



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

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	6
Suffix	
Property name	
Address line 1	Moor Park Road
Address line 2	
Address line 3	
Town/city	Northwood
Postcode	HA6 2DN

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

Easting (x)	508910
Northing (y)	191968

Description

2. Applicant Details

Title	Mr
First name	Satish
Surname	Patel
Company name	
Address line 1	6 Moor Park Road
Address line 2	Moor Park Road
Address line 3	
Town/city	Northwood

2. Applicant Details

Country

United Kingdom

Postcode

HA6 2DN

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

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

This submission of updated drawings is as per the agreed action proposed by planning enforcement following the recent review.

Change A. It was established that the windows located on the side elevation of the first-floor side extension are larger than shown on the approved plan (drawing number KS/2020/05) and as such a breach of planning condition 2 has occurred.

Reason for Change

1. The room is long and requires natural light. The glazing and amount of natural light from the new windows is similar to the previous Velux windows.

2. Glazing within the new windows vs the old Velux windows.

Previous Velux Glazing: 66.00 sqcm (110cm x 60cm)

New Windows Glazing: 76.14 sqcm (27cm x 94 cm x 3)

Difference in Glazing: 10.14 sqcm

3. As per condition 3, we have tried to safeguard the visual amenities with the windows matching in materials, style and size. The difference in size is mainly due to the profile of PVC frames.

Summary:

1. Trying to make the windows any smaller would result in a significant loss of light and equally changing the style would result in an aesthetic difference to the other windows.

2. There is no perceived overlooking risk to 8 Moor Park Road as the windows are permanently obscured and non-opening.

Action Taken: Drawings updated to reflect the installed windows - Change A.

Change B. It was also established that a new window has been inserted into the (eastern) side elevation of the original dwelling house at first floor. The window is obscure glazed and opening below 1.7 metres from floor level (the opening is at 1.1m).

Reason for Change

1. The window in question was part of the original planning approved in 2007, which I have downloaded and included. It shows 3 windows, unfortunately, the architect missed this on the new planning drawings.

2. The window is required for light and ventilation as the space is a bathroom.

3. Changing the window size or moving the position will damage the the external aesthetics. All the windows are aligned per 2007 planning.

4. Condition 5 stipulates that "windows facing 8 Moor Park Road are required to be non-opening below a height of 1.8m. The window in question is facing 4 Moor Park Road.

5. As the window is already installed, we have consulted with our neighbours at 4 Moor Park Road. They have no objection, complaint with the window in question.

Action Taken: Drawings are updated to reflect the installed window - Change B.

Change C

Not raised by planning officer but for completeness, Change C are minor changes to the small gable window to adequately allow for light, ventilation, access to opener to meet condition of openers below 1.8 facing 8 Moor Park Rd.

Reasons

1. The windows are fixed glazing at bottom with only a top opener (60cmx80cm vs 60cmx60cm), to allow for an opening above 1.8m whilst allowing enough light.

2. The position of the window has been increased slightly to respect the 1.8m minimum

Summary: The window is obscure with an opening above 1.8m, action plans updated

Reference number:

32415/APP/2020/2984

Date of decision

04/12/2020

Planning Portal Reference: PP-10176123

5. Description of Your Proposal

What was the original application type?

Householder Planning Permission

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

As per the detailed in the overview, three changes and amended plans are included

Are you intending to substitute amended plans or drawings?

☒ Yes ☐ No

If yes please complete the following

Old plan/drawing numbers

2020 - Approved Plans - Existing & Proposed Side Elevations (KS/2020/05)
2007 - Approved Plans - Existing & Proposed Side Elevations (RP/06/07/A)

New plan/drawing numbers

APP_2020_2984012D (1) UPDATED (File Attached)

Please state why you wish to make this amendment

To address the changes A & B raised by planning enforcement officer and per the agreed action, change C for completeness due as the complaint was raised by number 8 Moor Park Road .

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 Mr

First name

Surname

Reference ENF/552/21

Date (Must be pre-application submission)

27/08/2021

Details of the pre-application advice received

Mr Lord visited the house for inspection, we discussed change A and B onsite and then followed up via email. I spoke with Mr Lord as to the concerns and he requested we amended the plans to reflect and submit minor amendments application, we we agreed. As the submission was being made, we have also included the minor change C to that was required to accommodate the window having an opening above 1.8m facing 8 Moor Park Road.

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)

13/09/2021