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: 22

Suffix:

Property Name:

Address Line 1: Hillingdon Hill

Address Line 2:

Address Line 3: Hillingdon

Town/city: Uxbridge

Postcode: UB10 0JB

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

Easting (x): 506362

Northing (y): 182938

Description:

Applicant Details

Name/Company

Title

Ms

First name

Jiahui

Surname

Yang

Company Name

Address

Address line 1

120 manor waye

Address line 2

Address line 3

Town/City

LONDON

County

Greater London

Country

United Kingdom

Postcode

UB8 2BH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Ms

First name

J

Surname

L

Company Name

S2B studtio

Address

Address line 1

20-22 Wenlock road

Address line 2

Address line 3

Town/City

London

County

Greater London

Country

United Kingdom

Postcode

N1 7GU

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?

- [x] 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
- [x] Not applicable

Description of Your Proposal

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

Conversion of roof space to habitable use, erection of a single storey rear extension and erection of an outbuilding (following demolition of existing conservatory)

Reference number

79678/APP/2025/2383

Date of decision

07/11/2025

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?

- [x] **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

The proposed Non-Material Amendments to planning permission **79678/APP/2025/2383** comprise minor adjustments to the approved development at 22 Hillingdon Hill, as indicated by the red annotations on the revised drawings (Rev 1).

The amendments include:

1. **Main Building Layout:** Minor adjustments to the internal layout, including repositioning of internal partitions, alterations to room arrangements and removal of the existing side entry door.
2. **Fenestration:** Minor adjustments to the size and positioning of windows to reflect the revised internal layout.
3. **Outbuilding Setting Out:** Adjustments to the position and footprint of the proposed outbuilding within the rear garden, including its relationship with the existing site boundaries.
4. **Outbuilding Canopy:** Introduction of a canopy to the outbuilding, as illustrated on the revised plans and elevations.

All proposed amendments are highlighted in red on the submitted Rev 1 drawings. The overall nature and intended use of the approved development remain unchanged.

Please state why you wish to make this amendment

The amendments are proposed to reflect minor design refinements and adjustments made during construction stages as to the owner living requirements, taking into account practical construction requirements, existing site conditions in respect to the outbuilding.

The changes to the main building are intended to improve the internal layout and functionality, while the adjustments to the outbuilding reflect its setting out on site, including the addition of a canopy and minor window fenestration changes.

The application seeks to regularise these amendments and ensure that the approved planning drawings accurately reflect the proposed development, without materially altering its overall character, appearance or intended use.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

20250629_AA1130_2005_Proposed Outbuilding.pdf, 20250629_AA1130_HH_GA-Block Plan.pdf, 20250629_AA1130_2003_Proposed Elevationpdf, 20250629_AA1130_1001_Site Plan Location Plan.pdf, 20250629_AA1130_2002_Proposed Plans.pdf

New plan/drawing numbers

20261015_AA1130_2005_Proposed Outbuilding-Rev 1.pdf, 20261015_AA1130_HH_GA-Block Plan-Rev 1.pdf, 20251015_AA1130_2003_Proposed Elevation-Rev 1.pdf, 20261015_AA1130_1001_Site Plan Location Plan-Rev 1.pdf, 20261015_AA1130_2002_Proposed Plans-Rev 1.pdf

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] 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

J L

Date

02/11/2026