



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

20

Suffix

Property Name

Address Line 1

Gatehill Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Northwood

Postcode

HA6 3QD

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

Easting (x)

510055

Northing (y)

191375

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Hannah and Micheal

Surname

Kubie , Roy

Company Name

Address

Address line 1

20 Gatehill Road

Address line 2

Address line 3

Hillingdon

Town/City

Northwood

Country

United Kingdom

Postcode

HA6 3QD

Are you an agent acting on behalf of the applicant?

Yes
 No

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

ORIGINAL HOUSEHOLDER PLANNING PERMISSION

Permission is subject to the condition(s) listed on the attached schedule:-

Mr Michael Roy

Application Ref: 32267/APP/2019/1289

20, Gatehill Road

Northwood

HA6 3QD

Description of development:

Location of development:

Part two storey, part single storey rear extension, replacement porch to side and conversion of roof space to habitable use to include a rear dormer and 1 side roof light involving demolition of existing rear extension

VARIATION OF CONDITION 2

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders GRANTS permission for the following:-

Permission is subject to the condition(s) listed on the attached schedule:-

Application Ref: 32267/APP/2020/3271

James Gorst

Description of development:

Location of development:

Variation of condition 2 (Approved Plans) of planning permission Ref: 32267/APP/2019/1289 dated 03/01/2020 (Part two storey, part single storey rear extension, replacement porch to side and conversion of roof space to habitable use to include a rear dormer and 1 side roof light involving demolition of existing rear extension) to allow for amendments to chimney location, ridge height and change of roof design of proposed two storey rear extension from hip to gable end

Date: 4 January 2021

NON MATERIAL AMENDMENT APPLICATION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders GRANTS permission for the following:-

Permission is subject to the condition(s) listed on the attached schedule:-

Application Ref: 32267/APP/2021/2317

David Roy

35 Lambs Conduit St

London

London

WC1N 3NG

Description of development:

Location of development:

Non-material amendment to planning permission Ref: 32267/APP/2019/1289 dated 03/01/2020 (Part two storey, part single storey rear extension, replacement porch to side and conversion of roof space to habitable use to include a rear dormer and 1 side roof light involving demolition of existing rear extension as varied by planning permission Ref: 32267/APP/2020/3271 dated 04/01/2021 to allow for amendments to chimney location, ridge height and change of roof design of proposed two storey rear extension from hip to gable end) to rotate the rooflight to the proposed single storey rear element, remove first floor side window, install new first floor side window, remove and replace first floor rear window and remove triangle skylight to roof

Reference number

32267/APP/2019/1289

Date of decision

03/01/2020

What was the original application type?

Householder 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 proposed Minor Material Amendment introduces a small crown roof section; kept to the absolute minimum size depth 1250mm (in order to allow for the doors to be functional). The existing ridge height of the current roof is maintained.

In doing so it will ensure that there is no (or minimal impact) to the North Elevation and the relationship of the house to adjacent dwellings is not affected.

The roof of the two storey extension forming part of the Existing Approval is not effected, will remain pitched and the siting of the dormer to the rear shall not be amended (in compliance with Part (E) of Policy DMHD 1).

Please state why you wish to make this amendment

The work for the delivery of the Existing Proposal commenced in June 2022 and is well underway. As part of the works the loft was stripped out and the tiling and felt required removal and replacement given poor condition. In doing so it has become apparent that fitting doors in the existing loft space will be problematic.

The proposed Minor Material Amendment introduces a small crown roof section; kept to the absolute minimum size (in order to allow for the doors to be functional). The existing ridge height of the current roof is maintained.

Are you intending to substitute amended plans or drawings?

Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Elevations BB and DD	TH16_GA_204 rev.F
Proposes Second Floor Plan	TH16_GA_202 rev. F
Proposed Section EE	TH16_GA_205 rev. E
Proposed Roof Plan	TH16_GA_203 rev. F

New plan/drawing numbers

Proposed Elevations BB and DD	TH16_204_GA rev.G
Proposes Second Floor Plan	TH16_GA_202 rev. G
Proposed Section EE	TH16_GA_205 rev. F
Proposed Roof Plan	TH16_GA_203 rev. G

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

free duty planner service

Date (must be pre-application submission)

17/07/2022

Details of the pre-application advice received

As it looks as though the front plane of the roof is coming forward slightly with a slightly steeper pitch it would rule out the permitted development option.

Difficult to advise on what the best steps are for you now, as the works are underway, and all building elements constructed without planning permission are at your own risk.

Options would include submitting a Minor-Material Amendment application (S73 amending the approved drawings) for the new roof form or applying for the "as built" crown roof on completion via a new householder planning application.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

- Cz

Date

02/08/2022