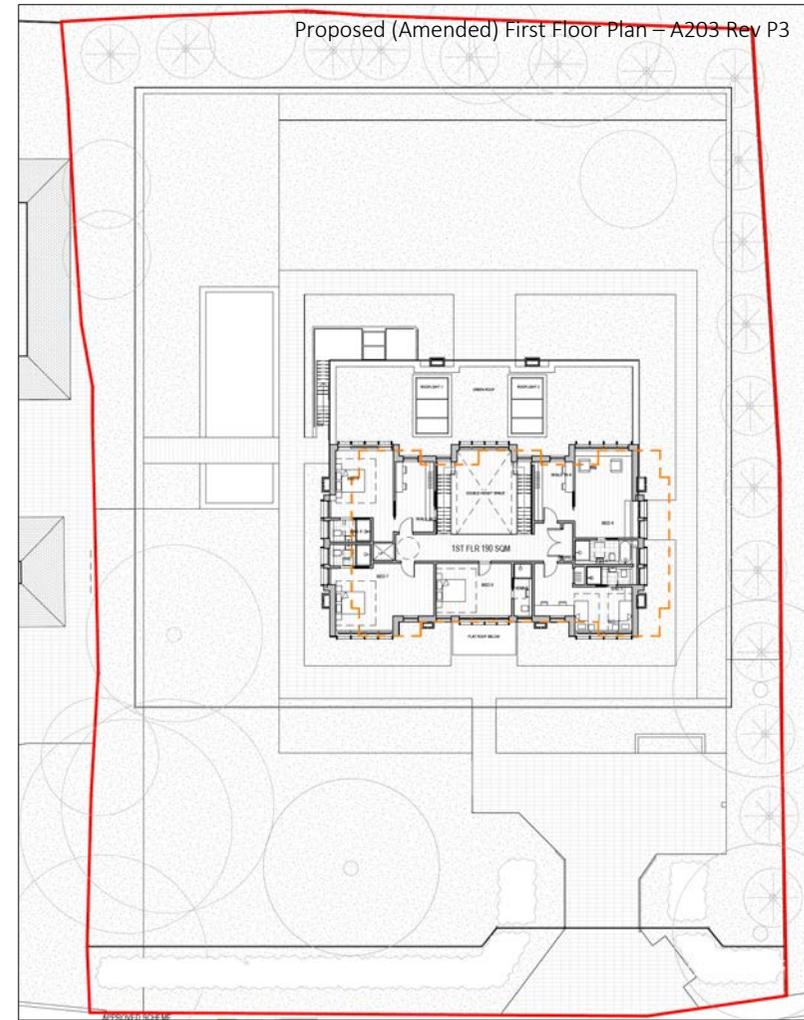
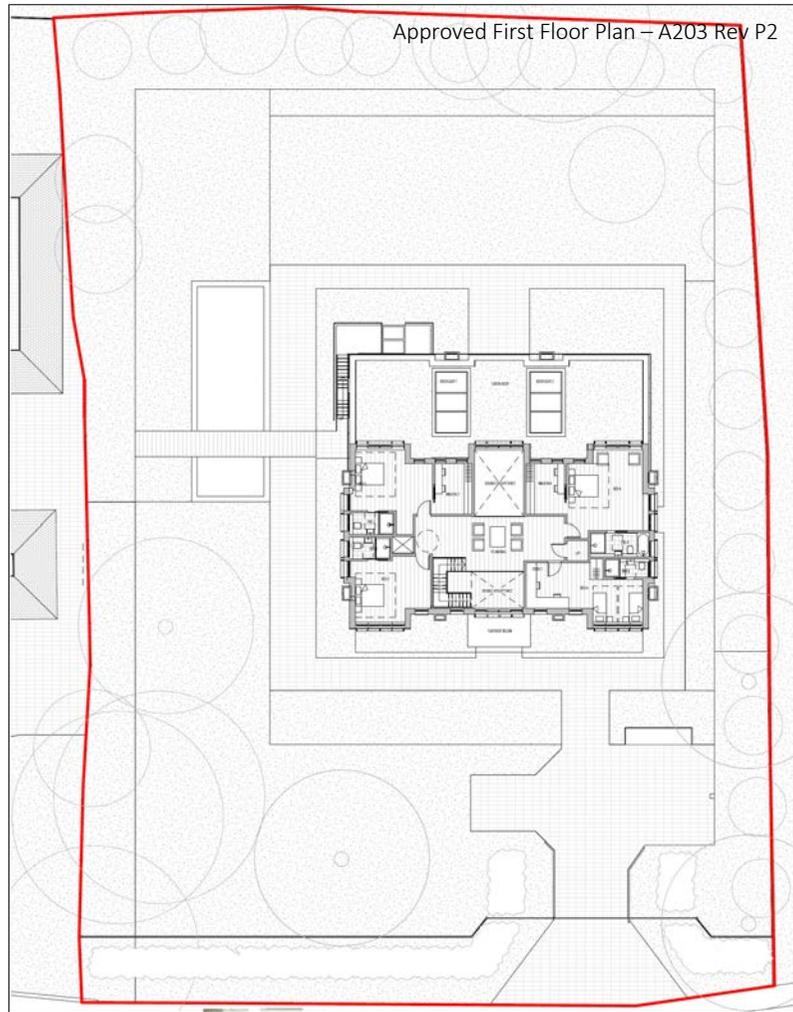
3.2 A200 - Site Plan



