



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 Approval of Details Reserved by Condition

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

Suffix

Property Name

Land at Avondale Drive

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

Applicant Details

Name/Company

Title

First name

Surname

 London Borough of Hillingdon

Company Name

Address

Address line 1

 C/O Agent

Address line 2

Address line 3

 C/O Agent

Town/City

County

Country

 C/O Agent

Postcode

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 *****

Description of the Proposal

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

Application Ref: 76551/APP/2021/4502

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; new pedestrian and vehicular accesses; 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 Block A comprising 30 residential units (Class C3); new pedestrian access; associated amenity space and landscaping; cycle parking, refuse storage, and other associated infrastructure

Reference number

76551/APP/2021/4502

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

28/09/2022

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

Condition number(s)

13 Prior to commencement of development (except for demolition, ground and enabling work) for each relevant development phase, details of the play area for children shall be submitted to and approved in writing by the Local Planning Authority. This should include details of accessible play equipment for disabled children, including those with a sensory impairment, or complex multiple disabilities.

Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.

and

15 Prior to the commencement of development (except for demolition, ground and enabling work) of each phase of this development, details of a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping
- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate and this schedule must include pollution absorbing trees. The scheme shall provide a minimum of 23 replacement trees.
2. Details of Hard Landscaping

Has the development already started?

Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

18/07/2024

Has the development been completed?

Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes
 No

If Yes, please indicate which part of the condition your application relates to

Application to discharge Conditions 13 and 15 for Phase 1 only.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Drawings and Documents submitted are:

- * AVD-LLA-P1A-GND-GA-L01-0100_C01_S4-For Construction_Site Wide General Arrangement_A1
- * AVD-IES-P1ZZ-00-DR-C-3150_C02_S4-Construction_Ground Levels Plan
- * AVD-IES-P1ZZ-00-DR-D-3000_C11_S4-Construction_Drainage GA
- * AVD-LLA-P1A-5F-GA-L01-0401_P02_S3-For Design_Detailed Green Roof Plan - 5th Floor (Phase 1A)_A2
- * AVD-LLA-P1A-GND-GA-L01-0101_C01_S4-For Construction_Detailed Hard Landscape Proposals 1 of 4 - Ground Floor (Phase 1A)_A1
- * AVD-LLA-P1A-GND-GA-L01-0102_C01_S4-For Construction_Detailed Hard Landscape Proposals 2 of 4 - Ground Floor (Phase 1A)_A1
- * AVD-LLA-P1A-GND-GA-L01-0103_C01_S4-For Construction_Detailed Hard Landscape Proposals 3 of 4 - Ground Floor (Phase 1A)_A1
- * AVD-LLA-P1A-GND-GA-L01-0104_C01_S4-For Construction_Detailed Hard Landscape Proposals 4 of 4 - Ground Floor (Phase 1A)_A1
- * AVD-LLA-P1A-GND-DET-L01-0301_C01_S4-For Construction_Landscape Details - Landscape Specification & Planting Details_A1 (1)
- * AVD-LLA-P1A-GND-GA-L01-0201_C01_S4-For Construction_Detailed Planting Proposals - Ground Floor (Phase 1A)_A1
- * AVD-LLA-P1A-ZZ-REP-L01-0701_P02_S3-For Design_Play Area Equipment_A3
- * AVD-LLA-P1A-GND-MP-L01-0601_P02_S2-For Information_LMP_A4
- * AVD-PRP-P1AA-ZZ-DR-A-50000_C2_S4 - FOR CONSTRUCTION_Refuse Strategy Block A_A1
- * XXX-PRP-XX-XX-DET-A-60040_C1_S4 - CONSTRUCTION_Roof Types_A1
- * Ecological Management Plan
- * Biodiversity Action Plan

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)

06/06/2024

Details of the pre-application advice received

Mr Laughton advised to submit updated information to re-discharge these conditions.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Rafal Banasiuk

Date

01/10/2024