



Mr D Osborne  
Barton Willmore  
7 Soho Square  
London  
W1D 3QB

Application Ref: 1331/APP/2017/1883

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

### **GRANT OF PLANNING PERMISSION**

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

#### **Description of development:**

Part demolition of existing factory buildings and associated structures, and redevelopment to provide 1,386 dwellings (Use Class C3). office, retail, community and leisure uses (Use Class A1/A3/A4/B1/B8/D1/D2), 22,663sq.m (GEA) of commercial floorspace (Use Classes B1c/B2/B8 and Data Centre (sui generis)), amenity and playspace, landscaping, allotments, access, service yards, associated car parking and other engineering works.

**Location of development:** Former Nestle Factory Nestles Avenue Hayes

**Date of application:** 23 May 2017

**Plan Numbers:** See attached Schedule of plans

**Permission is subject to the condition(s) listed on the attached schedule:-**

**Head of Planning, Transportation and Regeneration**

**Date: 28 June 2018**

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
  - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
  - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

**GRANT OF PLANNING PERMISSION**

Application Ref: 1331/APP/2017/1883

**SCHEDULE OF CONDITIONS**

**1 · JOINT CONDITION**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

**REASON**

To comply with Section 91 of the Town and Country Planning Act 1990.

## SCHEDULE OF CONDITIONS

### 2 · JOINT CONDITION

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

MP 0 12 P2 Masterplan: Context Roof Plan - Application  
MP 0 60 P4 Masterplan: Amenity Diagram  
MP 1 00 P4 Masterplan Ground Floor Plan  
MP 7 21 P4 Masterplan Cycles & Car Parking, Waste and Services  
MP 5 99 - MASTERPLAN - Roof Floor Plan  
MP 6 00 - MASTERPLAN - Ground Floor Plan  
MP 6 01 - MASTERPLAN - First Floor Plan  
MP 6 02 - MASTERPLAN - Second Floor Plan  
MP 6 03 - MASTERPLAN - Third Floor Plan  
MP 6 04 - MASTERPLAN - Fourth Floor Plan  
MP 6 05 - MASTERPLAN - Fifth Floor Plan  
MP 6 06 - MASTERPLAN - Sixth Floor Plan  
MP 6 07 - MASTERPLAN - Seventh Floor Plan  
MP 6 08 - MASTERPLAN - Eight Floor Plan  
MP 6 09 - MASTERPLAN - Ninth Floor Plan  
MP 0 11 P1 Masterplan: Location Plan  
MP 0 51 P1 Masterplan: Block Plan Data Summary & Setting out  
MP 1 13 P2 Masterplan: Roof PVs  
MP 7 11 P2 Masterplan: Accessible Units  
MP 7 12 P2 Masterplan: Accessible Units  
MP 1 11 P4 Masterplan Roof Height - AOD  
MP 1 12 P4 Masterplan Roof Height - Storeys  
MP 1 14 P4 Masterplan Roof Height - Colour Coded  
MP 2 01 P4 Masterplan Elevations (1)  
MP 2 02 P4 Masterplan Elevations (2)  
MP 2 03 P4 Masterplan Elevations (3)  
MP 3 01 P4 Masterplan Sections  
MP 3 02 P4 Masterplan Spaces  
MP 0 13 P2 Masterplan: Context Roof Plan - Illustrative Wider Area M'plan  
MP 0 20 P2 Site Location Plan Existing  
MP 0 21 P2 Site Block Plan Existing  
MP 0 31 P2 Masterplan: Existing Survey Plan  
MP 0 42 P2 Masterplan: Demolition - Site Photos  
MP 8 09 P2 Masterplan: View from Wallis Garden looking towards the Main F  
MP 8 10 P2 Masterplan: View from Wallis Garden  
MP 8 11 P2 Masterplan: View along Sandow Square looking West  
MP 8 12 P2 Masterplan: View along Canal Street facing Block B  
MP 8 13 P2 Masterplan: View along Canal Street facing the Heritage Cluster  
MP 8 15 P2 Masterplan: View along the Trim Trail north of Block B and E  
MP 8 16 P2 Masterplan: View along Milk Street looking towards Block B  
MP 0 41 P3 Masterplan Demolition  
MP 725 P2 Nestle multi-modal transport proposal  
LG 1 01 P1 Landscape Overview Masterplan [Parking - Day one]  
LG 1 02 P1 Landscape Overview Masterplan [Parking - Future provision]  
LG 1 03 P1 Illustrative Landscape Masterplan  
LG 1 04 P1 Landscape Masterplan GA | 01 of 04  
LG 3 01 P1 Landscape sections | AA - BB  
LG 1 06 P1 Landscape Masterplan GA | 03 of 04  
LG 1 07 P1 Landscape Masterplan GA | 03 of 04

## SCHEDULE OF CONDITIONS

- 2 · LG 1 05 P1 Landscape Masterplan GA | 02 of 04  
LG 103 P2 Illustrative Landscape Masterplan  
LG 3 02 P1 Landscape sections | CC - DD  
LG 3 03 P1 Landscape sections | EE - FF  
LG 3 04 P1 Landscape sections | GG - HH

and shall thereafter be retained/maintained for as long as the development remains in existence.

### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016)

### 3 · JOINT CONDITION

The development hereby permitted shall be completed in accordance with the specified supporting plans and/or documents, as references to the relevant areas of the development:

- Planning Statement (Barton Willmore);
- Economic Statement (Barton Willmore);
- Health Impact Assessment (Barton Willmore);
- Heritage Assessment (Turleys); letter dated 15 August from Turleys;
- Noise and Vibration Reports (PBA) dated June 2017
- Accommodation Schedule
- Archaeological Desk Based Assessment (CgMS);
- Air Quality Assessment (PBA);
- Demolition Reports (Capita) Updated Demolition Report dated 15 Aug 2017; Letter dated 21/11/17 ref CS075666-WF-17-194-L;
- Design and Access Statement (Makower Architects, Hawkins Brown, dMFK, MSA and Gillespies);
- Statement of Community Involvement (HardHat);
- Structural Survey and Conditions Report (Elliot Wood);
- Townscape and Visual Impact Assessment (Barton Willmore)
- Travel Plans (PBA and Markides Associates)
- Environmental Impact Assessment (Barton Willmore, Markides Associates, PBA, Capita, Hydrock and Turleys)
- Transport Assessment (prepared by Markides Associates); Technical Note prepared by Markides Associates dated 14 August 2017; Note from Project Centre dated 13 and 21 September 2017;
- Gillespies Sketchbook dated Aug 2017 Rev 0.0;
- Existing Buildings Conversion analysis dated June 2016;
- Equalities Impact Assessment dated May 2017, amended Nov 2017;
- Low Emission Strategy; prepared by PBA ref 37205/3004 rev Draft

Thereafter the relevant parts of the development shall be retained/maintained in accordance with these details for as long as the development remains in existence, unless otherwise agreed in writing with the local planning authority.

### REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## SCHEDULE OF CONDITIONS

### 4 · JOINT CONDITION

Prior to commencement (excluding demolition) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority.

The scheme shall follow the strategy set out in 'Flood Risk Assessment', produced: Segro - Capita - Industrial

CS-075666-PE-16-121-R Rev. H Flood Risk Assessment and Drainage Strategy  
CS/075666 Drainage Strategy - Rev. E (27 March 2018)

SuDS Flows and Volumes - LLFA Technical Assessment Proforma Rev. C (27 March 2018)

Drainage Layout and External Levels 1 of 2 - 075666-CA-0-GF-DR-S-010-P05

Drainage Layout and External Levels 2 of 2 - 075666-CA-0-GF-DR-S-011-P05

Percentage Runoff Calculation

Hydrock Correspondence dated 10 November and 24 November 2017

CS075666 Technical Design Note (12 March 2018)

Barrett - Hydrock - Residential

R/C151867/001.06 Flood Risk Assessment & Drainage Strategy (Residential Scheme)

C151867/C/001 P6 Proposed Drainage Strategy Sheet 1

C151867/C/002 P6 Drainage Layout Sheet 2

C151867/C/100 P2 Existing Catchment Areas

C151867/C/101 P10 Proposed Drainage Catchment Area to TW

C151867/C/102 P10 Proposed SW Attenuation

C151867/C/104 P6 Proposed Drainage Catchment Area to Canal

C151867/C/109 P3 Sections

C151867/C/110 P1 Exceedence Flood Water Storage Locations

C151867/C/111 P1 Ingress and Egress and Flood Water

Comments from Hydrock Sergio Meeting (6 February 2018) with Hydrock Response (15 February 2018)

C151867/R-001 Drainage Strategy Statement

C151867/R-002 Methodology for the Control of Surface Water During the Construction Phase

Drainage Calculations Canal

Drainage Calculations TW Letter (13 July 2016)

TW SW Correspondence (20 February 2018)

Prior to commencement of each phase of development, a detailed drainage and water management scheme shall be provided that details:

1 - How that phase will connect to the approved site wide strategy

2 - The interim drainage solutions to ensure that surface water run off will not increase the risk of flooding to or from the development.

