



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	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Hillingdon Court Park, Pavilion"/>
Address Line 1	<input type="text" value="Court Drive"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hillingdon"/>
Town/city	<input type="text" value="Uxbridge"/>
Postcode	<input type="text" value="UB10 9JX"/>

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

Easting (x)	Northing (y)
<input type="text" value="507435"/>	<input type="text" value="184051"/>

Description

Applicant Details

Name/Company

Title

Mr

First name

Maksim

Surname

Seleznirov

Company Name

Maximum Construction

Address

Address line 1

34 Harbour Reach

Address line 2

The Boulevard

Address line 3

Town/City

London

County

Country

Postcode

SW6 2SS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Kevin

Surname

Stephenson

Company Name

CR Design Services

Address

Address line 1

Salvus House,

Address line 2

Aykley Heads,

Address line 3

Town/City

County Durham

County

Country

United Kingdom

Postcode

DH1 5TS

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

Inclusion of Coffee Kiosk planning permission site within the site of the planning permission of the Residential Dwelling at the former Hillingdon Court Park Pavilion

Reference number

Coffee Kiosk - 72929/APP/2025/769
Residential Dwelling - 72929/APP/2024/1201

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

05/03/2025

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

Condition number(s)

Conditions 2, 3, and 6

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Condition 2 - Change to approved drawings

Condition 3 - Change to supporting documents

Condition 10 - Change to BNG

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

Condition 2 - New drawings; 2190 - 01 rev A, 2190 - 03 rev B, 2190 - 04 rev B

Condition 3 - Revised documents; Lauren Munton's Landscape Design Statement V7, Vazquez Besada's SuDS and Drainage Assessment and Appendix A and E,

Condition 10 - ROAVR BNG Assessment V1.2 16.10.2025, and Excel version BNG metric calculations

See attached documents.

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

Refer 72929/APP/2025/769 with 72929/APP/2024/1201

10/09/2025

Details of the pre-application advice received

To be able to implement both, you would need to apply for a s73 application to amend the relevant conditions of the planning approval for the dwelling. This would involve adjusting the red line boundary to exclude the area where the kiosk is sited (which should be shown in blue) and all the relevant documents and drawings would need to be updated. All the conditions affected by the changes including the landscaping and BNG conditions would also need to be varied and addressed with updated details.

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

Kevin

Surname

Stephenson

Declaration Date

28/09/2025

☒ 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

Kevin Stephenson

Date

28/10/2025