



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

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)

Description

Applicant Details

Name/Company

Title

Mr

First name

Tariq Zamir

Surname

Dar

Company Name

Address

Address line 1

129 Eastcote Road

Address line 2

Address line 3

Town/City

Ruislip

Country

UK

Postcode

HA4 8BJ

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

Description of the Proposal

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

Change of use of first floor from tuition centre/offices to 2 x 2 bed and 3 x 1 bed self contained flats, including addition of a second floor, a first floor side extension, balconies to rear, new external stairs and widening of crossovers.

Reference number

52803/APP/2019/2634

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

21/09/2021

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

Condition number(s)

2, 3, 6, 7

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The proposed design is focused on maximising the quality of accommodation for the new residents and optimising the capacity of the site as highlighted in the London Plan 2021. The proposed design will amend the planning conditions no. 2, 3, 6 and 7.

The proposed amendment focuses on:

- Location and geometry of the entrance of the residential units, including the design of the external metal staircase.
- Refuse and recycle storage space design/location. (Condition No. 6)
- Bicycle parking space design/location.
- Enhancement of the interior layout of the five approved residential units according to the most updated standard of living and building regulations.
- Definition of the materials and products visible from the public realm.

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

- The access to the residential units has been moved to the east, alongside Fairdale Gardens. Following a survey of the area, the approved access from the alley alongside Coldharbour Lane appeared to be a narrow walkway, mostly used to access the adjacent property and for refusal storage. The proposed entrance is located on a wider and brighter walkway, well exposed to the public realm as recommended by the approved document Q, Secured by Design (SBD) to improve the security of buildings. The proposed entrance is better suitable to access the site with sustainable and alternative means of transportation, bicycles, strollers, etc.. The external metal staircase has been adapted according to the new access location, to minimise its visual impact from the public realm.

- A dedicated facility for refusal and recycle storage has been located on the southeastern side of the application site, for the use of the five residential units. The external bins will be raised from the ground level, screened and protected to avoid adverse visual impact and nuisance to both occupiers and neighbours. The ground floor has been provided with a dedicated facility in the internal courtyard to the north of the application site. (Condition No. 6)

- As per the new London Plan 2021 and complying with Table 1, Parking Standard of the Local Plan: Part 2, the proposed design is committed to encouraging and supporting sustainable transport. The cycle parking has been located in a safe, secure, accessible, and sheltered location near the entrance of the residential units.

- The interior layout of the approved five residential units located on the first and second floor has been enhanced according to the most updated standard of living and building regulations. The revised layout complies with national and local guidelines as per Policy D6 Housing Quality and Standards of the London Plan 2021. The proposed units achieve and exceed the requirements of internal space to qualify as one-bedroom/two-person (flats 2, 3, 5), two-bedroom/three-person (flat 1) and two-bedroom/four-person (flat 4).

- A simple palette of high-quality materials has been selected to complement the existing property and contribute to lowering the building's carbon footprint. Please, refer to the Proposed Drawings and to the Design and Access Statement for a detailed list of all the material and products visible from the public realm. (Conditions No. 3 and 7).

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?

- ☒ 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

Enrico

Surname

Arrigoni

Declaration Date

22/09/2022

☒ Declaration made

Declaration

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

Enrico Arrigoni

Date

23/09/2022