



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

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

Philip

Surname

Wells

Company Name

Martin Ashley Architects

Address

Address line 1

745 Regal House

Address line 2

70 London Road

Address line 3

Town/City

Twickenham

County

London

Country

UK

Postcode

TW1 3QS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Philip

Surname

Wells

Company Name

Martin Ashley Architects

Address

Address line 1

745 Regal House

Address line 2

70 London Road

Address line 3

Town/City

Twickenham

County

London

Country

United Kingdom

Postcode

TW1 3QS

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Improvement of existing surface water drainage system, installation of land drains around entrance and exit, repair air shafts and asphalt and adjust ground surface levels for drainage purposes. Installation of internal pumps with associated services connections, removal of internal partition wall and reinstate historic handrails. Removal of suspended exit corridor ceiling and undertake paint analysis (Application for Listed Building Consent) (additional documents).

Reference number

Application ref number: 585/APP/2022/2663

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

27/07/2023

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

Condition number(s)

Condition 5. (LB10 Internal and External Finishes (Listed Buildings)):
Notwithstanding the approved drawings should the drainage works differ to those shown on the approved drawings following further investigation by the Hydrologist, updated plans and a method statement for the works shall be submitted to and approved in writing by the LPA.
REASON
To preserve and safeguard the character and appearance of the Listed building in accordance with Hillingdon's Local Plan: Part 1 Policy HE1 (November 012), Local Plan: Part 2 policies DMHB 1, and 2 (January 2020), the London Plan (2021) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Has the development already started?

- ☒ Yes
- ☐ No

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

14/08/2023

Has the development been completed?

- ☒ Yes
☐ No

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

24/04/2024

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

As-built drawing attached confirming the built scheme.

Omissions from the approved plans that have not been built are the following:

- Omission of proposed swale to the west of the site.
- Omission of proposed land drain extension adjacent to clay cap in the middle of the site.
- Omission of proposed land drains around air shafts X1 and X2.
- Omission of proposed land drain to the north of the entrance structure into the bunker.
- Omission of proposed works around memorial including relocation of standpipe, regrading falls, relaying of memorial, removal of timber fence.
- Omission of proposed attenuation tank and connecting drainage to S-E corner.
- Omission of proposed tarmac hump and lowering of curb.
- Omission of proposed regrading of earth bund and infilling of basin.
- Omission of proposed internal gutters and associated sumps in plant rooms around air shafts.
- Omission of works to air raid shelter.

Revisions made to the built scheme from the approved plans are:

- Proposed land drain relocated to other side of air shafts Y1 and Y2. The excavation around this area previously formed part of the archaeologists watching brief for excavation works around the air shafts.

Additions to the approved plans built in the final scheme are:

- New pond riser drain to east of the site. Note that this was agreed via email confirmation received from Emilie Bateman Fri 22/09/2023 11:23 confirming this was considered permitted development under Schedule 2, Part 12, Class A (B).

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

Thursday, June 27, 2024 12:18 PM

Date (must be pre-application submission)

22/09/2023

Details of the pre-application advice received

Copy of email Thu 27/06/2024 12:18:

Hi Phil,

I have reviewed the question with management and given the drainage was a large part of the scheme and the wording of the condition, it would be best for completeness to discharge condition 5 with the as built plans – if there is no intention to built out the drainage works as approved at a later date.

Many thanks,

Emilie Bateman

And email Fri 22/09/2023 11:23:

Hi Phil and Tim,

Thank you for your email and revisions – I have spoken with my Team Leader this morning and believe the alterations to the plans would be permitted development under Schedule 2, Part 12, Class A (B) as the pond riser is under 4m in height:

“any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them”

I hope this helps.

Many thanks,

Emilie Bateman

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

Phili Wells

Date

27/06/2024