



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 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	22
Suffix	
Property Name	
Address Line 1	Park Road
Address Line 2	
Address Line 3	Hillingdon
Town/city	Hayes
Postcode	UB4 8JN

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

Easting (x)	Northing (y)
509346	181817

Description

Applicant Details

Name/Company

Title

Mr

First name

Abdullah

Surname

Stanikzai

Company Name

Address

Address line 1

C2, Westminster Business Center

Address line 2

Printing House Lane

Address line 3

Town/City

Hayes

County

Hillingdon

Country

Postcode

UB3 1AP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

J.

Surname

Silva

Company Name

Unlimited Assets, LTD

Address

Address line 1

Apartment 46

Address line 2

1 Goat Warf

Address line 3

Town/City

Brentford

County

Country

Postcode

TW8 0AS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Demolition of existing dwelling and garage. Erection of a 4-bedroom 8-person dwelling.

Reference number

Application Ref: 78540/APP/2024/229

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

17/05/2024

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

Condition number(s)

Condition 2
Condition 9
Condition 10

Has the development already started?

- ☒ Yes
☐ No

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

12/01/2025

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Condition 2 - The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans.

Condition 9 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors, or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos 21 and 23 Park Road.

Condition 10 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any Dwellinghouse shall be erected without the grant of further specific permission from the Local Planning Authority.

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

Condition 2 – Approved Plans

It is proposed to vary Condition 2 to substitute the approved plans with a revised set of drawings to allow alterations to the approved roof elevations. The amendments comprise the installation of a new front mansard window, new rooflights to the side and rear roof slopes, and associated internal alterations to facilitate the conversion of the roof space into habitable accommodation. The overall roof form, ridge height, eaves height and building envelope remain unchanged from the approved scheme.

Condition 9 – Openings Facing Nos. 21 and 23 Park Road

It is proposed to vary Condition 9 to permit the installation of rooflights within the side and rear roof slopes as shown on the revised drawings. The rooflights have been designed with a minimum cill height of 1.5 metres above finished floor level to prevent direct overlooking of neighbouring properties, thereby maintaining neighbouring residential amenity.

Condition 10 – Roof Alterations

It is proposed to vary Condition 10 to permit the roof alterations shown on the revised approved drawings, comprising the installation of a front mansard window and rooflights to the side and rear roof slopes. No further roof alterations beyond those shown on the approved plans are sought through this application.

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

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?
E.g. All the land is owned by a single individual

- ☒ 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

J.

Surname

Silva

Declaration Date

29/06/2026

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

J. Silva

Date

30/06/2026