



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

C/O Agent

Company Name

Legal & General Group

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

C/O Agent

Town/City

County

Country

United Kingdom

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Arvind

Surname

Sangha

Company Name

Avison Young

Address

Address line 1

65 Gresham Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC2V7NQ

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

"Redevelopment of site with two units for non-food retail purposes including service and access from Warwick Place and public access via Harefield Road"

Reference number

16299/R/93/0504

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

14/01/1994

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

Condition number(s)

Condition 23

"The premises shall not be used except as two separate units for non-food retail purposes".

The reason for attaching this condition is:

"To ensure that adequate car parking facilities are provided and to safeguard pedestrian and vehicular safety and the free flow of traffic."

Has the development already started?

☒ Yes

☐ No

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

14/01/1994

Has the development been completed?

- ☒ Yes
☐ No

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

14/01/1994

Condition(s) - Variation/Removal

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

This will enable the building to be reoccupied by either a comparison goods retailer (as currently consented) or a convenience goods retailer. Therefore, increasing the potential to secure a tenant for the vacant building.

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

Condition 23 currently states:

"The premises shall not be used except as two separate units for non-food retail purposes".

it is proposed the condition is varied in the proposed manner:

"The premises not be used except as two separate units for retail purposes"

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

16299/PRC/2023/48

Date (must be pre-application submission)

17/03/2023

Details of the pre-application advice received

This pre-application request seeks advice relating to a s96A application to amend the description of development and a s73 application to amend Condition 23 of planning consent reference 16299/R/93/0504. The principle of development would be subject to submission and assessment of a RIA (Retail Impact Assessment). Concerns regarding transport impacts have been raised and any formal application which is submitted should be accompanied by a Transport Assessment which responds to these concerns. In addition the applicant should consider increasing the level of soft landscaping to improve the proposed car park layout.

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

Arvind

Surname

Sangha

Declaration Date

06/12/2023

☒ 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

Arvind Sangha

Date

19/12/2023