



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	
Suffix	
Property Name	Weir House
Address Line 1	50 Riverside Way
Address Line 2	Cowley
Address Line 3	Uxbridge
Town/city	London
Postcode	UB8 2YF

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

Easting (x)	Northing (y)
504906	183972

Description

Applicant Details

Name/Company

Title

Mr

First name

Jon

Surname

Clowes

Company Name

The Guinness Partnership Ltd

Address

Address line 1

7th Floor

Address line 2

350 Euston Road

Address line 3

Town/City

London

County

Country

Postcode

NW1 3AX

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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

N7 8EL

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

Demolition of existing building and the erection of a part four and part five storey block providing 34 residential units (Use Class C3); associated access and other works including landscaping and amenity space, car and cycle parking and refuse storage.

Reference number

43495/APP/2020/888

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

26/01/2022

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

Condition number(s)

2 and 3

Has the development already started?

☒ Yes

☐ No

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

08/07/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

We wish to vary condition 2 to amend the list of submitted plans and documents.

We wish to vary condition 3 to amend the list of specified supporting plans and/or documents.

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

Amend condition 2 to read:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and documents listed below:

1000-OD01,
26001-MEPK-ZZ-00-D-A-PL100,
26001-MEPK-ZZ-00-D-A-PL101,
26001-MEPK-ZZ-00-D-A-PL104,
26001-MEPK-ZZ-00-D-A-PL105,
26001-MEPK-ZZ-00-D-A-PL200,
26001-MEPK-ZZ-00-D-A-PL201,
26001-MEPK-ZZ-00-D-A-PL202,
26001-MEPK-ZZ-00-D-A-PL203,
26001-MEPK-ZZ-ZZ-D-A-PL300.

Amend condition 3 to read:

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Air Quality Assessment Report No.: 443625/AQ/01 (00),
Air Quality Technical Note dated April 2020,
Arboricultural Impact Assessment and Method Statement Ref: PRI22688aiaams,
Archaeological Evaluation dated October 2020,
Design and Access Statement dated Jan 2020,
Energy Statement dated July 2026,
Flood Risk Assessment and SuDS Strategy dated Dec 2019,
Gas Monitoring Report dated Dec 2015,
Noise Assessment Ref: 09-19-79579 NC01 Rev. A,
Transport Assessment dated Dec 2019,
Tree Survey Ref: PRI22688ts,
Tree Reference Plan: PRI22688-01A,
Tree Protection Plan (Demolition) PRI22688-03A,
Tree Protection Plan (Construction Phase) PRI22688-03A,
Preliminary Roost Assessment (PRA),
Phase II and III Geo Environmental Site Assessment Ref: A10621/2.0,
Phase I Desktop Study Site Assessment Ref: A10621/1.2,
Soft Landscaping Management and Maintenance Plan dated Nov 2019,
Soft Landscaping Specification dated Nov 2019, PRI22688-11,
Written Scheme of Investigation dated August 2020

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

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?

E.g. All the land is owned by a single individual

- ☒ 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

Marcus

Surname

Nelson

Declaration Date

17/07/2026

☒ Declaration made

Declaration

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

MEPK Architects

Date

21/07/2026

Amendments Summary

Ground floor fenestration design has been amended to provide greater secure night time ventilation.
Design narrative has been amended to include the appendix.