



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

17

Suffix

Property Name

Address Line 1

Dene Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Northwood

Postcode

HA6 2BS

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

Easting (x)

508961

Northing (y)

191701

Description

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Gavacan Homes

Address

Address line 1

58b & 58c

Address line 2

High Street

Address line 3

Town/City

Pinner

County

Middlesex

Country

Postcode

HP5 5PZ

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

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

County

Country

Postcode

OX49 5BU

Contact Details

Primary number

01491613066

Secondary number

Fax number

Email address

mark@dparchitects.co.uk

Description of the Proposal

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

Variation of Condition 2 (Accordance with Approved plans) of planning permission ref. 73243/APP/2022/2535 , dated 20-11-2024 (Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new access to Dene Road with associated landscaping and parking). s73 Material Amendment allow amendments to the design of Plots 3-6, including repositioning of building southwards, reduction in depth, increase in width, lowering the finished slab level by 700mm, addition of attic accommodation with front facing dormers and sky lights and increase in height, changes to fenestration and position of chimney stack and addition of solar panels to flat roof area.

Reference number

73243/APP/2025/270

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

01/05/2025

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

Condition number(s)

2

Has the development already started?

Yes
 No

Condition(s) - Variation/Removal

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

Further to the purchase of this site Gavacan Homes seek amendments to Plots 3 to 6 to enhance the layouts of the flats to meet market demand.

The apartments have been amended to add attic accommodation reflecting the recent permission to add attic accommodation to Plots 1 and 2 (73243/APP/2025/270). One apartment is now turned into a duplex unit, so there is no increase in the number of dwellings.

The flats are increased in width but reduced in depth taking the rear elevation 2m further away from 1 Foxdell. Additionally the apartment block is moved forwards by 1m and following the ground levels at the front of the building, the slab level is lowered by 700mm compared to the extant permission, ensuring that the addition of attic accommodation does not impact on Green End, or 1, 3, or 5 Foxdell.

It is now proposed to install PV panels on the roofs.

The flank elevations retain the detailing and articulation of the approved scheme and there will be no impact on the heritage setting of Green End or neighbouring dwellings and no loss of amenities.

The front elevation retains the character of the extant permission but is widened by one bay. The front entrance is repositioned to a slightly more central location to enable efficient internal circulation layouts and to enable the installation of a lift.

The frontage will have similar detailing and a portico, to the neighbouring 6 Dene Road, which was designed by the same architect as Green End

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

The suggested amendment to the wording of Condition 2 is:

2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

22GEDR SL1 A (Site Location Plan)

25 GEDR SP10 (Site Proposals)

25 GEDR SP11 (Site Proposals with Existing Ground Contours)

25 GEDR SP12 (Context Site Plan)

22 GEDR P1A (Proposed Elevations and Floorplans Plot 1)

22 GEDR P2E (Proposed Elevations and Floorplans Plot 2)

25 GEDR P3-6 Rev D (Proposed Elevations and Floorplans Plots 3-6)

22 GEDR P7 Rev 9B (Proposed Elevations and Floorplans Plots 7-9)

22GEDR G1 Rev A (Proposed Garage Plot 1) 22GEDR G2 Rev A (Proposed Garage Plot 2)

22 GEDR SD1Rev A (Bin and Bike Store Plots 2-6 and Gates)

1192:L09 Revised 13 February 2024 (Landscape Plan)

22.31-001 Rev A (Swept Paths - Fire Appliances and 7.5 Tonne Box Van)

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

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

Mark

Surname

Longworth

Declaration Date

30/05/2025

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

DP Architects

Date

30/05/2025