



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW  
Tel: 01895 250230 Web: [www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

## Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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

116-118 Fountain House Hotel

Address Line 1

Church Road

Address Line 2

Address Line 3

Hillingdon

Town/city

Hayes

Postcode

UB3 2LW

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

Easting (x)

509780

Northing (y)

180885

Description

Applicant Details

Name/Company

Title

Mrs

First name

Ransford

Surname

Stewart

Company Name

Stewart Management & Planning Solutions

Address

Address line 1

Fountain House Hotel

Address line 2

116-118 Church Road

Address line 3

Hillingdon

Town/City

Ruislip

Country

United Kingdom

Postcode

HA4 8NW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

## Contact Details

Primary number

Secondary number

Fax number

Email address

## Description of the Proposal

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

Refurbishment of existing Hotel including two storey side extension, two storey purpose built accommodation units, basement, outdoor amenity space, refuse areas, access alterations with new gate, plant room, café and associated parking and external alterations

Reference number

7772/APP/2021/4495

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

20/06/2022

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

Condition number(s)

Condition 8

Has the development already started?

☐ Yes

☒ No

## Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Condition 8 is not a valid planning condition as it substantially fails to meet the validity test for planning conditions set out in Paragraph 55 of the NPPF.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 8 should be withdrawn.

In the alternative the Condition could be modified to remove reference to individual facilities i.e., the level access shower, and the tracked hoist system between the bedroom and bathroom, as the council has presented no justification for these specific facilities to warrant a departure from London Plan Policy E10. The incomplete reference to BS8300-2 should also be corrected.

## 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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

## Ownership Certificates and Agricultural Land Declaration

**Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes  
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

## Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Ransford

Surname

Stewart

Declaration Date

22/07/2022

☒ Declaration made

## Declaration

I / We hereby apply for Removal/Variation of a condition as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Ransford Stewart

Date

22/07/2022