



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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Non-Material Amendment to change 10no Residential Units' Tenure (From Returning Leaseholder to Social Rent), Planning Permission Reference 76550/APP/2021/4499 and approved Section 73 with reference 76550/APP/2023/2931

Applicant Details

Name/Company

Title

Mrs

First name

Melissa

Surname

McEvoy

Company Name

Higgins Partnership

Address

Address line 1

One Langston Road

Address line 2

Address line 3

Town/City

Loughton

County

Essex

Country

United Kingdom

Postcode

IG10 2SD

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

Johann

Surname

Cote

Company Name

PRP

Address

Address line 1

10 Lindsey Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC1A 9HP

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

☒ Yes

☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

☐ Yes

☐ No

☒ Not applicable

Description of Your Proposal

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

Approved Section 73 with reference 76550/APP/2023/2931:

Section 73 application to vary Condition 3 of application reference 76550/APP/2021/4499 dated 28-09-22 (Hybrid planning application seeking OUTLINE permission (with all matters reserved) for residential floorspace (Class C3) including demolition of all existing buildings and structures; erection of new buildings; provision of a community centre (up to 140sq.m of Use Class F2(b) floorspace); new pedestrian and vehicular access; associated amenity space, open space, landscaping; car and cycle parking spaces; plant, refuse storage, servicing area and other works incidental to the proposed development; and FULL planning permission for Blocks A and B comprising 80 residential units (Class C3); new pedestrian and vehicular access; associated amenity space and landscaping; car and cycle parking; refuse storage, servicing area, and other associated infrastructure to include temporary highways and landscaping works) to increase the parapet height by 50cm in the Detailed First Phase.

Reference number

76550/APP/2023/2931

Date of decision

10/11/2023

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Non-Material Amendment to change 10no Residential Units' Tenure (From Returning Leaseholder to Social Rent):

Unit B-01-01 located on 1st floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Unit B-02-01 located on 2nd floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Unit B-02-03 located on 2nd floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Unit B-03-01 located on 3rd floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Unit B-03-03 located on 3rd floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Unit B-03-06 located on 3rd floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Unit B-04-01 located on 4th floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Unit B-04-03 located on 4th floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Unit B-04-06 located on 4th floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Unit B-05-01 located on 5th floor level, Core B, change Returning Leaseholder Tenure to Social Rent Tenure

Please state why you wish to make this amendment

Unit B-01-01 located on 1st floor level, Core B with Social Rent Tenure

Unit B-02-01 located on 2nd floor level, Core B with Social Rent Tenure

Unit B-02-03 located on 2nd floor level, Core B with Social Rent Tenure

Unit B-03-01 located on 3rd floor level, Core B with Social Rent Tenure

Unit B-03-03 located on 3rd floor level, Core B with Social Rent Tenure

Unit B-03-06 located on 3rd floor level, Core B with Social Rent Tenure

Unit B-04-01 located on 4th floor level, Core B with Social Rent Tenure

Unit B-04-03 located on 4th floor level, Core B with Social Rent Tenure

Unit B-04-06 located on 4th floor level, Core B with Social Rent Tenure

Unit B-05-01 located on 5th floor level, Core B with Social Rent Tenure

Are you intending to substitute amended plans or drawings?

- ☐ 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?

- ☒ 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

Date (must be pre-application submission)

01/05/2025

Details of the pre-application advice received

Austin Road (Hayes Town Centre building) Phase 1 is currently progressing with on-site work. We have been discussing the project directly with the Planning Department. The Planning Officer mentioned above is aware of the project.

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 apply for Non-Material Amendment 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

Johann Cote

Date

25/07/2025