



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF DETAILS

Phoebe Evans-Khan
Bugler Developments
Bugler House
25 High Street
Rickmansworth
WD3 1ET

Application Ref: **76795/APP/2025/104**

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above-mentioned Act and Orders made thereunder hereby **GRANT APPROVAL** of the following received on 16th January 2025:-

Details pursuant to the discharge of Condition 27 (Reptile Survey), and partial discharge of Conditions 4 (Materials), 31 (Drainage Design) and 33 (Fire Strategy) for the Otterfield Road phase only of planning permission reference 76795/APP/2023/2503 dated 02-09-2024 (Formal Description: Demolition of existing Yiewsley Library Building and the erection of a new residential building on the Yiewsley Library site (Falling Lane) and the erection of a new mixed use building on the former Yiewsley Swimming Pool site (Otterfield Road), with a replacement library at ground floor level, residential uses above and new pedestrian access off of the High Street.

Detailed Description: Demolition of existing Yiewsley Library Building and the erection of a 5-storey residential building, comprising 50 dwellings, with 28 undercroft parking spaces (13 for residential and 15 for use by Rabbsfarm Primary School). The Otterfield Road site proposes the erection of a 5-storey building, comprising 45 dwellings, with 25 car parking spaces (23 for residential and 2 for library users.)

Drawing/Plan Nos: See Attached Schedule of Plans

**At: LAND AT YIEWSLEY LIBRARY & FORMER YIEWSLEY POOL FALLING LANE OTTERFIELD ROAD
YIEWSLEY**

Signed:

Head of Development Management and Building Control

Date: 9th February 2026

NOTES: This notice does NOT relate to any approvals, which may be required under any conditions of the notice of planning permission except the condition(s) referred to herein.

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SCHEDULE OF CONDITIONS

INFORMATIVES

- 1 Please note that this decision relates to the partial discharge of Conditions 4 (Materials), 31 (Drainage Design) and 33 (Fire Strategy) for the Otterfield Road phase only of planning permission reference 76795/APP/2023/2503 dated 02-09-2024.

END OF SCHEDULE

Address:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

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SCHEDULE OF PLANS

1261-HUN-ZZ-ZZ-DR-A-21-0105 Rev C02 - received 02 Feb 2026
1261-HUN-02-ZZ-DR-A-01-0102 Rev P01 - received 02 Feb 2026
1261-HUN-02-ZZ-DR-A-01-0103 Rev P01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-22-0206 Rev C01 - received 02 Feb 2026
1261- HUN- 02- ZZ- DR- A- 21-1000 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-00-DR-A-20-0003 Rev C01 - received 02 Feb 2026
BUG-2507-103 - received 02 Feb 2026
1261-HUN-ZZ-04-DR-A-22-0210 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-04-DR-A-22-0211 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-RF-DR-A-22-0250 Rev C01 - received 02 Feb 2026
BUG-2507-104 - received 02 Feb 2026
1261-HUN-02-ZZ-DR-A-05-3010 Rev C01 - received 12 Jan 2026
1261-HUN-02-ZZ-DR-A-07-2000 Rev P03 - received 12 Jan 2026
1261-HUN-ZZ-RF-DR-A-22-0252 Rev P01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-21-0106 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-21-0119 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-21-0153 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-21-0156 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-RF-DR-A-22-0253 Rev P01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-20-0054 Rev C01 - received 02 Feb 2026
1261-HUN-02-ZZ-DR-A-07-2001 Rev P03 - received 12 Jan 2026
1261-HUN-02-ZZ-RP-A-00-1000 Rev P10 - received 12 Jan 2026
1261-HUN-ZZ-ZZ-DR-A-20-0057 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-20-0058 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-21-0101 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-21-0103 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-00-DR-A-20-0011 Rev C01 - received 12 Jan 2026
1261-HUN-ZZ-ZZ-DR-A-21-0104 Rev C01 - received 02 Feb 2026
1261-HUN-ZZ-ZZ-DR-A-20-0052 Rev C01 - received 12 Jan 2026
1261-HUN-ZZ-ZZ-DR-A-20-0063 Rev C01 - received 12 Jan 2026

1261-HUN-ZZ-ZZ-DR-A-20-0071 Rev C01 - received 12 Jan 2026
1261-HUN-ZZ-ZZ-DR-A-21-0112 Rev C01 - received 12 Jan 2026
1261-HUN-ZZ-ZZ-DR-A-21-0113 Rev C01 - received 12 Jan 2026
1261-HUN-ZZ-ZZ-DR-A-21-0114 Rev C01 - received 12 Jan 2026
1261-HUN-ZZ-ZZ-DR-A-21-0117 Rev C01 - received 12 Jan 2026
1261-HUN-ZZ-ZZ-DR-A-21-0118 Rev C01 - received 12 Jan 2026
1261-HUN-ZZ-ZZ-DR-A-21-0152 Rev C01 - received 12 Jan 2026
1261-MPA-XX-XX-DR-S-2423_91 Rev C2 - received 12 Jan 2026
Feature groove wall entrance model 12/01/26 - received 12 Jan 2026
1261 ICS XX XX DR C 0203 Rev P01 - received 17 Mar 2025
5895-ORYI-ICS-QU-C-03.005 - received 17 Mar 2025
1261 ICS XX XX DR C 0200 P04 - received 17 Mar 2025
1261 ICS XX XX DR C 0201 P02 - received 17 Mar 2025
1261 ICS XX XX DR C 0202 P02 - received 17 Mar 2025
5895-ORYI-ICS-XX-RP-C-07.002 - received 17 Mar 2025
GB866-DWG-002 - received 17 Mar 2025
Infiltration test details - received 17 Mar 2025
BUG24699_Reptile_Mitigation_Strategy date submitted 24-01-25 - received 24 Jan 2025
1261 ICS XX XX DR C 0300 Rev P02 - received 21 Jan 2025
1261 ICS XX XX DR C 0400 Rev P02 - received 21 Jan 2025
Fire Strategy Report (part2) 02 December 2024 - received 02 Feb 2026
Fire Strategy Report (Part 1) 02 December 2024 - received 02 Feb 2026

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF
LOCAL PLANNING AUTHORITY
TOWN & COUNTRY PLANNING ACT 1990**

Appeals to the Secretary of State.

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Transport, Local Government and The Regions under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <https://www.gov.uk/appeal-planning-decision>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstance which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices.

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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