



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

Yiewsley

Postcode

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

Easting (x)

506107

Northing (y)

180535

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

Revision to the location and size of the roof-level plant and associated screening. This is primarily due to the requirement for a larger than previously designed sprinkler tank which is now to be located on the roof rather than underground due to space requirements and maintenance and pump pressure. - The proposed screening is a logical extension of that which is currently approved;

The ground floor secondary entrance door to Unit 05 has been relocated to the return, with a new window introduced in the original door position (to maintain architectural rhythm along Falling Lane) and the associated pathways adjusted accordingly to avoid a clash with the BT chamber.

Relocation of the ground floor bin store external door, required to accommodate the increased size of Cycle Store 01 in line with cycle rack specifications.

Relocation of the first floor window within Unit 1 (kitchen/dining/living area) to coordinate with kitchen hob placement.

Replacement of the hit-and-miss brickwork to the rear of the residents' car park with railing (aligning with the elevational treatment along Falling Lane) to meet the free-area requirements necessary for ventilation under the fire strategy.

Amendment to the ground-floor substation door, in accordance with SSEN specifications.

Louvers and shutter added to Rabbsfarm car park – The Shutter is a Secure by Design requirement and ventilation requirement for fire strategy.

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

1263-HUN-01-00-DR-A-03-1001 P07 Site Plan
1263-HUN-01-00-DR-A-05-1100 P06 Ground Floor Plan
1263-HUN-01-00-DR-A-05-1101 P05 First Floor Plan
1263-HUN-01-00-DR-A-05-1105 P05 Roof Plan
1263-HUN-01-00-ZZ- DR-A-07-1001 P03 Elevations High Street
1263-HUN-01-ZZ- DR-A-07-1002 P03 Elevations – SE and NE
1263-HUN-01-ZZ- DR-A-07-1003 P03 Elevations –SW and NE

New plan/drawing numbers

1263-HUN-01-00-DR-A-03-1001 P09 Site Plan
1263-HUN-01-00-DR-A-05-1100 P08 Ground Floor Plan
1263-HUN-01-00-DR-A-05-1101 P07 First Floor Plan
1263-HUN-01-00-DR-A-05-1105 P07 Roof Plan
1263-HUN-01-00-ZZ- DR-A-07-1001 P06 Elevations High Street
1263-HUN-01-ZZ- DR-A-07-1002 P06 Elevations – SE and NE
1263-HUN-01-ZZ- DR-A-07-1003 P06 Elevations –SW and NE

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 *****

Date (must be pre-application submission)

17/12/2025

Details of the pre-application advice received

Considers that the changes do fall within NMA

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

18/12/2025