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: 10

Suffix:

Property Name:

Address Line 1: Romney Road

Address Line 2:

Address Line 3: Hillingdon

Town/city: Hayes

Postcode: UB4 8PU

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

Easting (x): 508672

Northing (y): 183106

Description

Applicant Details

Name/Company

Title

Mr

First name

Marcin

Surname

Lesniak

Company Name

Address

Address line 1

10 Romney Road

Address line 2

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB4 8PU

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Ian

Surname

Chin

Company Name

Ian Chin Architects

Address

Address line 1

516 Cardinal Building

Address line 2

Station Approach

Address line 3

Town/City

Hayes

County

Country

Postcode

UB3 4FE

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

Part two storey, part single storey side/rear extension.

Reference number

71564/APP/2017/2333

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

14/09/2017

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

Condition number(s)

5

Has the development already started?

- [x] Yes
- [ ] No

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

05/03/2018

Has the development been completed?

- [x] Yes
- [ ] No

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

26/02/2021

Condition(s) - Variation/Removal

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

The extension has been completed. The proposed variation replaces the pre-commencement requirement to approve drainage details with a condition that identifies the installed drainage arrangement and secures its retention and maintenance. It retains the original controls on new pipework connections and runoff from associated hard paving.

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

The surface water drainage arrangements serving the development hereby permitted and shown on drawing 2039-AR-07-200 Rev A, revision entry dated 2 November 2026, shall be retained for the lifetime of the development and maintained in accordance with Appendix B of report 2039-RP-001 Condition 5 Compliance Assessment & Proposed Variation, dated 2 November 2026.

Any new pipework associated with the development hereby permitted shall not be connected to any existing surface water network which drains to any road or sewer. Runoff from any hard paving associated with the development shall be directed to the soakaway or managed through permeable surfacing.

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

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

71564/APP/2017/2333

Date (must be pre-application submission)

13/10/2026

Details of the pre-application advice received

On 13 October 2026, Hillingdon planning officer Samuel Patten advised by email that the application to discharge Condition 5 should be withdrawn and that a Section 73 application should be submitted to replace the pre-commencement drainage requirement with a compliance condition. As the works had already been completed, he requested Building Control completion documents and formal evidence of the installed drainage and soakaway.

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? E.g. All the land is owned by a single individual

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] 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
- [x] The Agent

Title

First Name

Ian

Surname

Chin

Declaration Date

04/11/2026

- [x] Declaration made

Declaration

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

Ian Chin

Date

04/11/2026