



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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	27
Suffix	
Property Name	
Address Line 1	Ducks Hill Road
Address Line 2	
Address Line 3	Hillingdon
Town/city	Northwood
Postcode	HA6 2NW

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

Easting (x)	Northing (y)
508211	191652

Description

Applicant Details

Name/Company

Title

Mr

First name

Tony

Surname

Loizou

Company Name

Bramley Building Services South East Ltd

Address

Address line 1

79

Address line 2

The Ridgeway

Address line 3

Town/City

Potters Bar

Country

United Kingdom

Postcode

EN6 4BD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Description of the Proposal

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

Two storey building with habitable roof space to provide 4 x 2-bed and 2 x 3 bed self contained flats with associated parking and amenity space, involving demolition of existing chalet bungalow

Reference number

40711/APP/2018/4033

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

20/10/2019

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

15/12/2020

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The scheme as approved is not deliverable due to the site levels, compliance with the Fire Safety requirements of the Building Regulations and conflict at roof level due to the minimum height requirement of the lift shaft. We therefore wish to substitute relevant approved drawings with those attached to this application.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 7100/D/01/E
7100/D/02/K, 7100/D/03/A, 7100/D/07/A, 7100/D/08/A, AV417060 (Stannah Lifts), Planning Statement dated April 2022 and revised Landscaping details as may be provided, and shall thereafter be retained/maintained for as long as the development remains in existence

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

None given

Date (must be pre-application submission)

03/04/2022

Details of the pre-application advice received

As we have explored all other options, I consider that the sloped roof between the hipped projections will need to be pushed back (keeping the same pitch), so that the crown roof is only the minimum size required to accommodate the lift. There is no planning argument to extend further forward than this. I understand from our discussion on site that this would involve major construction work, however the building constructed is significantly different to that which was approved and these works are reasonable and necessary in the circumstances.

In terms of next steps, this would require:

A section 73 application to vary condition 2 of planning permission 40711/APP/2018/4033 to substitute the approved drawings.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

Jeff

Surname

Taylor

Declaration Date

11/04/2022

☒ Declaration made

Declaration

I / We hereby apply for Removal/Variation of a condition 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

Jeffrey Taylor

Date

12/04/2022