



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	<input type="text" value="34"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Acacia Avenue"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text" value="Ruislip"/>
Postcode	<input type="text" value="HA4 8RG"/>

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

Easting (x)	Northing (y)
<input type="text" value="510533"/>	<input type="text" value="187563"/>

Description

Previous dwelling 34 Acacia Avenue has been demolished.
New properties 32, 34 & 36 Acacia Avenue have now been constructed.

Applicant Details

Name/Company

Title

Mr

First name

Steve

Surname

Curteis

Company Name

Address

Address line 1

15 Church Avenue

Address line 2

Address line 3

Town/City

Ruislip

County

Country

Postcode

HA4 7HX

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

UB8 2BT

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

Erection of 1 no. detached 4-bed dwelling and 2 no. semi-detached 4-bed dwellings, with associated parking and amenity space.

Reference number

1788/APP/2022/2935

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

18/11/2022

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

Condition number(s)

7, 9, 13 & 14

Has the development already started?

Yes

No

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

13/05/2024

Has the development been completed?

Yes

No

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

28/02/2025

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

Condition 7

The dwellings approved have been constructed in accordance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 we have provided a copy of the Building Control Completion Certificate from Quadrant Building Control who checked the works comply. We also provide as built drawings and Part M check list. The photographs provided also show the level thresholds formed to access each of the properties.

Condition 9

The dwellings hereby approved shall not be occupied until it has achieved an energy efficiency standard of a minimum 10% CO2 improvement over Building Regulations requirements Part L 2013 (TER Baseline).
We provide email from the energy assessor confirming a 58.27% improvement, so it's well over the minimum 10% required.

Condition 13

Prior to the occupation of the development hereby approved, the proposed vehicular access from the site emerging onto Acacia Avenue as specified on approved drawing number 2020-052/200 Rev. A shall be installed and maintained as such thereafter for the lifetime of the development.

We have provided photographs showing the as built vehicle access in accordance with the approved drawings. The construction works were carried out by the local authority approved contractors in accordance with council requirements.

Condition 14

Prior to the occupation of the development hereby approved, the existing vehicular access from the site emerging onto Acacia Avenue shall be permanently closed and any kerbs and footway, fully reinstated at the applicant's expense, in a manner to be agreed in writing by the Local Planning Authority.

We have provided photographs showing the existing vehicular access from the site emerging onto Acacia Avenue permanently closed and kerbs and footway, fully reinstated. The construction works were carried out by the local authority approved contractors in accordance with council requirements.

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

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

Bernard Murray

Date

08/04/2026