



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

Land at Yiewsley Library and Former Yiewsley Pool,

Address Line 1

Falling Lane, Otterfield Road

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

Mr

First name

Josh

Surname

Dyson

Company Name

Bugler Developments Limited

Address

Address line 1

Bugler House

Address line 2

45 London Road

Address line 3

25 High Street

Town/City

Rickmansworth

County

Herts

Country

United Kingdom

Postcode

WD3 1ET

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

Mrs

First name

Holly

Surname

Mitchell

Company Name

Simply Planning

Address

Address line 1

8/9 Stephen Mews

Address line 2

Gresse Street

Address line 3

Town/City

London

County

Country

Postcode

W1T 1AF

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

Please add details of all persons notified

Name of person notified:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

LONDON BOROUGH OF HILLINGDON

Address Line 2:

2E/10 CIVIC CENTRE

Town/City:

Postcode:

UB8 1UN

Date notice served:

09/05/2025

Description of Your Proposal

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

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.

Reference number

76795/APP/2023/2503

Date of decision

02/09/2024

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

- Core Amendments – As a direct response to emerging fire safety regulations, the proposals include minor amendments to the design of the stair cores to provide sterile lift lobbies and to remove all services from these areas. The amendments are wholly internal and simply allow for compartmentalisation of the lifts and stairwell, to minimise the potential of the transference of smoke and to provide safe means of escape.
- Brick Dimensions and Balcony Amendments – The construction drawings and brick positioning have required some minor amendments. The design of the balconies is proposed for amendment as the approved designs were considered by building control to potentially encourage climbing. The changes also provide better fire compartmentalisation and reduce the spread of fire.
- Cycle Storage. – The approved cycle stores, when designed in detail, were not large enough to fit the consented number of cycles. The amended plans provide a layout to meet the required number of cycles. The scheme provides for 74 long stay spaces and 10 short stay spaces. The details have been submitted under Condition 20 and the submitted cycle parking plans are included in this submission for completeness.
- Plant Room Adjustments – The size of the plant room has been adjusted to ensure the scheme is able to meet building regulations. Internal changes to allow for required risers and additional ventilation, due to updated fire regulations, have resulted in a small but non material increase in required area;
- Bin Store Fire Amendments – The consented arrangement is considered to raise fire risks on site and therefore the NMA seeks a relocation of the bin store entrance away from the residential entrance which provides design improvements for residential comfort and safety and improved drag distances.

Please state why you wish to make this amendment

To ensure the scheme is buildable and meets up to date fire regulations.

Are you intending to substitute amended plans or drawings?

Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

M9534- APL202-B SITE PLAN
M9534- APL204-C GROUND AND FIRST
M9534- APL205-B SECOND AND THIRD
M9534- APL208-B SITE WEST ELEVATION
M9534- APL209-C SITE EAST ELEVATION
M9534- APL210-C SITE NORTH ELEVATION
M9534- APL211-B SITE SOUTH ELEVATION

New plan/drawing numbers

1261-HUN-02-00-DR-A-03-0001
1261-HUN-02-00-DR-A-05-1100
1261-HUN-02-01-DR-A-05-1101
1261-HUN-02-02-DR-A-05-1102
1261-HUN-02-03-DR-A-05-1103
1261-HUN-02-04-DR-A-05-1104
1261-HUN-02-RF-DR-A-05-1105
1261-HUN-02-ZZ-DR-A-07-1000
1261-HUN-02-ZZ-DR-A-07-1001

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

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

Holly Mitchell

Date

09/05/2025