



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

242

Suffix

Property Name

Address Line 1

Bath Road

Address Line 2

Address Line 3

Heathrow

Town/city

London

Postcode

UB3 5AY

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

Easting (x)

Northing (y)

507972

176971

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Pankhania

Company Name

Acre City Ltd

Address

Address line 1

7 Churchill Court

Address line 2

58 Station Road

Address line 3

North Harrow

Town/City

London

County

Harrow

Country

HA2 7SA

Postcode

HA2 7SA

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

Ms

First name

Hoda

Surname

Sadri

Company Name

Westcombe Group

Address

Address line 1

Unit 7, Churchill Court

Address line 2

58 Station Road

Address line 3

Harrow, Middlesex

Town/City

Harrow

County

Country

United Kingdom

Postcode

HA2 7SA

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

From the Appeal Decision Notice (APP/R5510/W/23/3327482, dated 15 May 2024): Erection of hotel building comprising 157 rooms and associated access, parking, landscaping and refuse storage.

Reference number

Original application reference: 43794/APP/2021/3685
Appeal reference: APP/R5510/W/23/3327482

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

15/05/2024

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

Condition number(s)

Condition 6 (Landscape Scheme)

Has the development already started?

Yes
 No

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

Condition 6 (Landscape Scheme) reads as follows:

"Notwithstanding the Landscape Management and Maintenance Plan (2022) prepared by ACD Environmental Ltd and the landscape proposal plans within it, no development shall take place until details of both hard and soft landscaping works have been submitted to and approved in writing by the local planning authority. The details shall include:

- hard surfaced areas, site furniture and materials;
- boundary treatments;
- external lighting;
- existing and proposed functional services above and below ground;
- proposed finishing levels or contours;
- planting plans, specifications and schedules (including retained trees, planting size, species and numbers/densities);
- the inclusion of living walls and roofs, or justification as to why these cannot be included; and
- an implementation and maintenance programme.

The hard landscaping works shall be carried out in accordance with the approved scheme and shall be completed prior to the first use of the development and thereafter maintained as such. All planting, seeding or turfing comprised in the approved details of soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees/hedge/shrubs planted or retained in accordance with this condition which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The completed works shall be maintained in accordance with the approved programme."

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

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

Westcombe Group Westcombe Group

Date

03/10/2025