



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW  
 Tel: 01895 250230 Web: [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

## Application for Approval of Reserved Matters following Outline Approval

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (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

Address Line 1

1-1A Bath Road

Address Line 2

Address Line 3

Town/city

Heathrow

Postcode

TW6 2AA

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

Easting (x)

509948

Northing (y)

176939

Description

## Applicant Details

Name/Company

Title

Mr

First name

Sant

Surname

Punni

Company Name

Skyport Enterprise UK Limited

## Address

Address line 1

c/o agent

Address line 2

Maven Plan

Address line 3

Riverbank House

Town/City

Fulham

County

Country

UK

Postcode

SW6 3JD

Are you an agent acting on behalf of the applicant?

Yes  
 No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- Access
- Appearance
- Landscaping
- Layout
- Scale

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

Outline planning application for the demolition of existing buildings and erection of a six storey 237-bedroom hotel (Use Class C1) (landscaping reserved for subsequent approval).

Reference number

35805/APP/2020/3289

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

01/11/2022

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

A reserved matters application relating to the "landscaping" in respect of the outline planning application for the demolition of existing buildings and erection of a six storey 237-bedroom hotel (Use Class C1) (landscaping reserved for subsequent approval).

Has the work already started?

- Yes
- No

## Site Area

What is the measurement of the site area? (numeric characters only).

0.97

Unit

Hectares

## Site information

**Please note:** This question is specific to applications within the Greater London area.

The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

[View more information on the collection of this additional data and assistance with providing an accurate response.](#)

## Title number(s)

Please add the title number(s) for the existing building(s) on the site. If the site has no title numbers, please enter "Unregistered".

<b>Title Number:</b> NGL352518
<b>Title Number:</b> NGL493831

## Energy Performance Certificate Number

Do any of the buildings on the application site have an Energy Performance Certificate (EPC)?

Yes  
 No

## Public/Private Ownership

What is the current ownership status of the site?

Public  
 Private  
 Mixed

## Further information about the Proposed Development

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Are the proposals eligible for the 'Fast Track Route' based on the affordable housing threshold and other criteria?

Yes  
 No

Do the proposals cover the whole existing building(s)?

Yes  
 No

## Current lead Registered Social Landlord (RSL)

If the proposal includes affordable housing, has a Registered Social Landlord been confirmed?

If the proposal does not include affordable housing, select 'No'.

Yes  
 No

## Details of building(s)

Does the proposal include any new building and/or an increase in height to an existing building?

Yes  
 No

## Loss of garden land

Will the proposal result in the loss of any residential garden land?

Yes  
 No

### Projected cost of works

Please provide the estimated total cost of the proposal

Between £2m and £100m

## Vacant Building Credit

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Does the proposed development qualify for the vacant building credit?

Yes  
 No

## Superseded consents

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Does this proposal supersede any existing consent(s)?

Yes  
 No

## Development Dates

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Please add the expected commencement and completion dates for all phases of the proposed development. If the entire development is to be completed in a single phase, state in the 'Phase Detail' that it covers the 'Entire Development'.

#### Phase Detail:

Entire Development

#### When are the building works expected to commence?:

10/2026

#### When are the building works expected to be complete?:

10/2027

## Scheme and Developer Information

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### Scheme Name

Does the scheme have a name?

Yes  
 No

### Developer Information

Has a lead developer been assigned?

Yes  
 No

## Existing and Proposed Uses

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**Use Class:**

B8 - Storage or distribution

**Existing gross internal floor area (square metres):**

1908

**Gross internal floor area lost (including by change of use) (square metres):**

1908

**Gross internal floor area gained (including change of use) (square metres):**

0

**Use Class:**

F2 - Local community

**Existing gross internal floor area (square metres):**

1666

**Gross internal floor area lost (including by change of use) (square metres):**

1666

**Gross internal floor area gained (including change of use) (square metres):**

0

**Use Class:**

C1 - Hotels and halls of residence

**Existing gross internal floor area (square metres):**

0

**Gross internal floor area lost (including by change of use) (square metres):**

0

**Gross internal floor area gained (including change of use) (square metres):**

13472

Total	Existing gross internal floorspace (square metres)	Gross internal floor area lost (including by change of use) (square metres)	Gross internal floor area gained (including change of use) (square metres)
	3574	3574	13472

## Vehicle Parking

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Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes

No

Please provide the number of existing and proposed parking spaces.

**Vehicle Type:**

Cars

**Existing number of spaces:**

33

**Total proposed (including spaces retained):**

60

**Difference in spaces:**

27

**Vehicle Type:**

Motorcycles

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

4

**Difference in spaces:**

4

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

24

**Difference in spaces:**

24

**Vehicle Type:**

Other

**Other (please specify):**

Coach

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

1

**Difference in spaces:**

1

Please note that car parking spaces and disabled persons parking spaces should be recorded separately unless its residential off-street parking which should include both.

## Electric vehicle charging points

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Do the proposals include electric vehicle charging points and/or hydrogen refuelling facilities?

Yes  
 No

Please add details of the charging points:

**Charging point type:**

Other

**Active charging points:**

10

**Passive charging points:**

10

**Total charging points**

Active

Passive

10

10

## Open and Protected Space

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Open Space

Will the proposed development result in the loss, gain or change of use of any open space?

Yes  
 No

Protected Space

Will the proposed development result in the loss, gain or change of use of a site protected with a nature designation?