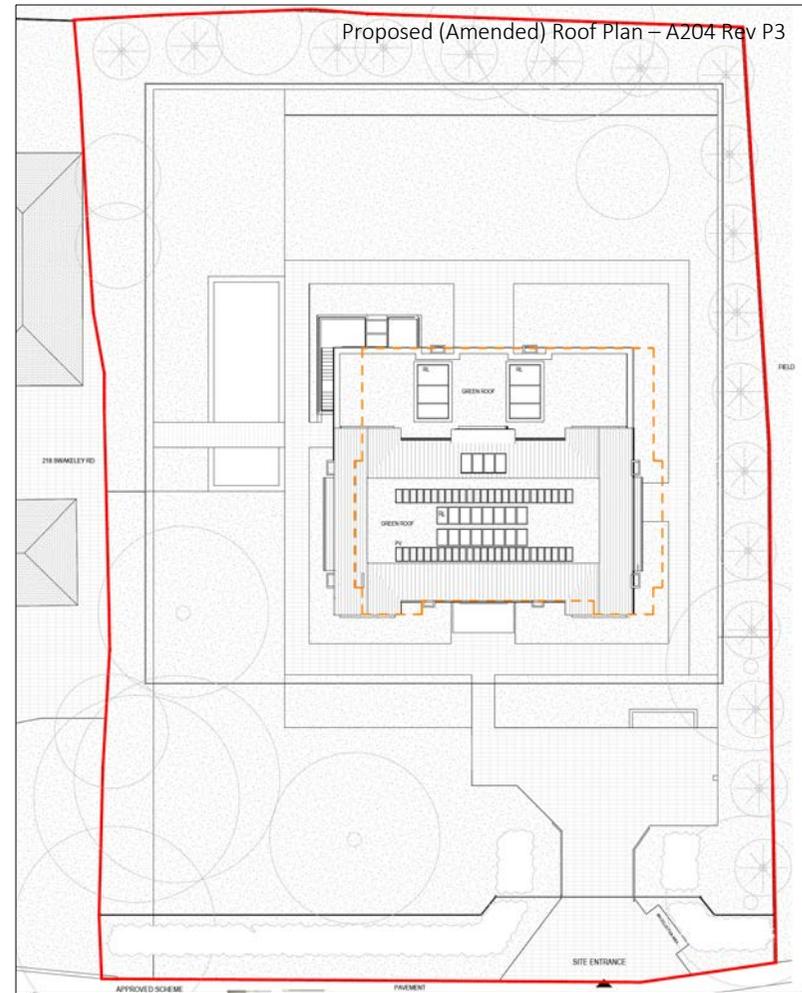
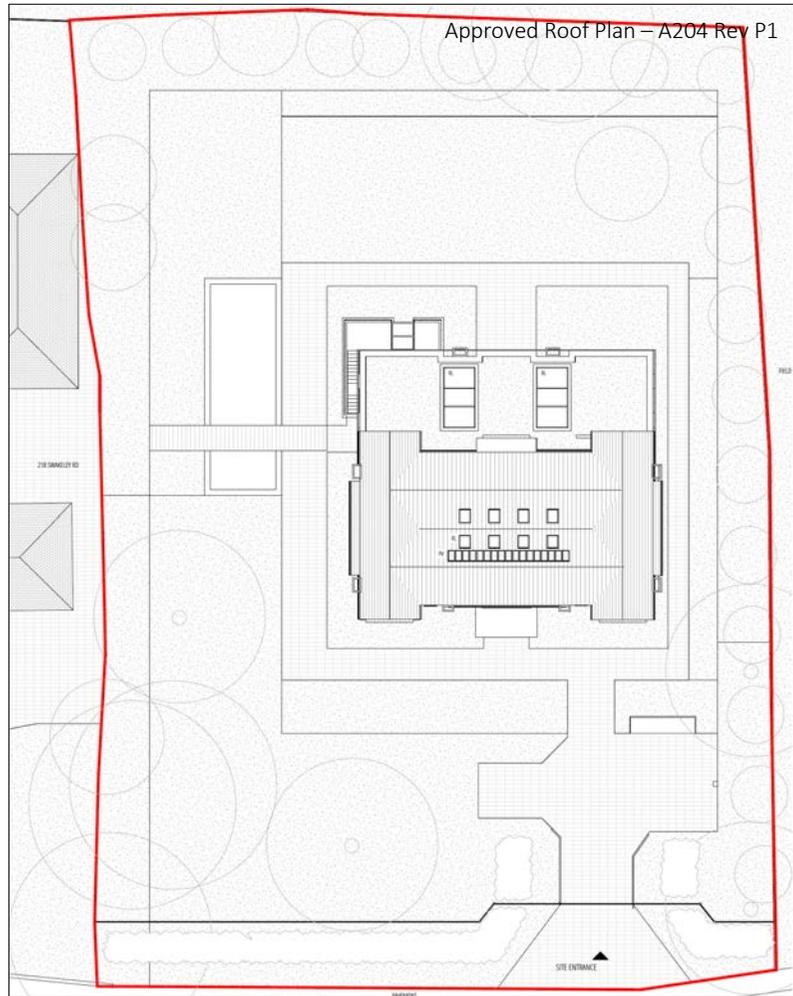
3.3 A201 - Ground Floor Plan