3 - How the relevant phase will further contribute to the efficient use of water through a scheme for the collection, storage and reuse of rainwater. The scheme shall [a] include plans showing the methods for collection and storage; and [b] set out the clear arrangements in place for the reuse of the stored water; e.g. through on site landscape management plans and through the encouragement of residents to use

## SCHEDULE OF CONDITIONS

### 4 · stored water for external uses.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DME1 10 Water Management, Efficiency and Quality in emerging Hillingdon Local Plan Part 2 Development Management Policies, Policy 5.12 Flood Risk Management of the London Plan (March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2016), and Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016), National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

### 5 · JOINT CONDITION

Prior to the commencement of development, including any site clearance and works of demolition to the site as a whole (including the Industrial Land and the Residential Land):

a) A Written Scheme of Investigation/WSI (in accordance with Historic England's Best Practice Guidance), setting out the scope, approach and phasing of the buildings and site recording, shall be submitted to and approved in writing by the Local Planning Authority. The record will be agreed to Historic England recording levels and standards. This should include a detailed record of the whole site including the conservation area and all locally listed buildings and structures at agreed stages before and during demolition;

b) The record prior to site clearance and demolition (for both the Residential Land and Industrial Land) will be submitted for review and comment prior to formal submission to discharge the condition and agreed in writing by the Local Planning Authority before commencement of demolition;

c) The phased recording throughout the demolition process will be in accordance with the agreed demolition strategy, Condition 7, and the WSI;

d) The completed recording document will be submitted to the Local Planning Authority for final approval, unless otherwise agreed in writing, prior to the commencement of development and new construction on the Industrial Land and Residential Land in accordance with the WSI.

#### REASON

To safeguard the special architectural and/or historic interest of the conservation area and buildings in accordance with Policy BE8 and BE12 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### **6 · JOINT CONDITION**

Prior to the commencement of development, site clearance and any works of demolition on the site (including the Industrial Land and Residential Land), the following details must be submitted to and approved in writing by the Local Planning Authority

- a. details of the sole agent responsible for monitoring the demolition of the locally listed main factory building must be submitted to and approved in writing by the Local Planning Authority;
- b. the sole agent to submit a demolition phasing plan, to include an agreed time frame and work strategy, covering pre-demolition monitoring and overseeing the works across the Residential Land and Industrial Land in relation to the locally listed main factory building. The strategy must demonstrate how the demolition will be dovetailed between the two ownerships and include timely commencement and completion of demolition works;
- c. Upon commencement of any works of demolition to the locally listed main factory building the approved sole agent shall provide monthly reports of progress for agreement, in accordance with the demolition phasing plan and strategy.

#### **REASON**

To safeguard the special architectural and/or historic interest of the conservation area and buildings in accordance with Policy BE8 and BE12 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### **7 · JOINT CONDITION**

Prior to the commencement of development, including any works of site clearance and demolition, details of the contracts for demolition works and the demolition strategy covering the Factory Building to preserve the Retained Facades and Tower Building of the Local Listed Building on both the Residential and Industrial Land must be submitted to and approved in writing by the Local Planning Authority, details to include:

- a) Evidence of the contracts or sub-contract(s) placed to demonstrate the timely commencement and completion of demolition works for the Factory Building to preserve the Retained Facades and Tower Building;
- b) A full programme of demolition works, including phasing as appropriate for the Factory Building to preserve the Retained Facades and Tower Building to be submitted and agreed.
- c) The locations and details of cut lines and propping, with scaled plans, sections and details would need to be submitted for the following to ensure that the Factory Building Retained Facades and Tower Building stability will not be compromised;
- d) Details as to how the Retained Facades and Tower Building will be protected to ensure their integrity over the duration of the construction period;
- e) The programme of works on the site shall be carried out in complete accordance with the details approved unless otherwise agreed in writing with the Local Planning Authority;
- f) No development shall take place on both the Residential and Industrial Land (including works of site clearance, demolition to the locally listed buildings, Retained Facades and Tower Building) until the Local Planning Authority has approved the Demolition Strategy.
- g) No development shall take place on both the Residential and Industrial Land (including works of site clearance, demolition to the locally listed buildings, Retained Facades and Tower Building) until the approved Heritage Assets Recording works in accordance with Condition 5 has been completed (phased) and approved by the LPA..

#### **REASON**

To safeguard the structural integrity of the locally listed Factory Building Retained Facades and Tower Building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).



## SCHEDULE OF CONDITIONS

### 8 · RESIDENTIAL CONDITION

Each phase of the Residential Land development hereby permitted shall not be occupied until each phase has been completed in accordance with the specified supporting plans and/or documents:

- Energy Statement (BBS) Issue 4;
- Land Contamination Assessments (Hydrock);
- Flood Risk/Drainage Assessments (Hydrock R/C151867/001.06) addressed via response from LBH drainage on 11/11/2017 and 13/11/2017;
- Bay Study Elevations Access Officer Response (David Bonnett Associates);
- Waste and Recycling Response Note (AECOM);
- Affordable Housing Statement (Gerald Eve);
- Aviation Report (Osprey)
- Daylight and Sunlight Assessment (Point2) and Addendum dated 28 Nov 2017;
- Ecological Report (Aspect);
- Sustainability Statements (including Overheating Reports) (BBS);
- Utilities Assessment (Whitecode);
- Ventilation and Extraction Report (Whitecode);
- Lighting and CCTV Report (Whitecode);
- Flood Risk/Drainage Assessment (Hydrock);
- Wind Assessment (RWDI);
- Arboricultural Impact Assessment and Tree Survey (Aspect);
- Construction Management Plan (Barratt London);
- Site Waste Management Plan (Barratt London);
- R/C151867/001.06 Flood Risk Assessment & Drainage Strategy (Residential Scheme)
- C151867/C/001 P6 Proposed Drainage Strategy Sheet 1
- C151867/C/002 P6 Drainage Layout Sheet 2
- C151867/C/100 P2 Existing Catchment Areas
- C151867/C/101 P10 Proposed Drainage Catchment Area to TW
- C151867/C/102 P10 Proposed SW Attenuation
- C151867/C/104 P6 Proposed Drainage Catchment Area to Canal
- C151867/C/109 P3 Sections
- C151867/C/110 P1 Exceedence Flood Water Storage Locations
- C151867/C/111 P1 Ingress and Egress and Flood Water
- Comments from Hydrock Sergio Meeting (6 February 2018) with Hydrock Response (15 February 2018)
  
- C151867/R-001 Drainage Strategy Statement
- C151867/R-002 Methodology for the Control of Surface Water During the Construction Phase
- Drainage Calculations Canal
- Drainage Calculations TW Letter (13 July 2016)
- TW SW Correspondence (20 February 2018)

Thereafter the relevant parts of the Residential Land development shall be retained/maintained in accordance with these details for as long as the development remains in existence, unless otherwise agreed in writing with the local planning authority.

#### REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## SCHEDULE OF CONDITIONS

### 9 · RESIDENTIAL CONDITION

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

MP 7 60 Rev. 04 Residential Phasing Plan  
MP 7 62 Rev. 02 Residential Demolition Phasing Plan  
DM 4 12 P1 Block F2: Second Floor Plan  
DM 4 13 P1 Block F2: Third Floor Plan  
DM 4 20 P1 Block F3 & F4: Ground Floor Plan  
DM 4 21 P1 Block F3 & F4: First Floor Plan  
DM 4 22 P1 Block F3 & F4: Second Floor Plan  
DM 4 23 P1 Block F3 & F4: Third Floor Plan  
DM 6 18 D4 Balcony Study: Type 4 (1750-2000mm Depth)  
DM 4 12 P1 Block F2: Second Floor Plan  
DM 4 13 P1 Block F2: Third Floor Plan  
DM 1 05 P1 Block F2, F3, F4: Second Floor Plan  
DM 1 07 P1 Block F2, F3, F4: Third Floor Plan  
DM 4 25 P1 Block F3 & F4: Fifth Floor Plan  
DM 4 26 P1 Block F3 & F4: Sixth Floor Plan  
DM 4 27 P1 Block F3 & F4: Seventh Floor Plan  
DM 4 28 P1 Block F3 & F4: Eighth Floor Plan  
DM 4 29 P1 Block F3 & F4: Ninth Floor Plan  
DM 4 30 P1 Block F3 & F4: Tenth Floor Plan  
DM 4 31 P1 Block F3 & F4: Roof Floor Plan  
DM 4 41 P1 Block G: First Floor Plan  
DM 4 42 P1 Block G: Second Floor Plan  
DM 4 20 P1 Block F3 & F4: Ground Floor Plan  
DM 4 21 P1 Block F3 & F4: First Floor Plan  
DM 4 22 P1 Block F3 & F4: Second Floor Plan  
DM 4 23 P1 Block F3 & F4: Third Floor Plan  
DM 6 18 D4 Balcony Study: Type 4 (1750-2000mm Depth)  
DM 6 05 P3 Block G Bay Study  
DM 6 02 P3 Block F2 Bay Study (Rear Facade)  
DM 6 01 P3 Block F2 Bay Study  
DM 6 00 P3 Block F1 Bay Study  
DM 4 40 P3 Block G Ground Floor Plan  
DM 4 16 P3 Block F2 Roof Floor Plan  
DM 4 15 P3 Block F2 Fifth Floor Plan  
DM 4 14 P3 Block F2 Fourth Floor Plan  
DM 4 05 P3 Block F1 Roof Floor Plan  
DM 4 04 P3 Block F1 Fourth Floor Plan  
DM 4 03 P3 Block F1 Third Floor Plan  
DM 2 03 P3 Block G Elevations  
DM 2 01 P4 Block F1, F2, F3 & F4 North & East Elevations  
DM 4 00 P4 Block F1 Ground Floor Plan  
DM 4 01 P4 Block F1 First Floor Plan  
DM 4 02 P4 Block F1 Second Floor Plan  
DM 4 50 P2 Block H & I: Ground Floor Plan  
DM 4 51 P2 Block H & I: First Floor Plan  
DM 4 52 P2 Block H & I: Second Floor Plan  
DM 4 53 P2 Block H & I: Third Floor Plan  
DM 4 54 P2 Block H & I: Fourth Floor Plan  
DM 4 55 P2 Block H & I: Fifth Floor Plan

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- 9 · DM 4 56 P2 Block H & I: Roof Floor Plan
- DM 1 08 P3 Block F1, G, H & I Fourth Floor Plan
- DM 1 06 P3 Block F1, G, H & I Third Floor Plan
- DM 1 09 P3 Block F2, F3, F4 Fourth Floor Plan
- DM 3 01 P1 Section DD, EE & FF
- DM 3 02 P1 Section GG & HH
- DM 4 10 P1 Block F2: Ground Floor Plan
- DM 4 11 P1 Block F2: First Floor Plan
- DM 6 06 P2 Block F2: Bay Study (Rear Facade)
- DM 6 03 P2 Block F3: Bay Study
- DM 6 04 P2 Block F4: Bay Study
- DM 6 07 P1 Block I: Bay Study
- DM 6 09 Block F2: Entrance Study (Rear Facade)
- DM 6 10 Block F1: Entrance Study
- DM 5 40 P1 Unit Types - M4.3 Adaptable Flats
- DM 5 41 P1 Unit Types - M4.3 Adaptable Flats
- DM 5 42 P1 Unit Types - M4.3 Adaptable Flats
- DM 6 06 P1 Block H: Bay Study
- DM 6 11 Block F2: Entrance Study
- DM 6 12 Block F3 & F4: Entrance Study
- DM 6 13 Block G: Entrance Study
- DM 6 14 Block H: Entrance Study
- DM 6 15 D5 Balcony Study: Type 1 (1500mm Depth)
- DM 6 16 D5 Balcony Study: Type 2 (1750mm Depth)
- DM 0 00 P1 Block F, G, H & I: Cover Page
- DM 0 20 P1 Block F1, F2, F3, F4, G, H & I: Constraints Plan
- DM 0 30 P1 Block F: Existing Survey Plan
- DM 0 31 P1 Block G: Existing Survey Plan
- DM 0 32 P1 Block H & I: Existing Survey Plan
- DM 0 40 P1 Block F: Demolition (1)
- DM 0 42 P1 Block H & I: Demolition (1)
- DM 1 01 P1 Block F2, F3, F4: Ground Floor Plan
- DM 1 03 P1 Block F2, F3, F4: First Floor Plan
- DM 3 00 P4 Section AA, BB & CC
- DM 4 43 P1 Block G: Third Floor Plan
- DM 4 44 P1 Block G: Fourth Floor Plan
- DM 4 45 P1 Block G: Roof Floor Plan
- DM 5 10 P1 Unit Types - 1B Flats
- DM 5 11 P1 Unit Types - 1B Flats
- DM 5 12 P1 Unit Types - 1B Flats
- DM 5 13 P1 Unit Types - 1B Flats
- DM 5 14 P1 Unit Types - 1B Flats
- DM 5 15 P1 Unit Types - 1B Flats
- DM 5 20 P1 Unit Types - 2B Flats
- DM 1 00 P4 Block F1, G, H & I Ground Floor Plan
- DM 1 02 P4 Block F1, G, H & I First Floor Plan
- DM 1 04 P4 Block F1, G, H & I Second Floor Plan
- DM 1 17 P3 Block F2, F3, F4 Tenth Floor Plan
- DM 1 16 P3 Block F2, F3, F4 Ninth Floor Plan
- DM 1 15 P3 Block F2, F3, F4 Eighth Floor Plan
- DM 1 14 P3 Block F2, F3, F4 Seventh Floor Plan
- DM 1 13 P3 Block F2, F3, F4 Sixth Floor Plan
- DM 1 12 P3 Block F1, G, H & I Roof Floor Plan
- DM 1 11 P3 Block F2, F3, F4 Fifth Floor Plan

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- 9 · DM 1 10 P3 Block F1, G, H & I Fifth Floor Plan
- DM 2 00 P3 Block F1, F2, F3 & F4 South & West Elevations
- DM 1 18 P3 Block F2, F3, F4 Roof Floor Plan
- DM 6 17 D5 Balcony Study: Type 3 (2000mm Depth)
- DM 2 02 P2 Block F3 & F4: North & South Elevations
- DM 2 04 P2 Block H & I: Elevations
- DM 4 24 P1 Block F3 & F4: Fourth Floor Plan
- DM 5 21 P1 Unit Types - 2B Flats
- DM 5 22 P1 Unit Types - 2B Flats
- DM 5 23 P1 Unit Types - 2B Flats
- DM 5 24 P1 Unit Types - 2B Flats
- DM 5 25 P1 Unit Types - 2B Flats
- DM 5 26 P1 Unit Types - 2B Flats
- DM 5 30 P1 Unit Types - 3B Flats
- DM 5 31 P1 Unit Types - 3B Flats
- DM 5 32 P1 Unit Types - 3B Flats
- DM 5 33 P1 Unit Types - 3B Flats
- MA 8 02 P2 Block B balcony types along Sandow Square
- MA 8 03 P2 Block B
- MA 8 05 P2 Block B corner accent balconies
- MA 6 36 P2 Block B: Balcony Type F1
- MA 8 09 P2 Block B podium garden view facing North
- MA 8 10 P2 View from Coffee Park looking towards Block B
- MA 1 01 P4 Block B Ground & First Floor Plan
- MA 1 02 P4 Block B Second & Third Floor Plan
- MA 1 03 P4 Block B Fourth & Fifth Floor Plan
- MA 1 04 P4 Block B Sixth and Seventh Floor Plan
- MA 1 05 P4 Block B Eighth and Ninth Floor Plan
- MA 1 06 P4 Block B Tenth & Roof Floor Plan
- MA 2 01 P4 Block B Elevations (1)
- MA 2 02 P4 Block B Elevations (2)
- MA 2 03 P4 Block B Perspective Elevations
- MA 3 01 P4 Block B Sections (1)
- MA 6 13 P2 Block B: Bay Study (3)
- MA 6 16 P2 Block B: Bay Study Elevations
- MA 5 52 P1 Block B: Unit Type - Accessible Flats
- MA 5 53 P1 Block B: Unit Type - Accessible Flats
- MA 5 54 P1 Block B: Unit Type - Accessible Flats
- MA 6 12 P1 Block B: Bay Study (2)
- MA 6 03 P1 Block B: Entrance Lobby (3)
- MA 6 14 P1 Block B: Bay Study (4)
- MA 6 15 P1 Block B: Bay Study (5)
- MA 6 20 P1 Block B: Details (1)
- MA 6 30 P1 Block B: Balconies
- MA 6 31 P1 Block B: Balcony Type A1-A2
- MA 6 32 P1 Block B: Balcony Type A3-B1
- MA 6 33 P1 Block B: Balcony Type B2-C1
- MA 6 34 P1 Block B: Balcony Type D1-D2
- MA 5 42 P1 Block B: Unit Type - 3 Bed Duplexes
- MA 5 51 P1 Block B: Unit Type - Accessible Flats
- MA 5 41 P1 Block B: Unit Type - 3 Bed Duplexes
- MA 5 40 P1 Block B: Unit Type - 3 Bed Duplexes
- MA 5 32 P1 Block B: Unit Type - 3 Bed Flats
- MA 5 31 P1 Block B: Unit Type - 3 Bed Flats