Yes  
 No

## Water management

**Please note:** This question is specific to applications within the Greater London area.

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Please state the expected percentage reduction of surface water discharge (for a 1 in 100-year rainfall event) from the proposal

0

percent

Are Green Sustainable Drainage Systems (SuDS) incorporated into the drainage design for the proposal?

Yes  
 No

Please state the expected internal residential water usage of the proposal

110.00

litres per person per day

Does the proposal include the harvesting of rainfall?

Yes  
 No

Does the proposal include re-use of grey water?

Yes  
 No

## Residential Units

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### Residential Units to be lost

Does this proposal involve the loss or replacement of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes  
 No

### Residential Units to be added

Does this proposal involve the addition of any self-contained residential units or student accommodation (including those being rebuilt)?

Yes  
 No

### Mixed use residential site area

Is this application for a mixed use proposal that includes residential uses?

Yes  
 No

## Non-Permanent Dwellings

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Does this proposal involve the loss or gain of any non-permanent dwellings? Note that this covers any non-permanent dwellings if used as main residence (e.g. caravans, mobile homes, converted railway carriages), traveller pitches/plots or houseboat moorings.

Yes  
 No

## Other Residential Accommodation

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Does this proposal involve the loss or gain of any other residential accommodation? Note that this covers all other permanent residential accommodation that is outside of Use Classes C3 and C4 (apart from student accommodation), including rooms that are specifically provided for older persons.

Yes  
 No

Please add details of any non self-contained accommodation, based on the categories in the drop down menu, that this proposal seeks to add, remove or rebuild.

**Room type:**

Hotel Room

**Number of rooms lost:**

0

**Number of rooms added:**

237

**Number of proposed rooms to be specifically provided for older people:**

0

## Waste and recycling provision

**Please note:** This question contains additional requirements specific to applications within the Greater London area. The Mayor can request relevant information about spatial planning in Greater London under [Section 346 of the Greater London Authority Act 1999](#).

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Does every unit in this proposal (residential and non-residential) have dedicated internal and external storage space for dry recycling, food waste and residual waste?

Yes  
 No

## Utilities

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## Water and gas connections

Number of new water connections required

0

Number of new gas connections required

0

## Fire safety

Is a fire suppression system proposed?

Yes  
 No

## Internet connections

Number of residential units to be served by full fibre internet connections

0

Number of non-residential units to be served by full fibre internet connections

0

## Mobile networks

Has consultation with mobile network operators been carried out?

Yes  
 No

## Environmental Impacts

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### Community energy

Will the proposal provide any on-site community-owned energy generation?

Yes  
 No

### Heat pumps

Will the proposal provide any heat pumps?

Yes  
 No

Total Installed Capacity (Megawatts)

0.00

### Solar energy

Does the proposal include solar energy of any kind?

Yes  
 No

Total Installed Capacity (Megawatts)

0.03

### Passive cooling units

Number of proposed residential units with passive cooling

0

### Emissions

NOx total annual emissions (Kilograms)

0.00

Particulate matter (PM) total annual emissions (Kilograms)

0.00

## Greenhouse gas emission reductions

Are the on-site Green House Gas emission reductions at least 35% above those set out in Part L of Building Regulations 2021?

Yes  
 No

## Green Roof

Proposed area of 'Green Roof' to be added (Square metres)

787.00

## Urban Greening Factor

Please enter the Urban Greening Factor score

0.38

## Residential units with electrical heating

Number of proposed residential units with electrical heating

0

## Reused/Recycled materials

Percentage of demolition/construction material to be reused/recycled

5

## Supporting Information

### Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Approved drawings under 35805/APP/2020/3289:

PL1-050;  
A-050-001 Rev. P0;  
PL1-001;  
A-100-100 Rev. P2;  
A-100-101 Rev. P2;  
A-100-102 Rev. P3;  
A-100-103 Rev. P2;  
A-100-104 Rev. P1;  
A-100-105 Rev. P2;  
A-110-001 Rev. P0;  
A-110-002 Rev. P0;  
A-120-001 Rev. P0;  
A-100-106 Rev. P0;  
1346-HED-SW-XX-DR-L-1001 Rev. P1;  
1346-HED-SW-XX-DR-L-1002 Rev. P3;  
1346-HED-SW-XX-DR-L-1005 Rev. P2;  
1346-HED-SW-XX-DR-RP-1001 Rev. P0; der 35805/APP/2020/3289

Please list all drawing numbers submitted with this application for approval

The scheme should be read in conjunction with the following drawings and reports by Hyland Edgar Driver Ltd:

- Landscape Statement 1346-HED-SW-XX-RP-L-9001 P1;
- Tree Removal Plan 1346-HED-SW-XX-DR-L-1001 P2;
- Landscape Masterplan 1346-HED-SW-XX-DR-L-1002 P4;
- Planting Plan 1346-HED-SW-XX-DR-L-1005 P3;
- Terrace Planting Details 1346-HED-SW-XX-DR-L-1019 P2;
- Urban Greening Factor Plan 1346-HED-SW-XX-DR-L-1030 P1;
- Section & Elevation- Living Wall 1346-HED-SW-XX-DR-L-1031 P1; and
- Urban Greening Factor Calculations 1346-HED-SW-XX-UGF-001 P2.

If applicable, please state the reasons for any changes to the original drawings

Please refer to the Planning Statement

## 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

## 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 Approval of reserved matters 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

Peggy Hui

Date

23/10/2025