10th November 2026

Homecraft Global
3 Pennine Parade, Pennine Drive
London, NW2 1NT
07801 445580

Planning Statement

47 Sweetcroft Lane, Uxbridge, UB10 9LE
202611/47SL/DC/DAS

Discharge of conditions

Site

47 Sweetcroft Lane, Uxbridge, UB10 9LE. Located in a residential area. The application property is a detached single family dwellinghouse. The property is not located in a conservation area nor is it a listed building.

Proposal

Demolition of existing house and erection of a two storey, new build house consisting of 6no. bedrooms with a basement (Amended plans and description)
Discharge of Conditions 11 & 12

Summary

- A full planning application for the demolition of the existing property and the erection of a new 6 bedroom single family dwellinghouse, with basement, was approved in 2024: **15756/APP/2024/3112**

- This application has been submitted for the purpose of discharging Conditions 11 & 12

Condition 11

A Demolition Management Plan has been submitted with this application, outlining the steps contractors will take while demolishing the existing property.

Condition 12

Towards discharging the Biodiversity Net Gain condition, the following documents have been prepared and are being submitted with this application:

- The Statutory Metric*
- The Habitat Management Plan
- Biodiversity Net Gain Statement
- Proof of purchase of off-site credits required to reach 10% Net Gain*

Please note: these documents were unable to be sent via Planning Portal, so we will forward them to the validation officer as soon as this application is received by LB Hillingdon.

We trust this statement provides the necessary information to enable you to register the application and recommend it for approval. If you require further information please do not hesitate to contact us using the details provided above.