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- 9 · MA 5 30 P1 Block B: Unit Type - 3 Bed Flats
- MA 5 24 P1 Block B: Unit Type - 2 Bed Flats
- MA 5 25 P1 Block B: Unit Type - 2 Bed Flats
- MA 5 50 P1 Block B: Unit Type - Accessible Flats
- MA 6 05 P1 Block B: Entrance Podium (1)
- MA 6 06 P1 Block B: Entrance Podium (2)
- MA 6 41 P1 Block B: Bin Storage
- MA 6 40 P1 Block B: Typical Bin Storage
- MA 6 37 P1 Block B: Balcony Type F2-F3
- MA 6 35 P1 Block B: Balcony Type D3-E1
- MA 5 21 P1 Block B: Unit Type - 2 Bed Flats
- MA 5 20 P1 Block B: Unit Type - 2 Bed Flats
- MA 5 23 P1 Block B: Unit Type - 2 Bed Flats
- MA 5 10 P1 Block B: Unit Type - 1 Bed Flats
- MA 5 11 P1 Block B: Unit Type - 1 Bed Flats
- MA 5 12 P1 Block B: Unit Type - 1 Bed Flats
- MA 5 22 P1 Block B: Unit Type - 2 Bed Flats
- MA 1 00 P2 Block B: Basement Floor Plan
- MA 6 01 P2 Block B: Entrance Lobby (1)
- MA 6 02 P2 Block B: Entrance Lobby (2)
- MA 6 11 P2 Block B: Bay Study (1)
- MA 6 39 P2 Block B: Waste & Cycle Diagrams
- MA 6 42 P2 Block B: Cycle Storage
- HB 1 00 P2 Block C & D Ground Floor Plan
- HB 1 01 P3 Block C & D First Floor Plan
- HB 1 02 P3 Block C & D Second Floor Plan
- HB 1 03 P3 Block C & D Third Floor Plan
- HB 1 04 P2 Block C & D Fourth Floor Plan
- HB 1 05 P2 Block C & D Fifth Floor Plan
- HB 1 06 P2 Block C & D Sixth Floor Plan
- HB 1 07 P2 Block C & D Seventh Floor Plan
- HB 1 08 P2 Block C & D Eighth Floor Plan
- HB 1 09 P2 Block C & D Roof Floor Plan
- HB 1 10 P3 Block E Ground & First Floor Plan
- HB 1 11 P2 Block E Second & Third Floor Plan
- HB 1 12 P2 Block E Fourth & Fifth Floor Plan
- HB 1 13 P2 Block E Sixth & Seventh Floor Plan
- HB 1 14 P2 Block E Eight & Ninth Floor Plan
- HB 1 15 P2 Block E Tenth & Roof Floor Plan
- HB 1 16 P2 Block C and D Ninth Floor Plan
- HB 2 00 P3 Block C1 All Floor Plans
- HB 2 01 P3 Block C2 All Floor Plans
- HB 2 02 P2 Block C3 All Floor Plans
- HB 2 03 P4 Block C4 All Floor Plans
- HB 2 04 P3 Block C5 All Floor Plans
- HB 2 05 P2 Block C6 All Floor Plans
- HB 2 06 P4 Block D1, D4 All Floor Plans
- HB 2 08 P1 Block D3\_Ground, First & Second
- HB 2 09 P4 Block E1 All Floor Plans
- HB 2 10 P4 Block E2, E3 All Floor Plans
- HB 4 01 P3 Elevation - Milk Street East
- HB 5 06 P1 Bay Study - E1 Bridge
- HB 5 12 P1 Bay Study - C6 Block
- HB 6 01 P1 Block C& D : Podium Deck and Accessible Roof Terraces

## SCHEDULE OF CONDITIONS

- 9 · HB 6 02 P1 Servicing Strategy
- HB 6 03 P1 Cycle Strategy
- HB 1 11 P1 Block E: Second & Third Floor Plan
- HB 3 02 P1 Unit Type - 1 Bed Flats
- HB 3 03 P1 Unit Type - 2 Bed Flats
- HB 3 04 P1 Unit Type - 2 Bed Duplexes
- HB 3 05 P1 Unit Type - 3 Bed Flats
- HB 3 06 P1 Unit Type - 3 Bed Duplexes
- HB 3 09 P1 Unit Type - 1 Bed Accessible Flats
- HB 3 10 P1 Unit Type - 2 Bed Accessible Flats
- HB 3 13 P1 Unit Type - 3 Bed Duplexes (2)
- HB 3 14 P1 Unit Type - 2 Bed Flats (2)
- HB 3 12 P1 Typical Entrance Lobbies
- HB 5 04 P1 Bay Study - E1 Block
- HB 5 00 P1 Bay Study - Roof Extension
- HB 5 01 P1 Bay Study - Typical Block
- HB 5 03 P1 Bay Study - C3 Block
- HB 5 07 P2 Bay Study - 2 Bed Standard
- HB 5 08 P2 Bay Study - Energy Centre
- HB 7 00 P2 View along Milk Street along D1 and D2
- HB 7 01 P2 View towards Block C2 entrance
- HB 7 03 P2 Block C4 view from Canal Street and Sandow Square
- HB 7 04 P2 Block C podium garden view
- HB 7 05 P2 Block C6 view along Nestles Avenue
- HB 7 07 P2 Block C3 view from Sandow Square
- HB 7 08 P2 Block C2 corner balconies
- HB 7 12 P2 View of Block C6 Entrance
- HB 4 02 P3 Elevation - Nestles Avenue South
- HB 4 03 P3 Elevation - Milk Street West
- HB 4 04 P3 Elevation - Sandow Square North
- HB 4 05 P3 Elevation Canal Street East
- HB 4 06 P3 Elevation - Milk Yard West
- HB 4 09 P2 Elevation - Nestles Avenue North
- HB 4 10 P2 Elevation - E1
- HB 4 07 P2 Section - Podium Garden South
- HB 4 08 P2 Section - Podium Garden North/East
- HB 5 02 P2 Bay Study - Entrance
- HB 5 13 P2 Bay Study - Sandow Square E3
- HB 0 00 P1 Site Overview Plan
- C151867/C/001 P6 Proposed Drainage Strategy Sheet 1
- C151867/C/002 P6 Drainage Layout Sheet 2
- C151867/C/100 P2 Existing Catchment Areas
- C151867/C/101 P10 Proposed Drainage Catchment Area to TW
- C151867/C/102 P10 Proposed SW Attenuation
- C151867/C/104 P6 Proposed Drainage Catchment Area to Canal
- C151867/C/109 P3 Sections
- C151867/C/110 P1 Exceedence Flood Water Storage Locations
- C151867/C/111 P1 Ingress and Egress and Flood Water

and shall thereafter be retained/maintained for as long as the development remains in existence.

### REASON

To ensure the development complies with the provisions of the Hillingdon Local

## SCHEDULE OF CONDITIONS

9 · Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016)

### 10 · RESIDENTIAL CONDITION

Notwithstanding the plans hereby approved, all locally listed boundary railings, gates, plinths, gate piers and lanterns shall be retained.

Prior to the commencement of Phase 1 (MP 7 60 Rev. 04) of the residential development a protection method statement for these retained structures within the residential land shall be submitted to and agreed in writing with the Local Planning Authority.

Prior to the commencement of any superstructure works of Phase 1 of the residential development, a schedule of repairs and a management plan for future maintenance shall be submitted to and agreed in writing with the Local Planning Authority.

#### REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed front boundary treatment, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 11 · RESIDENTIAL CONDITION

Prior to occupation of Phase 1c of the residential development hereby approved, a suitable assessment and confirmation that the Canal wall relating to land within the residential land where defects and holes identified within the drainage strategy and subsequent survey submitted have been rectified.

This shall be submitted to, and approved in writing by the Local Planning Authority and implemented as per the approved details.

#### REASON:

To ensure that surface water run off is controlled appropriately on site to ensure the development does not increase the risk of flooding contrary to:

- Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012),
- Policy 5.12 Flood Risk Management of the London Plan (March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13
- Sustainable Drainage of the London Plan (March 2016), and · National Planning Policy Framework (March 2012), and the · Planning Practice Guidance (March 2014).

## **SCHEDULE OF CONDITIONS**

### **12 · RESIDENTIAL CONDITION**

Prior to the commencement of development, including any works of site clearance and demolition, details of the contracts for demolition works and the demolition strategy including phasing covering the conservation area and locally listed buildings on the entire site (Residential Land) must be submitted to and approved in writing by the Local Planning Authority, details to include:

- a) Evidence of the contracts or sub-contract(s) placed to demonstrate the timely commencement and completion of demolition works for the Residential Land;
- b) A full programme of demolition works, including phasing as appropriate for the Residential Land to be submitted and agreed.
- c) The programme of works on the site shall be carried out in complete accordance with the details approved unless otherwise agreed in writing with the Local Planning Authority;
- d) No development shall take place on the Residential Land (including works of site clearance and demolition to the locally listed buildings) until the Local Planning Authority has approved the Demolition Strategy.
- e) No development shall take place on the Residential Land (including works of site clearance and demolition to the locally listed buildings) until the approved Heritage Assets Recording works in accordance with Condition 5 has been completed (phased) and approved by the LPA.

#### **REASON**

To safeguard the recording of the conservation area and structural integrity of the retained locally listed buildings in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).



## **SCHEDULE OF CONDITIONS**

### **13 · RESIDENTIAL CONDITION**

No site clearance, demolition works or construction work shall take place on any residential phase identified on drawing no. MP760 rev 04, until the following details for that phase have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures for that phase.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained for that phase shall be submitted to the Local Planning Authority for approval. No site clearance works demolition or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development on each phase shall be implemented in accordance with the approved details for that phase. The fencing shall be retained in position until that phase of development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels without suitable mitigation measures approved by the Local Planning Authority;
- 2.b No materials or plant shall be stored without suitable mitigation measures approved by the Local Planning Authority;
- 2.c No buildings or temporary buildings shall be erected or stationed without suitable mitigation measures approved by the Local Planning Authority;
- 2.d No materials or waste shall be burnt without suitable mitigation measures approved by the Local Planning Authority; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### **REASON**

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **14 · RESIDENTIAL CONDITION**

Prior to the first occupation of each phase, new dwellings (Use Class C3), hereby approved shall have been constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 110 litres (including a fixed factor of water for outdoor use of 5 litres/ person/ day) of water is consumed per person per day. The development shall be maintained as such in perpetuity thereafter.

#### **REASON**

To Conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2016).

## **SCHEDULE OF CONDITIONS**

### **15 · RESIDENTIAL CONDITION**

Prior to the commencement of superstructure works for each residential phase of development, a detailed ecology enhancement plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how that phase of residential development will be best designed to deliver ecological improvements, and shall demonstrate (but not limited to) the inclusion of specific planting to improve conditions for wildlife; artificial habitats in the landscaped areas and the fabric of the buildings; areas of planting along or near to the canal to promote wildlife corridors; and habitat walls and refuge in strategically located positions.

The development of that phase must proceed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

#### **REASON**

To ensure the development contributes to a positive gain in ecological value in accordance with Policy EM8 of the Local Plan.

## **SCHEDULE OF CONDITIONS**

### **16 · RESIDENTIAL CONDITION**

Prior to the commencement of development, including any works of site clearance and demolition, details of the contracts for part-demolition works and the demolition strategy covering the Canteen Building on the Residential Land must be submitted to and approved in writing by the Local Planning Authority, details to include:

- a) Evidence of the contracts or sub-contract(s) placed to demonstrate the timely commencement and completion of part-demolition works for the Canteen Building;
- b) A full programme of part- demolition works, including phasing as appropriate to preserve the remaining Canteen Building to be submitted and agreed.
- c) The locations and details of cut lines and propping, with scaled plans, sections and details would need to be submitted for the following to ensure that the remaining Canteen Building's stability will not be compromised;
- d) Details as to how the retained Canteen Building will be protected to ensure its integrity over the duration of the construction period;
- e) The programme of works on the site shall be carried out in complete accordance with the details approved unless otherwise agreed in writing with the Local Planning Authority;
- f) No development shall take place on the Residential Land (including works of site clearance and demolition to the locally listed buildings) until the Local Planning Authority has approved the Demolition Strategy.
- g) No development shall take place on the Residential Land (including works of site clearance, demolition to the locally listed buildings and Canteen Building) until the approved Heritage Assets Recording works in accordance with Condition 5 has been completed (phased) and approved by the LPA..

#### **REASON**

To safeguard the structural integrity of the remaining locally listed Canteen Building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### **17 · RESIDENTIAL CONDITION**

Prior to the commencement of any superstructure works for each residential phase of development, a Bird Hazard Management Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with BAA safeguarding. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' attached \* See para below for further information \*

The Bird Hazard Management Plan shall be implemented as approved for that phase and shall remain in force for the life of the building in that phase. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

#### **REASON**

It is necessary to manage the flat roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

### **18 · RESIDENTIAL CONDITION**

Prior to the commencement of any superstructure works for each residential phase of development details of security measures to minimise the risk of crime and to meet the specific security needs of that phase shall be submitted for that phase and approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police.

Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development in that phase is occupied and thereafter retained.

#### **REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3

## SCHEDULE OF CONDITIONS

### 19 · RESIDENTIAL CONDITION

1. Prior to the commencement of development of any residential phase of development, the following shall be submitted to and approved in writing by the Local Planning Authority and by the Radar Operator - NATS (En-route) plc and BAA Safeguarding either:

- detailed plans for the proposed buildings in that individual phase, demonstrating that there would be no detrimental impact upon the operation of the Heathrow H10 SSR Radar; OR,
- details of a 'Radar Mitigation Scheme' (including a timetable for its implementation during construction) to mitigate any detrimental impact upon the Heathrow H10 SSR Radar.

2. Where a 'Radar Mitigation Scheme' has been required, no construction above 12m above ground level shall take place on site, unless the 'Radar Mitigation Scheme' has been implemented. Development shall not take place other than in complete accordance with such a scheme as so approved unless the planning authority and NATS (En-route) plc have given written consent for a variation.

#### REASON

To ensure the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport through interference with communication, navigational aids and surveillance equipment.

### 20 · RESIDENTIAL CONDITION

Prior to the commencement of any superstructure works for each residential phase of development, full details of soft and water landscaping works for that phase shall be submitted to and approved in writing by the Local Planning Authority in consultation with BAA safeguarding, details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' available at [www.aoa.org.uk/operations & safety/safeguarding. asp](http://www.aoa.org.uk/operations%20&%20safety/safeguarding.asp)). These details shall include:

- The species, number and spacing of trees and shrubs

No subsequent alterations to the approved landscaping schemes are to take place unless submitted to and approved in writing by the Local Planning Authority. The schemes shall be implemented as approved.

#### REASON

To avoid endangering the safe movement of aircraft and the operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

### 21 · RESIDENTIAL CONDITION

Prior to the commencement of development within the residential development hereby approved, full details of a "Crane Operation Plan" shall be submitted to and approved in writing by the Local Planning Authority in consultation with the "Radar Operator" (NATS) and BAA Safeguarding. Construction at the site shall only thereafter be operated in accordance with the approved "Crane Operation Plan".

#### REASON

In the interests of Air Traffic Safety and of the operations of NATS En-route PLC

## **SCHEDULE OF CONDITIONS**

### **22 · RESIDENTIAL CONDITION**

1) Where vibro-compaction/displacement piling plant is to be used in any part of the residential development, a method statement detailing the use of such machinery and a method statement must be submitted to and approved in writing by the Local Planning Authority in consultation with Network Rail, prior to the commencement of works. Thereafter, the works shall only be carried out in accordance with the approved method statement.

2) All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

#### **REASON**

To safeguard the operational requirements of Network Rail and the strategic rail infrastructure.

