



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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Scotch Lake Farm

Address Line 1

Moor Lane

Address Line 2

Address Line 3

Hillingdon

Town/city

West Drayton

Postcode

UB7 0AP

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

Easting (x)

505371

Northing (y)

177727

Description

Applicant Details

Name/Company

Title

Mrs

First name

Kathleen

Surname

Thurlbeck

Company Name

Address

Address line 1

Scotch Lake Farm

Address line 2

Moor Lane

Address line 3

Harmondsworth

Town/City

West Drayton

County

Middlesex

Country

United Kingdom

Postcode

UB7 0AP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

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

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

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

Description of development as per the decision letter:
Erection of two light industrial units (Use Class E(g)(iii)) following the demolition of an existing building.

Reference number

19327/APP/2025/2477

Date of decision

08/04/2026

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The applicant seeks approval for a non-material amendment to the above planning permission under Section 96A of the Town and Country Planning Act 1990, comprising:

Erection of one light industrial unit (Use Class E(g)(iii)) following the demolition of an existing former stables building.

The non-material amendments are a reduction in the approved building footprint and gross internal area, resulting in a smaller industrial unit than previously permitted. With no changes to the approved building height and overall massing or external appearance, other than a simplified facade being a minor alteration to the front elevation, reducing the number of openings from two windows, two personnel doors, and two roller shutter doors to one window, one personnel door, and one roller shutter door, while retaining the same materials, visual appearance, and functional arrangement.

The proposal is to have one commercial business unit rather than two separate units. Approved use remains the same. No other elements of the approved development are affected.

Please state why you wish to make this amendment

This non-material amendment seeks to reduce the footprint of the approved commercial/industrial unit from 19m x 8.5m to 12m x 8m. The revised building remains fully within the approved site layout and red-line boundary. The height, overall external appearance, materials, access arrangements, parking, drainage strategy, landscaping, and all other approved elements remain unchanged. The amendment results in a smaller building only, with no material impact on the approved development or neighbouring properties. The proposed changes represent a minor refinement to the approved scheme, reducing its scale and simplifying the front elevation without altering its character, impacts, or compliance with planning conditions.

The applicant therefore respectfully requests that the Local Planning Authority approves this Section 96A Non-Material Amendment.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

5C19327_APP_2025_2477

New plan/drawing numbers

22-0102 REV010926

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

19327/PRC/2024/78 SCOTCH LAKE FARM

Date (must be pre-application submission)

21/08/2024

Details of the pre-application advice received

Scheme overview

• Site constraints

• Principle of development/ Green belt

• Character and appearance

• Amenity

• Highways and parking

• Other matters – Access, BNG, CIL, Contamination, Waste/Refuse

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

John Thurlbeck

Date

08/09/2026

Amendments Summary

Plan changes were made due to realizing that not all plans were initially uploaded correctly.