Application for Variation/Removal of Condition(s) (Section 73) 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

-

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

Description of Proposal

Description of Approved Development

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.

Project Type

Any other type of non-major development

Reference Number

74992/APP/2022/2660

Date of Decision

29/03/2023

Condition Number(s) to be Varied/Removed

2

Has the development started?

- [x] Yes
- [ ] No

Date Development Started

12/03/2026

Has the development been completed?

◯ Yes

⊘ No

Condition(s) - Variation/Removal

Reason for Requesting Variation/Removal

Condition 2 lists the approved drawings. The applicant wishes to reconfigure the approved third-floor flats from 3 x 1-bed to 2 x 2-bed and 1 x 1-bed. The changes are internal only and sit within the approved building envelope. There is no change to the number of units, footprint, height, massing, roof form, elevations or fenestration, and no new openings are proposed (condition 4).

The bedroom count was removed from the description of development under Section 96A application ref. [PLP-00019804], so the revised mix is consistent with the permission. The revised layout meets London Plan Policy D6 / Local Plan Policy DMHB 16 space standards and improves the housing mix in line with Policy DMH 2. Private amenity space, cycle and refuse storage are addressed in the accompanying planning statement.

The permission was lawfully implemented before 29 March 2026. Conditions 3, 5 and 7 were discharged under ref. 74992/APP/2024/874, and we request that these are re-imposed in their discharged form. Please see the enclosed planning statement.

Proposed Varied Condition Wording

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

L201
P.201 Rev B
B.201 Rev B
P.202 Rev C
P.203
P.204 Rev C
P.205 Rev B
P.206 Rev B
P.207 Rev C

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 Information

Please note: This question is specific to applications within the Greater London area.
The Mayor can request relevant information about spatial planning in Greater London under Section 346 of the Greater London Authority Act 1999. View more information on the collection of this additional data and assistance with providing an accurate response.

Title Number(s)

-

Has EPC Certificate

◯ 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

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?

- [x] Yes
- [ ] No

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

- [ ] Yes
- [x] No

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

Title

Mr

First Name

Arj

Surname

Dulay

Declaration Date

29/10/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Variation/Removal of Condition(s) (Section 73) 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	30/10/2026