### **23 · RESIDENTIAL CONDITION**

Prior to the commencement of superstructure works for each phase of development a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures, and or noise limits and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

#### **REASON:**

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### **24 · RESIDENTIAL CONDITION**

Prior to the commencement of the superstructure, full details of all external lighting proposals for that phase shall be submitted and to and approved in writing by the Local Planning Authority, in consultation with the Canals and Rivers Trust and Network Rail. The details shall include the location, height, type and direction of light sources and intensity of illumination. The approved scheme for a phase shall not thereafter be altered without the prior consent in writing of the Local Planning Authority in consultation with the Canals and Rivers Trust and Network Rail other than for routine maintenance which does not change its details.

#### **REASON**

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); and to protect the ecological value of the area in accordance with Policy EC3.

### **25 · RESIDENTIAL CONDITION**

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142:2014.

A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

#### **REASON**

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **26 · RESIDENTIAL CONDITION**

Prior to the commencement of superstructure works for Phase 1 of the residential development a scheme for protecting Blocks F1 of the development from noise from the service yards of Units 1 and 4 shall be submitted to and approved in writing by the Local Planning Authority and approved in writing. All works which form part of the scheme by virtue of mitigation shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

#### **REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

## **SCHEDULE OF CONDITIONS**

### **27 · RESIDENTIAL CONDITION**

Prior to the commencement of superstructure works for the relevant phase of the residential development a scheme for protecting Blocks D and E of the development from noise from the Squirrels Industrial Estate shall be submitted to and approved in writing by the Local Planning Authority and approved in writing. All works which form part of the scheme by virtue of mitigation shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

#### **REASON**

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

### **28 · RESIDENTIAL CONDITION**

Prior to the commencement of any residential phase of development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Canals and Rivers Trust. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

#### **REASON**

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Local Plan: Part Two Saved UDP Policies (November 2012).

### **29 · RESIDENTIAL CONDITION**

Prior to the commencement of the superstructure, a residential parking allocation scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The car parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development. There shall be no sale or rental of parking spaces to any third parties.

#### **REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).



## **SCHEDULE OF CONDITIONS**

### **30 · RESIDENTIAL CONDITION**

Prior to the commencement of each residential phase of development, plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and know datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

#### **REASON**

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

## SCHEDULE OF CONDITIONS

### 31 · RESIDENTIAL CONDITION

(i) The development of each residential phase shall not commence until a scheme to deal with contamination in that phase has been submitted to the Local Planning Authority (LPA) in accordance with the Supplementary Planning Guidance Document on Land Contamination, and approved by the LPA. All works which form part of the remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

The scheme shall include all of the following measures unless the Local Planning Authority dispenses with any such requirement specifically and in writing:

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works for each phase will be verified shall be agreed in writing with the LPA prior to commencement of each phase, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged for each phase until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works for each phase have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

#### REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **SCHEDULE OF CONDITIONS**

### **32 · RESIDENTIAL CONDITION**

Prior to the commencement of any residential development hereby approved a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the canal must be submitted and approved in writing by the Local Planning Authority in consultation with the Canals and Rivers Trust. This will include any work to, or likely to affect, the waterway wall and a survey of the condition of the wall.

#### **REASON**

To ensure the proposed construction works do not have any adverse impact on the safety of waterway users and the integrity of the canal, in accordance with policies 7.24, 7.25, 7.26, 7.27, and 7.28 of the London Plan (2016).

### **33 · RESIDENTIAL CONDITION**

Prior to the commencement of any superstructure works for each residential phase of development full details of the proposed hard and soft landscaping, including ground levels, planting plans, materials and maintenance arrangements within that phase, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canals and Rivers Trust. The landscaping shall be carried out in accordance with the approved details.

#### **REASON**

In the interests of visual amenity and biodiversity of the Blue Ribbon Network and the adjacent public realm.

### **34 · RESIDENTIAL CONDITION**

Each residential phase of the development hereby approved shall not be occupied until the cycle parking spaces for that phase are provided in accordance with the approved plans for use by future occupiers of the residential units. In addition details of a minimum 4 visitor spaces for the residential accommodation and a minimum 9 cycle spaces for the commercial use shall be submitted in writing and approved by the Local Planning Authority. Thereafter, these cycle parking spaces shall be permanently retained, unless otherwise agreed in writing by the Local Planning Authority.

#### **REASON**

To ensure that the development provides a quantum of cycle parking in accordance with policy 6.9 of the London Plan (2016).

## **SCHEDULE OF CONDITIONS**

### **35 · RESIDENTIAL CONDITION**

Prior to the occupation of any residential phases of the development hereby approved, 10% of the units shall meet the standards for M4(3) 'wheelchair user dwellings' and the remainder shall meet the standards for M4(2) 'Accessible and adaptable dwellings' as set out in Approved Document M to the Building Regulations (2015).

#### **REASON**

To ensure an appropriate standard of housing stock is achieved and maintained which meet the needs of disabled and elderly people in accordance with policies 3.1, 3.8, and 7.2 of the London Plan (2016) and the National Planning Policy Framework (2012).

### **36 · RESIDENTIAL CONDITION**

Prior to the occupation of any phase of the residential development details showing the location of 10% of accessible parking spaces serving the affordable housing units within that phase shall be submitted to and approved in writing by the LPA.

Details showing the location of 4% of accessible parking spaces serving the market housing shall be submitted to and approved in writing by the LPA.

All approved accessible bays should be located in close proximity to the accessible units they serve and shall be marked out prior to first occupation. These disabled bays shall be marked out and in place prior to occupation of any given residential phase and shall remain in place in perpetuity.

Details of the drop off points for door-to door service providers (such as Dial-A-Ride)

Full details of a review of accessible parking demand shall be submitted and approved by the Local Planning Authority prior to first occupation of any residential unit. This review will assess the need to increase accessible parking provision to 10% for market housing units.

#### **REASON**

To meet the objectives of policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (2012) and Chapter 6 of the London Plan (2016).

## **SCHEDULE OF CONDITIONS**

### **37 · RESIDENTIAL CONDITION**

Prior to the commencement of any superstructure works for each residential phase of development, full details of the carbon reduction measures that conform to the energy strategy (Energy Statements, Sep 2017, ESC54738 Issue 4) shall be submitted and approved in writing by the Local Planning Authority. These shall include:

- 1 - Full details of the baseline energy and carbon performance of each phase of the development
- 2 - Full details of the passive energy savings measures (Be Lean - London Plan)
- 3 - Full details of the combined heat and power systems including:
  - a - full plans and specifications of the technology
  - b - the phasing of the installation of the network which includes the delivery of main necessary energy centre in phase one
  - c - the input and output (annual KgCO<sub>2</sub> and KwHr) of the CHP system
  - d - the onsite network connection
  - e - the future proofing for offsite connections
  - f - monitoring, reporting and maintenance regimes.
- 4 - Full details and specifications, including relevant plans and elevations of any additional low or zero carbon technology to be utilised in the site.

The development must proceed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

#### **REASON**

To ensure the development contributes a CO<sub>2</sub> reduction in accordance with the London Plan Policy 5.2.

### **38 · RESIDENTIAL CONDITION**

Prior to commencement of superstructure works within Block D of the residential development, a detailed scheme for the Energy Centre within Block D shall be submitted to and approved by the Local Planning Authority. The scheme shall provide full specifications for the technology to be used as well as details of the piping network throughout the site (including allowances for offsite connections for future developments). It shall also include specifications of the CHP unit to be installed, when it will come online, and how this will be linked to the rest of the development site including calculations showing the impacts on CO<sub>2</sub> and energy reduction. Finally the scheme shall include details for maintenance of the operation of the energy centre as well as methods for measuring and reporting its performance. The development must proceed in accordance with the approved scheme and accompanying plans.

#### **REASON**

To ensure the development contributes a minimum reduction in CO<sub>2</sub> emissions in order to mitigate against climate change in accordance with London Plan 2016 Policy 5.2.

## **SCHEDULE OF CONDITIONS**

### **39 · RESIDENTIAL CONDITION**

Prior to the commencement of superstructure works on any phase of the residential development, a Delivery and Servicing Plan shall be submitted and approved in writing by the Council.

Thereafter, the proposed works shall be implemented and carried out in accordance with the approved details.

#### **REASON**

To ensure that appropriate mitigation is provided to the surrounding highway network as a result of the proposed development in accordance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

### **40 · RESIDENTIAL CONDITION**

Prior to the commencement of superstructure works for each phase of the residential development a Waste Management Plan for the development shall be submitted and approved in writing by the Council. Thereafter, the proposed works shall be implemented and carried out in accordance with the approved details.

