



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 Details Reserved by Condition

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

15

Suffix

Property Name

Address Line 1

King Edwards Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Ruislip

Postcode

HA4 7AE

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

Easting (x)

509019

Northing (y)

187357

Description

Applicant Details

Name/Company

Title

Mr

First name

Vishal

Surname

Mohal

Company Name

Address

Address line 1

15 King Edwards Road

Address line 2

Address line 3

Town/City

Ruislip

County

Hillingdon

Country

Postcode

HA4 7AE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Erection of two detached houses with dormers and integral garages, new crossovers and associated external works (involving demolition of the existing house)

Reference number

43419/APP/2014/3879

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

21/01/2015

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

Condition number(s)

2 and 6

Has the development already started?

☒ Yes

☐ No

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

01/05/2017

Has the development been completed?

☒ Yes

☐ No

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

01/06/2018

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Front and Rear Garden Plan

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

ENF/524/1917/07/2025

Date (must be pre-application submission)

14/07/2025

Details of the pre-application advice received

After reviewing the notes left by the previous officer, I can confirm that planning application reference 43419/APP/2023/47 was refused for the following reasons:

1. The application failed to demonstrate which trees were on-site prior to development, which were protected and retained, and which were removed. It also did not show how the newly planted trees adequately mitigated the value lost by any removals. As such, the application was considered contrary to Paragraph 136 of the National Planning Policy Framework (2023), Policy G7 of The London Plan (2021), and Policy DMHB 14 of Hillingdon Council's Local Plan Part Two: Development Management Policies (2020). Therefore, Conditions 5 and 6 of 43419/APP/2016/3197 could not be discharged.

2. The application did not include appropriate details on enclosures/boundary treatments or finished levels/contours to demonstrate how the development would preserve and enhance the visual amenities of the area, as required by Condition 6 of 43419/APP/2016/3197. In the absence of sufficient information, the application was found to be contrary to Policy D3 of The London Plan (2021), Policy BE1 of Hillingdon Council's Local Plan Part 1: Strategic Policies (2012), and Policy DMHB 11 of the Local Plan Part Two: Development Management Policies (2020).

Having reviewed the attachment in your most recent email, it appears that you have addressed the above issues. I would suggest submitting a new application as soon as possible and keeping me informed once it has been submitted. The application will then be passed to the Council's Development Management team for assessment and determination.

Please confirm once the new application has been submitted. We can then hold any consideration of enforcement action while the application is under review.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Andy Wilcock

Date

17/07/2025