



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

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

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 3SD

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Planning Approval 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. And

Non Material Amendment Ref: 76551/APP/2025/1255: Application for a Non-Material Amendment to Planning Permission Reference 76551/APP/2021/4502 dated 28-09-2022 to amend the wording of Conditions 31 (Principles of Fire Statement), 35 (GLA's whole life carbon assessment) and 26 (Circular Economy Statement Report).

Reference number

Planning Approval Ref: 76551/APP/2021/4502
and
Non Material Amendment Ref: 76551/APP/2025/1255

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

21/05/2025

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

Condition number(s)

35. No later than 3 months following first occupation of the development, the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at the planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: ZeroCarbonPlanning@london.gov.uk, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, no later than 4 months following first occupation of the development.

Has the development already started?

- ☒ Yes
☐ No

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

05/02/2024

Has the development been completed?

- ☒ Yes
☐ No

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

15/10/2025

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

Avondale Drive Phase 1A has been completed. We have been discussing the project directly with the Planning Department. The Planning Officers mentioned above are aware of the project.

Discharge of Conditions

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

Please refer to the Covering Letter prepared by PRP:

- * Site Location Plan and Existing Context
- * Avondale Drive-Post construction Whole Life Carbon Report- Rev01
- * wlca assessment template planning 25 march 2022 - Phase 1a Rev01
- * HMS801 SWMP Resource Tracker Avondale Drive

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)

21/05/2025

Details of the pre-application advice received

Avondale Drive Phase 1A has been completed. We have been discussing the project directly with the Planning Department. The Planning Officers mentioned above are aware of the project.

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

Johann Cote

Date

14/11/2025