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. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	33
Suffix	
Property name	
Address line 1	Belmont Road
Address line 2	
Address line 3	
Town/city	Uxbridge
Postcode	UB8 1QT

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

Easting (x)	505580
Northing (y)	184320

Description

2. Applicant Details

Title	
First name	
Surname	Austringer Capital Ltd
Company name	
Address line 1	Barton Hall
Address line 2	Garstang Road
Address line 3	
Town/city	Preston

2. Applicant Details

Country	
Postcode	PR3 5HE

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Paul
Surname	Henderson
Company name	Evolve Architectural Design Ltd
Address line 1	2 St Matthews School House
Address line 2	Stanhill Lane
Address line 3	Oswaldtwistle
Town/city	Accrington
Country	
Postcode	BB5 4PZ
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

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

Erection of a six storey building on land facing Belmont Road comprising 335 sq m of floor space for use in Classes A1 - A5 at ground floor level and 33 residential dwellings, associated works including disabled car park areas, landscaping, bin storage areas and cycle parking.

Reference number

45222/APP/2015/4692

Date of decision (date must be pre-application submission)	11/01/2018

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

Condition number(s)

Condition 4 - The development hereby approved shall ensure that 10% of the residential units (to include the 2 ground floor units facing Redford Way) are constructed to meet the standards for Category 3 M4(3) dwelling, with all remaining units designed to the standards for Category 3 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

4. Description of the Proposal

Has the development already started? ○ Yes ◉ No

5. Condition(s) - Removal/Variation

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

The requirements of the planning condition cannot be fully met within the approved ground floor building design/footprint. Please refer to supporting statement for more detailed assessment. As approved plans and updated detailed plans have been provided to illustrate this. The proposed Part M4(3) compliant apartments are numbers 8, 15, 22, 29, 32 and 33.

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

We require Condition 4 to be amended to remove the reference to ground floor apartments. We therefore require it to read as follows:
The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4(3) dwelling, with all remaining units designed to the standards for Category 3 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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	Paul
Surname	Henderson
Declaration date (DD/MM/YYYY)	14/07/2020

☑ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☑

9. Declaration

Date (cannot be pre-application)	28/07/2020