



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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
<input type="text" value="511751"/>	<input type="text" value="182539"/>

Description

The site is situated at the end of Maple Road in Hayes UB4 9NQ adjacent to the A312 road.

Applicant Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Bowdery

Company Name

Neilcott Construction Group

Address

Address line 1

Excel House

Address line 2

Civic Centre

Address line 3

Cray Avenue

Town/City

Orpington

Country

Kent

Postcode

BR5 3ST

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

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

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

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The amendment requests the update of the pre commencement conditions, outlined below, to be changed from precommencement to above ground conditions:

- Condition 8 (External materials)

'No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such Details should include information relating to make, product/type, colour and photographs/images.

- Condition 16 (Renewable energy)

'Prior to commencement of development, full details showing the design, scale and specification of the roof mounted solar panels shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

All measures to reduce the energy demand and carbon dioxide emissions of the development and to provide renewable energy generation set out within the submitted Energy Statement shall be integrated into the development and thereafter permanently retained and maintained.

Please state why you wish to make this amendment

The amendment to Condition 8 is based on the current UK market uncertainty, which is currently having a significant impact on the construction services, specifically the sourcing of specific makes, products and finishes for materials which are having longer lead times than expected. In addition to this, we believe that specifying the specific external materials are not a necessity before groundworks can commence. Therefore, amending the condition from pre commencement to above ground would enable ground works to start on site and give a greater degree of flexibility to source the materials and products nearer the time.

The amendment to Condition 16 which relates to renewable energy is on the basis that the design team and the contractor is working with the London Borough of Hillingdon development team to understand the viability of a fully electric scheme is feasible for the energy efficiency target, this is an evolving conversation which we are keen to not impend on the commencement of starting on site to deliver much needed affordable homes for the London Borough of Hillingdon council.

Are you intending to substitute amended plans or drawings?

☐ Yes

☒ No

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

Date (must be pre-application submission)

01/08/2016

Details of the pre-application advice received

Meeting held to discuss scale and details of proposals

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 Non-Material Amendment 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

Hollie Muir

Date

19/05/2022