



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	<input type="text" value="104"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="High Street"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="Hillingdon"/>
Town/city	<input type="text" value="Harefield"/>
Postcode	<input type="text" value="UB9 6BZ"/>

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

Easting (x)	Northing (y)
<input type="text" value="505123"/>	<input type="text" value="190274"/>
Description	<input type="text"/>

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

Mc Gough

Company Name

COHABIT Design

Address

Address line 1

4 Tweeddale Grove

Address line 2

Ickenham

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

UB10 8TT

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

Description of Your Proposal

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

Erection of a part single storey, part two storey rear extension. Conversion of roof space to habitable use to include a rear dormer and 2 front and 1 rear roof light. Amendments to fenestration.

Reference number

78649/APP/2024/2120

Date of decision

09/10/2024

What was the original application type?

Householder 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

There are three non-material amendments being sought; ITEM 01. The rooflight marked 'RL 02' at the front roof slope. It is proposed to amend the position and size of 1no. rooflight, serving the bedroom. This amendment would have the effect of re-instating the design of the rooflight as originally proposed in this application. In the process of discussing the consented design, it was requested by the Conservation Officer that the proposed rooflight be reduced in size. In order to achieve a consent and conclude the matter without undue delay, a new rooflight design was proposed and accepted. It has now transpired that a separate property in close proximity - No.86 High St. Ref: 59318/APP/2024/2615 - has been granted a planning consent which includes a large rooflight to the front slope. The applicant on the subject property is disappointed that a limitation on rooflight size was applied to their application, but was not subsequently applied to nearby similar properties. In the interest of fairness, and on the basis of established precedent, the applicant now wishes to revert to the originally proposed rooflight size. The proposed minor amendment would result in a rooflight size which is not especially large, nor visually intrusive and which is substantially smaller than the rooflight approved on No.86 High St. ITEM 02. the rear extension as granted includes an area of flat roof above the ground floor, and where a 2.2m setback is created between the shared boundary and the first floor extension. This flat roof is problematic, as it will require regular maintenance, being situated in an area of tall evergreen trees and other established greenery. It is proposed to match the roof slope of the neighbouring property, by replacing this area of flat roof with a sloped, slated roof. The roof will be formed as a continuation of the main dwelling roof. The existing bedroom window will be replaced with a dormer-style window, to match - in style and proportion - the existing dwelling, as well as the contiguous dwellings. The sloped roof is more consistent with the existing roof of the semi-detached pair of dwellings, it gives a more harmonious visual effect, and it will minimise the requirement for regular maintenance. This item was confirmed as a 'minor amendment' in pre-submission planning advice. ITEM 03. Window 'W-02' is a proposed new opening on the ground floor side elevation. It is proposed to reduce the width of this window from 1750mm to 1550mm. This is necessary to avoid a structural steel bearing pad.

Please state why you wish to make this amendment

Answer contained in the description provided above.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

0426-PLA-50/53 Rev B Proposed Floor Plans and Elevations

New plan/drawing numbers

MINOR AMENDMENTS Floor Plans and Elevations

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 *****

Reference

Date (must be pre-application submission)

12/11/2024

Details of the pre-application advice received

MHeaven@hillington.gov.uk
Thu, 28 Nov 2024, 16:43
Ah apologies Simon - this got away from me sorry. I did the legwork but forgot to finish the race...
The Council would consider this a minor material amendment i.e. the previous consultees would be renotified of the application. It would be an application to vary condition 2 of the original consent.
I requested informal feedback from the conservation officer and they stated they likely wouldn't support such an application on conservation design grounds due to overcrowding of the roof form.
Mitchell Heaven

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

Simon Mc Gough

Date

17/02/2025