#### **REASON**

To comply with the Hillingdon Design & Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (May 2006) and for the convenience of residents in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **41 · RESIDENTIAL CONDITION**

Notwithstanding the details submitted, prior to the commencement of superstructure works for each residential phase of development, full details including the height, colour and materials shall be submitted for the following:

- Balcony privacy screens
- Louvres to be provided on windows in corner locations to mitigate overlooking between habitable rooms (Block G, F1, F3, F4, B3, B4, B5, B7, B8, B9, E3, E4, D4, D1, D2, D3, C2, C3, C4, C6, C1).
- Or other design solution.

The approved details shall be implemented prior to first occupation of the flats in each phase hereby approved and shall be retained thereafter.

#### **REASON**

To safeguard the amenity of future occupiers in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### **42 · RESIDENTIAL CONDITION**

Prior to the commencement of relevant works associated with Block F1 on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Notwithstanding drawings DM-2-03 rev P3 and DM-2-01 Block F1, F2, F3 & F4 north & east elevations rev P3, full details and a schedule of all materials, external finishes and colours to the building, including samples of ceramic 'pistachio' tiles.
- b. Schedule of repairs, methodology and internal insulation details for retained facade and tower, with a conservation maintenance, repair and management plan
- c. Detail of connection between new structure and retained facade for all floors, including the additional storey.
- d. Scaled details for all windows and doors, in elevation and section at 1:20, including louvred windows
- e. Notwithstanding the floor plan which shows this wall removed, reinstatement of the war memorial on its original wall within the tower building or agreed position within the tower building, with the local planning authority, if the wall is removed
- f. Details and samples of materials proposed for the external finish of the 5th storey  
Scaled details for the balconies and parapet in elevation and section at 1:20
- g. Details of rainwater goods, external pipes, flues and rooftop plant
- h. Notwithstanding the submitted floor plans, retention of the original doors (internal, external and fanlights), interior walls, stair handrails and internal finishes to floors and ceilings to the tower
- i. Details of vehicle access way and refuse doors
- j. Retention and repair of existing flag poles

#### **REASON**

To safeguard the architectural and historic interest of the tower and facades of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **43 · RESIDENTIAL CONDITION**

The construction of the new building comprising of Block F1 behind the retained facades shall be entirely completed in accordance with approved plans and details, prior to the occupation of Phases 4 of the Residential Land.

#### **REASON**

To safeguard the structure of the retained facades and tower of the locally listed factory in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### **44 · RESIDENTIAL CONDITION**

Prior to the commencement of relevant works associated with Block F2 on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Notwithstanding drawings DM-2-03 rev P3 and DM-2-01 Block F1, F2, F3 & F4 north & east elevations rev P3, full details, including a schedule of all materials and samples of external finishes and colours to the building
- b. A brick panel, demonstrating bonding and mortar mix, to be built on site and agreed prior to the commencement of the construction work.
- c. Detailed drawings at 1:20 scale of windows, doors, parapet, plinth, capitals and lettering
- d. Details of rainwater goods, external pipes and flues and plants
- e. Details of junction of Block F2 with Block F1 and Block F3, in elevation and section at 1:20 scale.

#### **REASON**

To safeguard the character and appearance of the locally listed factory in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **45 · RESIDENTIAL CONDITION**

Prior to the commencement of relevant works associated to Block F3 on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. A brick panel, demonstrating polychromatic brick bonding design and mortar mix, to be built on site and agreed prior to the commencement of the construction work.
- b. Notwithstanding drawings DM-2-03 rev P3 and DM-2-01 Block F1, F2, F3 & F4 north & east elevations rev P3, full details, including a schedule of all materials and samples of external finishes and colours to the building
- c. Detailed drawings, in elevation and section, of window and door types, at 1:20
- d. Details of rainwater goods, external pipes and flues and plant
- e. Details of photovoltaics, including location, type, appearance, etc.

#### **REASON**

To safeguard the character and appearance of the locally listed factory in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).



## SCHEDULE OF CONDITIONS

### 46 · RESIDENTIAL CONDITION

Prior to the commencement of relevant works associated with Block G on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Full details and a schedule of all materials, external finishes and colours to the building
- b. Scaled drawings for all windows and doors, in elevation and section at 1:20, including louvred windows
- c. Detailed drawing of rear elevation of the northern section of Block G, visible from the Canal.
- d. Details of rainwater goods, external pipes, flues, locations, types and appearance of photovoltaic panels and any rooftop plant.
- e. Scaled drawings of balconies, in elevation and section at 1:20.
- f. Detailed drawing of connection between Block F1 & G at all floor levels
- g. Sectional detail of 'defensible' space between Block G and Wallis Gardens
- h. Detail of gap between the Industrial Land boundary and rear Block G (North and East)
- i. Detailed drawings of finish to the retained facade between the Industrial Land and the Residential Land boundary (rear of Blocks F1 & G and Unit 4).

#### REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed tower and factory facade, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 47 · RESIDENTIAL CONDITION

Prior to the commencement of relevant works associated with Block H on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Notwithstanding elevational drawings, detailed drawings required showing omission of the balcony in conflict with the loggia at first floor.
- b. Scaled drawings, including cross sections, for all windows, doors and signage, including ground floor commercial unit, to be provided at 1:20.
- c. Notwithstanding the uses annotated on the floor plans, B8 use to be removed from the range of permitted uses at ground floor.
- d. Full details and a schedule of all materials, external finishes and colours to the building
- e. Details of works to adjacent colonnade, including elevational and sectional drawings of the new/refurbished colonnade at a suitable scale.

#### REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed factory facade and canteen building in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## SCHEDULE OF CONDITIONS

### 48 · RESIDENTIAL CONDITION

Prior to the commencement of part demolition works to the Canteen Building, in preparation for the construction of Block H, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Structural condition survey to be undertaken of the Canteen building.
- b. Schedule and methodology of repairs required to the Canteen building.
- c. Detailed information regarding the protection of the remaining Canteen Building prior to, during and after demolition works and construction of Block H.
- d. Detailed elevational and sectional drawings of the new colonnade at a suitable scale.
- e. Notwithstanding the uses annotated on the floor plans, B8 use to be removed from the range of permitted uses at ground floor.
- f. Full details and a schedule of all materials, external finishes and colours to the building.
- g. Scaled drawings for all windows and doors, in elevation and section at 1:20.

#### REASON

To safeguard the architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed factory facade and canteen building in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 49 · RESIDENTIAL CONDITION

Prior to the commencement of superstructure works of the relevant residential phase of the development, wind mitigation measures for that phase shall be submitted and approved by the local planning authority. These mitigation measure shall include:

- a. Passageways through Block D and Block E requires semi-mature trees of at least 3m in height or solid or porous screens no less than 1.5m in height located to the west of the passageways, or restricted pedestrian access;
- b. Entrances through C1 and C2 from the west will required recessing no less than 1.5m or have side screens at least 1.5m in height and width;
- c. Viveash Square requires 5-7m trees along the south-western boundary of the amenity space or landscaping such as trees or solid or porous screens no less than 2m in height distributed over Viveash Square;
- d. Facade balconies require increasing balustrade height from 1.1m to 1.5m in height and corner balconies require full height screens on the southern and western ends of the balcony, or screens spanning the balcony no less than 1.5m in height located in the vicinity of the building corner.

#### REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### 50 · RESIDENTIAL CONDITION

Prior to the first occupation of any residential units, details of an Estate Management Plan shall be submitted and approved in writing by the LPA. Details shall include, but not be limited to the control of parking on Canal and Milk Street, Maintenance of the publicly accessible areas, maintenance of all blocks within the estate.

#### **REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## SCHEDULE OF CONDITIONS

### 51 · RESIDENTIAL CONDITION

Prior to the commencement of superstructure works of the relevant residential phase of the development, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (including demonstration that 20% of all spaces are served by electrical charging points with an additional 20% passive provision for electric vehicles in the future).
  - 2.e Motor Cycle Parking Layouts (to provide 1 motor cycle parking space for every 20 car parking spaces)
  - 2.f Hard Surfacing Materials
  - 2.g External Lighting
  - 2.h Other structures (such as play equipment and furniture)
  
3. Living Walls and Roofs
  - 3.a Details of the inclusion of living walls and roofs
  - 3.b Justification as to why no part of the development can include living walls and roofs
  
4. Details of Landscape Maintenance
  - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
5. Schedule for Implementation
  
6. Other
  - 6.a Existing and proposed functional services above and below ground
  - 6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016).

