



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

579

Suffix

Property Name

Address Line 1

579-583 Uxbridge Road

Address Line 2

Hayes

Address Line 3

Town/city

Postcode

UB4 8HP

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

Easting (x)

509158

Northing (y)

181706

Description

An application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) and 3 (General Compliance with Supporting Documentation) of planning permission reference 72470/APP/2016/4648, dated 02-10-2019, for the demolition of 3 dwellinghouses and redevelopment of the site to provide residential accommodation within 2 new buildings with associated access, parking, landscaping and amenity space. The amendment sought is to increase the number of dwellings by two, amendments to the vehicle and cycle parking provision.

Applicant Details

Name/Company

Title

Mr

First name

Paul

Surname

Woodbridge

Company Name

Thorney Farm Developments Ltd.

Address

Address line 1

merrydown

Address line 2

Winkfield Street

Address line 3

Maidens Green

Town/City

Windsor

County

Berkshire

Country

United Kingdom

Postcode

SL6 4SW

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Chris

Surname

Palomba

Company Name

JSA Architects Ltd

Address

Address line 1

Middle Shop

Address line 2

Waltham Road

Address line 3

Town/City

Maidenhead

County

Country

Postcode

SL6 3NH

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

An application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) and 3 (General Compliance with Supporting Documentation) of planning permission reference 72470/APP/2016/4648, dated 02-10-2019, for the demolition of 3 dwellinghouses and redevelopment of the site to provide residential accommodation within 2 new buildings with associated access, parking, landscaping and amenity space. The amendment sought is to increase the number of dwellings by two, amendments to the vehicle and cycle parking provision.

Reference number

72470/APP/2023/747

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

15/04/2024

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

Condition number(s)

4, 8, 9, 10, 12, 16

Has the development already started?

☒ Yes

☐ No

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

01/04/2022

Has the development been completed?

☐ 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 4. 1. Details of Soft Landscaping, 2. Details of Hard landscaping, 3. Details of Landscape maintenance

Condition 10. 1. A drop-off point for door-to-door service providers, to include large Dial-A-Ride vehicles; 2. The design of accessible parking spaces, for residents and visitors, should cater for high sided vehicles with side and rear wheelchair access; 3. A fire strategy which demonstrates adequate means of escape for wheelchair users, and other persons unable to escape using the staircase; 4. Details of at least one ensuite bathroom connected to the largest bedroom which includes a level access shower shall to be provided onsite.

Condition 12. Prior to occupation of Block A3, the development hereby approved shall ensure that 3 (10%) of the PDECSTD (ODB 2022) 72470/APP/2023/747 5 of 13 residential units are constructed to meet the standards for Category 3 M4(3) dwelling with a floor plan at no less than 1:100 submitted for each of the different M4(3) units to be agreed in writing by the Local Planning Authority.

Condition 15. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Condition 16. Block A3 shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

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

Chris Palomba

Date

24/04/2024