3.4 A203 - First Floor Plan



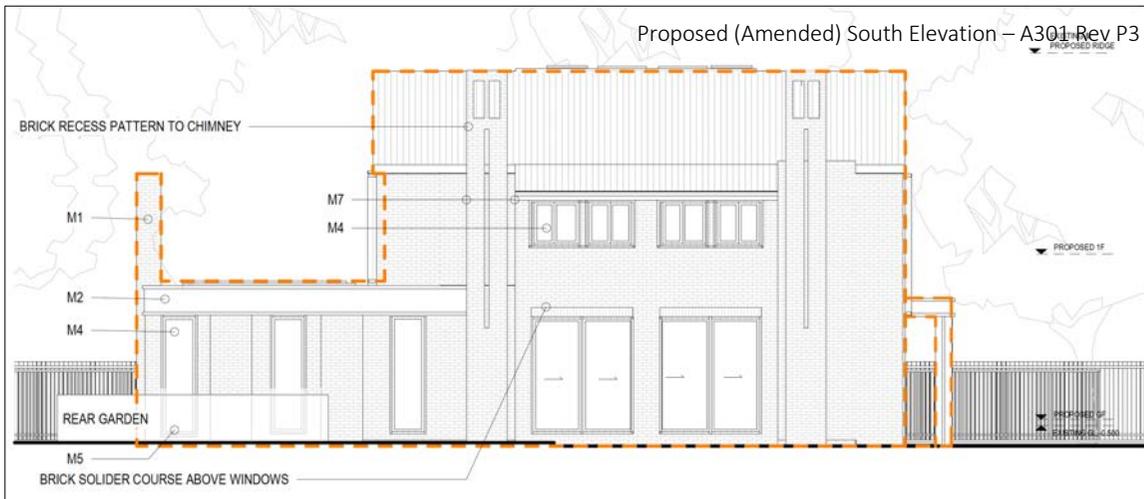
3.5 A204 - Roof Plan



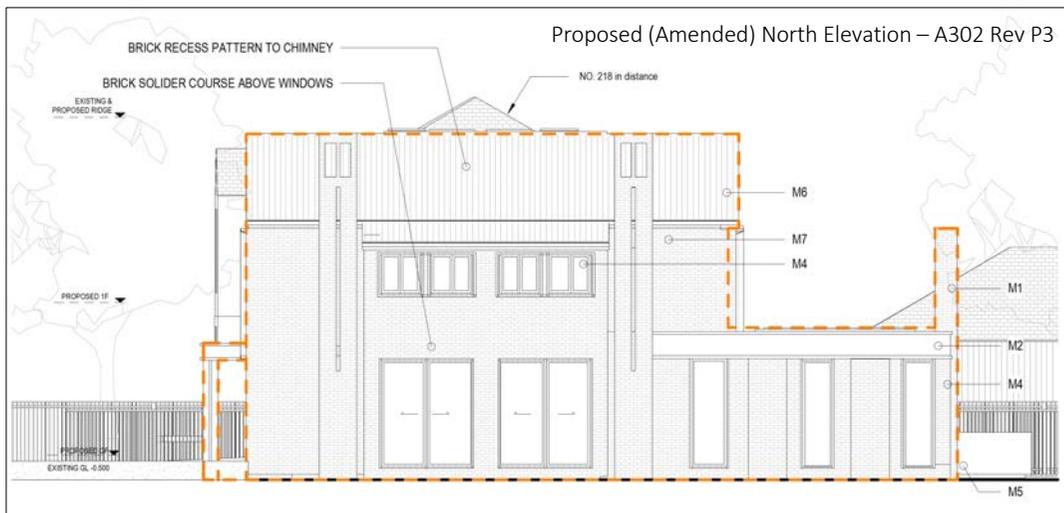
3.6 A300 - East (Front) Elevation



3.7 A301 - South (Side) Elevation



3.8 A302 - North (Side) Elevation



3.9 A303 - West (Rear) Elevation



## 4.0 SUMMARY OF AMENDMENTS

- 4.1 There are 9 no. plans in total that we are seeking amendments for. The proposed amendments can be summarised as follows: -
- 4.2 A199 Rev P2 - Approved LG (Basement) Plan **to be replaced with** A199 Rev P3 - Proposed (Amended) LG (Basement) Plan: -
- Overall building increased in width by 1m
  - Building position moved by 1.9m to west
- 4.3 A200 Rev P2 - Approved Site Plan **to be replaced with** A200 Rev P3 - Proposed (Amended) Site Plan: -
- Overall building increased in width by 1m
  - Building position moved by 1.9m to west
  - Depth of first floor projecting gables on rear elevation increased by 600mm
  - Central double-pitch roof (not visible externally) becomes flat green roof to accommodate more solar panels and roof lights
- 4.4 A201 Rev P2 - Approved GF Plan **to be replaced with** A201 Rev P3 - Proposed (Amended) GF Plan: -
- Overall building increased in width by 1m
  - Building position moved by 1.9m to west
  - Depth of first floor projecting gables on rear elevation increased by 600mm
  - Internal alterations to ground floor plan
- 4.5 A203 Rev P2 - Approved FF Plan **to be replaced with** A203 Rev P3 - Proposed (Amended) FF Plan: -
- Overall building increased in width by 1m
  - Building position moved by 1.9m to west
  - Depth of first floor projecting gables on rear elevation increased by 600mm
  - Internal alterations to first floor plan
- 4.6 A204 Rev P1 - Approved Roof Plan **to be replaced with** A204 Rev P3 - Proposed (Amended) Roof Plan: -
- Overall building increased in width by 1m
  - Building position moved by 1.9m to west
  - Depth of first floor projecting gables on rear elevation increased by 600mm
  - Central double-pitch roof (not visible externally) becomes flat green roof to accommodate more solar panels and roof lights
