Planning Application Form

Town and Country Planning Act 1990 (as amended)

Hillingdon https://www.hillingdon.gov.uk/planning

Publication of applications on planning authority website

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".

Address Line 1

814 Uxbridge Road

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Postcode

UB4 0RS

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

Easting (x)

509983

Northing (y)

181427

Description of site location

-

Applicant Details

Name/Company

Title

Mr

First Name

Arj

Surname

Dulay

Company Name

Burbank Properties Ltd

Address

Address Line 1

814 Uxbridge Road

Address Line 2

-

Address Line 3

-

Town/City

Hayes

County

Hillingdon

Country

-

Postcode

UB4 0RS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

Mr

First Name

Fadi

Surname

Shawkat

Company Name

SMA Studio Barnet

Address

Address Line 1

Prospect House,

Address Line 2

2 Athenaeum Rd

Address Line 3

-

Town/City

London

County

Hertfordshire

Country

United Kingdom

Postcode

N20 9AE

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Eligibility

Does the applicant have an interest in the land?

- [x] Yes
- [ ] No

Has notification under Article 10 been given?

not_applicable

Description of Proposal

Description of Approved Development

Erection of one additional storey above the existing mixed use building to create 3 no. residential apartments and changes to third floor fenestration.

Project Type

other

Reference Number

74992/APP/2022/2660

Date of Decision

29/03/2023

Original Application Type

Full planning permission

Fee Category

other

Non-Material Amendment(s) Sought

Description of Amendment(s)

Approved: "Erection of one additional storey above the existing mixed use building to create 3 no. 1-bed residential apartments and changes to third floor fenestration."

Proposed: "Erection of one additional storey above the existing mixed use building to create 3 no. residential apartments and changes to third floor fenestration."

No other change is proposed. The number of units, approved drawings, external appearance and conditions all remain as approved.

Reason for Amendment(s)

The applicant intends to submit a Section 73 application to vary condition 2 (approved plans) to reconfigure the approved flats to 2 x 2-bed and 1 x 1-bed within the approved envelope. Following Finney v Welsh Ministers [2019] EWCA Civ 1868, a Section 73 permission cannot alter the description of development, so the bedroom count must first be removed by this Section 96A application. The change is non-material: it alters wording only, authorises no physical change, and condition 2 continues to bind the development to the approved plans until the Section 73 application is determined. Please see the enclosed covering letter.

Are you substituting plans?

◯ Yes

⊘ No

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?

Agent

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Declaration

I/We hereby submit this Planning Application Form 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 agree to the outlined declaration

Signed	Date
Fadi Shawkat	27/10/2026