

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

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.

1. Site Address

Number	1
Suffix	
Property name	
Address line 1	Station Approach
Address line 2	
Address line 3	
Town/city	Ruislip
Postcode	HA4 8LF
Description of site location must be completed if postcode is not known:	
Easting (x)	509510
Northing (y)	187102
Description	

2. Applicant Details

Title	Mr
First name	Harish
Surname	Ragwani
Company name	Jaysam Contractors Ltd
Address line 1	14 Oxford Road
Address line 2	
Address line 3	
Town/city	Wealdstone

2. Applicant Details

Country

Postcode

HA3 7RG

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Jonathan

Surname

Moules

Company name

Mountford Pigott LLP

Address line 1

50 Kingston Road

Address line 2

Address line 3

Town/city

New Malden

Country

Postcode

KT3 3LZ

Primary number

Secondary number

Fax number

Email

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

☒ Yes ☐ No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given?

☐ Yes ☐ No ☒ Not Applicable

5. Description of Your Proposal

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

Section 73 application seeking Minor Material Amendment to revise Condition 2 (Approved Plans) of planning permission ref: 261 34/APP/201 6/1987, dated 5/7/17: Demolition of existing office building and re-development of the site to provide a 4 storey building with basement parking comprising 40 residential units with associated car parking, amenity space and landscaping, to allow replacement of car lift with access ramp, increase size of terrace over the ramp, relocate children's play area, relocation of 4 disabled spaces from surface level to basement, provision of 13 M4(2) compliant spaces with net reduction from 31 to 29 spaces, uplift of cycle space provision from 41 to 51 cycle spaces, increasing the size of the M4(3) units, additional service provision, including riser areas and plant room and car park ventilation and roof amendments to include additional PV panel provision and increase in gable eaves height by 75mm

5. Description of Your Proposal

Reference number:

Date of decision

What was the original application type?

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

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

6. Non-Material Amendment(s) Sought

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

- 1) External layout amended to include a refuse ramp for management use.
- 2) En-suite bathrooms created in roof to 1B1P flats Nos 33 & 40.

Are you intending to substitute amended plans or drawings? ☒ Yes ☐ No

If yes please complete the following

Old plan/drawing numbers

2088-P03 F
2088-P11 J
2088-P12 G
2088-P13 G
2088-P14 G
2088-P15 C
2088-P16 D
2088-P17 F
2088-P18 F
2088-P22 D
2088-P32 A
2088-P33 A
2088-700 C
Parking Allocation Schedule Rev C

New plan/drawing numbers

2088-P03 G
2088-P11 K
2088-P12 H
2088-P13 H
2088-P14 H
2088-P15 D
2088-P16 E
2088-P17 G
2088-P18 G
2088-P22 E
2088-P32 B
2088-P33 B
2088-P35B
2088-P36A
2088-700 D
Parking Allocation Schedule Rev D

Please state why you wish to make this amendment

- 1)Health & Safety of public by avoiding conflict of refuse bins with pedestrians and vehicles in public highway
- 2)During construction space within roof with good headroom provided opportunity to improve accommodation of 2No 1B1P flats at third floor whilst retaining the designation and occupancy of the flats

7. 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

8. 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	<input type="text"/>
First name	<input type="text"/>
Surname	<input type="text"/>
Reference	<input type="text"/>

Date (Must be pre-application submission)

20/10/2020

Details of the pre-application advice received

Discussions based on the seven items of officer report:

1.Relocation of Refuse Area

Comments noted; will revert back to the consented layout (2088-P03 E) with the refuse area adjacent to the northern boundary & space 20 alongside the ramp to the basement car park.

2.Additional car parking space and refuse ramp

Reverting to the consented layout omits the additional car park space.

The ramp, for management use, is to avoid the conflict with public (pedestrians & vehicles) of the Eurobins being wheeled out of the site onto the public pavement, & then back into the bell-mouth of the site to access the refuse holding area. Although a 'service' ramp the materials used match the building; paving, brickwork, balustrades. The gate at the top of the ramp is included within the electronic security so is only accessible with a fob by management staff. As part of the overall Secure by Design rationale all residents and visitors access the building via the main entrance rather than the secondary access through the gate for access to core B.

3.Additional rooms created in roof

a)To 1B1P flats Nos 33 & 40

The furniture shown suggested that this was a 2P flat but both the flat area & bedroom area only meet space standards for 1P.

These flats do not increase in size sufficiently to become 1B2P & there are no material changes to the external appearance so they are considered to be a valid non-material amendment. These will therefore be retained in the revised plan, with the furniture amended & their designation clarified to correspond with the accommodation schedule.

b)To 1B2P flats Nos 34 & 39

Although we discussed the principles of the proposal prior to the NMA, including the additional bedroom and roof windows, we acknowledge that the proposed change to 2B4P & inclusion of roof windows are material amendments and therefore we will revert back to the consented layouts for these flats.

4. Smoke extract system incorporated including smoke shafts

Considered acceptable. No further action

5.Plant room at third floor & smoke vents to roof

These are associated with the smoke extract system and by virtue of item 4. are deemed acceptable. The plantroom affects the configuration of the adjacent flats but maintains the designation and the space standards. No further action

6.PV layout amended

No objection. No further action

7.Other amendments

The furniture shown suggested that a 1B1P was a 1B2P flat & a 2B3P was a 2B4P but the flat area remains within the permissible range for the lower occupancy & the bedroom area only meet space standards for 1P. The furniture will be amended and they will be clarified on the revised plan with their designation added to correspond with the accommodation schedule.

We will submit an NMA application to revert back to parking & refuse holding area of the consented scheme (1), address the refuse ramp (2), the use of the roof-space for the bathrooms (3a) and clarify that there have not been material amendments to other flats (7).

9. 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.

☐ Yes ☒ No

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?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application) 04/11/2020