  - Roof lights added on west (rear) facing roof slope
- 4.7 A300 Rev P1 - Approved East (Front) Elevation **to be replaced with** A300 Rev P3 - Proposed (Amended) East (Front) Elevation: -
- Overall building increased in width by 1m
  - Building position moved by 1.9m to west
- 4.8 A301 Rev P1 - Approved South (Side) Elevation **to be replaced with** A301 Rev P3 - Proposed (Amended) South (Side) Elevation: -
- Depth of first floor projecting gables on rear elevation increased by 600mm

- 4.9 A302 Rev P1 - Approved North (Side) Elevation **to be replaced** with A302 Rev P3 - Proposed (Amended) North (Side) Elevation: -
- *Depth of first floor projecting gables on rear elevation increased by 600mm*
- 4.10 A303 Rev P1 - Approved West (Rear) Elevation **to be replaced with** A303 Rev P3 - Proposed (Amended) West (Rear) Elevation: -
- *Overall building increased in width by 1m*
  - *Building position moved by 1.9m to west*
  - *Depth of first floor projecting gables on rear elevation increased by 600mm*
  - *Roof lights added on west (rear) facing roof slope*
- 4.11 It is submitted that the proposed amendments would have no material impact on the openness of the Green Belt, or its five purposes, having regard to the Approved Development. The amendments would not be discernible in views from the street scene. The design is largely unaltered. The access and parking arrangements are unaltered. The internal amenity space is largely the same as the Approved Development. There are no implications relating to private outdoor amenity space, trees, ecology or biodiversity. The proposed amendments would have no effect on flooding or drainage.
- 4.12 Having regard to the above, we submit that the proposed amendments are minor in nature and would not affect the integrity of the scheme. We therefore request that the LPA approves the amendments in earnest.

**ROBERT J HUGHES, MTCPT MRTPI**

Director, Hughes Town Planning Consultancy Ltd  
10<sup>th</sup> February 2026

