



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 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

1 & 1a Bath Road Heathrow

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

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

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

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).

Unit

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".

Title Number: NGL352518
Title Number: 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

Please note: This question contains additional requirements specific to applications within the Greater London area.
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Please add details of the Gross Internal Area (GIA) for all current uses and how this will change based on the proposed development. Details of the floor area for any proposed new uses should also be added.

<p>Use Class: B8 - Storage or distribution</p> <p>Existing gross internal floor area (square metres): 1908</p> <p>Gross internal floor area lost (including by change of use) (square metres): 1908</p> <p>Gross internal floor area gained (including change of use) (square metres): 0</p>
<p>Use Class: F2 - Local community</p> <p>Existing gross internal floor area (square metres): 1666</p> <p>Gross internal floor area lost (including by change of use) (square metres): 1666</p> <p>Gross internal floor area gained (including change of use) (square metres): 0</p>
<p>Use Class: C1 - Hotels and halls of residence</p> <p>Existing gross internal floor area (square metres): 0</p> <p>Gross internal floor area lost (including by change of use) (square metres): 0</p> <p>Gross internal floor area gained (including change of use) (square metres): 13472</p>

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

Please note: This question contains additional requirements specific to applications within Greater London.

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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

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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

Utilites

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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. P03; 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