



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	Six Bells
Address Line 1	Ducks Hill Road
Address Line 2	
Address Line 3	Hillingdon
Town/city	Northwood
Postcode	HA4 7TP

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

Easting (x)	Northing (y)
508371	189045

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Arens

Company Name

ARENS Bar and Grill

Address

Address line 1

Six Bells Ducks Hill Road

Address line 2

Address line 3

Town/City

Northwood

County

Hillingdon

Country

Postcode

HA4 7TP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Mark

Surname

Vernon Smith

Company Name

Vernon Smith Associates

Address

Address line 1

Croot Barn

Address line 2

103 Hight Street

Address line 3

Rlseley

Town/City

Bedford

County

Country

United Kingdom

Postcode

MK44 1DF

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Proposed barn extension to provide an extended dining area at ground floor and 8 no. guest rooms at first floor

Reference number

14387/APP/2023/2594

Full Planning Permisssion

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

04/03/2024

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

Condition number(s)

Condition 2 (Approved Drawings)

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The applicant wishes to remove the first floor structure and so the 8no. guest bedrooms from the scheme to make it affordable

The applicant wishes to change the approved drawings numbers which illustrate the scheme with a first floor to a new set that show a reduced height single storey building without 8no. Guest bedrooms

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

The applicant proposes the removal of the approved drawing numbers VSA20/03 - 006G, VSA20/11 - 007G, VSA20/11 - 008G, VSA20/11 - 009G, VSA20/11 - 010G and VSA20/11 - 011G from the condition

Then substitute these original drawings with new drawings VSA25/08 - 006, VSA25/08 - 007, VSA25/08 - 009, VSA25/08 - 010 and VSA25/08 - 011

A substitute 008 drawing is not required as the first floor is removed from the scheme

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

14387/PRC/2024/231

Date (must be pre-application submission)

23/01/2025

The letter is attached in appendix in the Design and Access Statement

However the main points indicated that the proposals are acceptable in principle, a Section 73 variation would enable the change and the number of roof lights should be significantly reduced

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

Mr

First Name

Mark

Surname

Vernon Smith

Declaration Date

18/02/2025

☒ 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

Mark Vernon Smith

Date

18/02/2025