## **SCHEDULE OF CONDITIONS**

### **52 · RESIDENTIAL CONDITION**

Prior to the commencement of superstructure works of the relevant residential phase of the development, details of play areas for children within that phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.

#### **REASON**

To ensure that the development makes adequate provision of children's play space in accordance with Policy R1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 3.16.

### **53 · RESIDENTIAL CONDITION**

The Canteen Building shall not be used for a Place of Worship or banqueting hall.

#### **REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

### **54 · RESIDENTIAL CONDITION**

Prior to the commencement of superstructure works of the relevant residential phase of the development, details of all materials and external surfaces, including details of balconies shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **55 · RESIDENTIAL CONDITION**

Prior to the commencement of the superstructure a plan showing provision for electric charging points to serve 20% active and 20% passive car parking spaces should be submitted to and approved in writing by the Local Planning Authority. The plan shall set out the location of the charging points, the chosen technology and clear presentation of how the bays will be marked. The development shall proceed in accordance with the approved plan.

#### **REASON**

To provide car parking for electric vehicles to help tackle air quality impacts and meet the climate change challenges in accordance with Policy 6.13 of the London Plan (2016).

## **SCHEDULE OF CONDITIONS**

### **56 · RESIDENTIAL CONDITION**

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

#### **REASON**

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)).

### **57 · RESIDENTIAL CONDITION**

Prior to the commencement of the superstructure of the residential development, a plan showing the proposed location of 5 car club bays shall be submitted to and approved in writing.

Thereafter these car club bays shall be implemented and retained in perpetuity.

#### **REASON**

To ensure suitable parking provision is provided on the site, in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

### **58 · RESIDENTIAL CONDITION**

Notwithstanding the plans hereby approved, details shall be submitted of all studio unit layouts and approved in writing by the Local Planning Authority. Each studio unit shall be laid out as a studio flat and not as a one bedroom self contained flat.

#### **REASON**

To ensure that the development provides a satisfactory level of accommodation and amenity for future occupiers in accordance with the National Technical Standards 2015 Policy 3.5 of the London Plan (2016).

## SCHEDULE OF CONDITIONS

### 59 · RESIDENTIAL CONDITION

Prior to the commencement of any phase, excluding demolition, Phase 1 (MP 7 60 Rev. 04) of the residential development, a stage 1 written scheme of investigation (WSI) for that phase shall be submitted to and approved in writing by the local planning authority in consultation with GLAAS. For land that is included within the WSI, no development on that phase shall take place other than in accordance with the agreed WSI, and the programme and methodology of site geo-archaeological evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If archaeological potential is confirmed by stage 1 then for those phases which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development within a phase shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Written schemes of investigation need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

#### REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 60 · RESIDENTIAL CONDITION

Prior to the commencement of the residential development hereby approved, excluding demolition, details of the pedestrian/vehicular gates/barriers into the Residential Land, incorporating facilities for the operation of gates/barriers by disabled persons, and manual operation of any gates/barriers in the event of power failure shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the gates/barriers shall be installed in accordance with the approved details and maintained for so long as the development remains on site.

#### REASON

In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy 3.8 of the London Plan (March 2016) and the Council's HDAS - Accessible Hillingdon.

## SCHEDULE OF CONDITIONS

### 61 · INDUSTRIAL CONDITION

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

MP 7 61 Rev. 01 Industrial Phasing Plan  
MP 7 63 Rev. 01 Industrial Demolition Phasing Plan  
MS 0 01 P1 Block U1, U2, U3 & U4: Employment Location Plan  
MS 0 02 P1 Block U1, U2, U3 & U4: Constraints Plan  
MS 0 03 P1 Block U1, U2, U3 & U4: Demolition Plan  
MS 1 01 P1 Block U1, U2, U3 & U4: Site Layout Plan  
MS 2 06 P1 Block U4: Demolition Elevation  
MS 2 05 P3 Elevations Unit 4  
MS 4 00 P1 Block U4: Section Through Retained Facade  
MS 4 01 P1 Block U1: Floor plans  
MS 4 02 P1 Block U2: Floor plans  
MS 4 03 P1 Block U3: Floor plans  
MS 4 04 P1 Block U4: Floor plans  
MS 5 00 P1 Block U4: Detailed Section  
MS 2 04 P3 Elevations Unit 2&3  
MS 2 03 P3 Elevations Unit 1  
MS 2 02 P3 Illustrative Elevations Unit 4  
MS 2 01 P3 Illustrative Elevations Unit 2&3  
MS 2 00 P3 Illustrative Elevations Unit 1  
MS 1 00 P2 Block U1, U2, U3 & U4: Illustrative Site Layout Plan Unit1  
MS 2 07 P2 Block U1: Illustrative Elevations-Data Centre  
MS 2 10 P2 Block U1: Roof plan  
MS 2 11 P2 Block U2: Roof plan  
MS 2 12 P2 Block U3: Roof plan  
MS 9 04 P2 Perspectives 5  
MS 9 00 P2 Perspectives 1  
MS 2 12 P2 Roof Plan Unit 4  
MS 2 11 P2 Roof Plans Units 2&3  
MS 2 10 P2 Roof Plan Unit 1  
MS 2 07 P2 Illustrative Elevations Unit 1 Data Centre  
MS 1 02 P2 Illustrative Site Layout Unit 1 Data Centre  
LT 100 D2 Landscape Layout, Commercial Scheme  
Secured by Design Strategy MS908 rev P1.

and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016)



## SCHEDULE OF CONDITIONS

### 62 · INDUSTRIAL CONDITION

The Industrial Land development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

- Energy Statement (WPP) Issue 7;
- Lighting and CCTV Report (WPP);
- Flood Risk/Drainage Assessment (CS-075666-PE-16-121-R Rev. H) addressed via response from LBH drainage on 11/11/2017 and 13/11/2017 Segro/Capita Flows and Volumes proforma submitted 29/11/2017; Capita Letter ref CS075666-PE-17-198-L dated 24 Nov 2017 and CS/075666; Capita Drainage Calculations Rev D dated 29/11/17;
- Site Waste Management Plan (Segro);
- Arboricultural Impact Assessment and Tree Survey (Tala);
- Construction Management Plan (Segro);
- Ecological Report (Richard Kilshaw Survey);
- Sustainability Statements (including Overheating Reports) (WPP);
- Utilities Assessments (WPP);
- Ventilation & Extraction Report (WPP);
- Secured By Design Principles' dated July 2017
- CS-075666-PE-16-121-R Rev. H Flood Risk Assessment and Drainage Strategy
- CS/075666 Drainage Strategy - Rev. E (27 March 2018)
- SuDS Flows and Volumes - LLFA Technical Assessment Proforma Rev. C (27 March 2018)
- Drainage Layout and External Levels 1 of 2 - 075666-CA-0-GF-DR-S-010-P05
- Drainage Layout and External Levels 2 of 2 - 075666-CA-0-GF-DR-S-011-P05
- Percentage Runoff Calculation
- Hydrock Correspondence dated 10 November and 24 November 2017
- CS075666 Technical Design Note (12 March 2018)

Thereafter the relevant parts of the Industrial Land Development shall be retained/maintained in accordance with these details for as long as the development remains in existence, unless otherwise agreed in writing with the local planning authority.

#### REASON

To ensure that the development complies with the objectives of Policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## SCHEDULE OF CONDITIONS

### 63 · INDUSTRIAL CONDITION

Notwithstanding the plans hereby approved, all locally listed boundary railings, gates, plinths, gate piers and lanterns shall be retained.

Prior to the commencement of the industrial phase (MP 7 61 Rev. 01) a protection method statement for these retained structures within the industrial land shall be submitted to and agreed in writing with the Local Planning Authority.

Prior to the commencement of any superstructure works of the industrial phase, a schedule of repairs and a management plan for future maintenance shall be submitted to and agreed in writing with the Local Planning Authority.

#### REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed front boundary treatment, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 64 · INDUSTRIAL CONDITION

Prior to occupation of the industrial development hereby approved, a suitable assessment and confirmation that the Canal wall relating to land within the industrial land where defects and holes identified within the drainage strategy and subsequent survey submitted have been rectified.

This shall be submitted to, and approved in writing by the Local Planning Authority and implemented as per the approved details.

#### REASON:

To ensure that surface water run off is controlled appropriately on site to ensure the development does not increase the risk of flooding contrary to:

- Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012),
- Policy 5.12 Flood Risk Management of the London Plan (March 2016) and To be handled as close to its source as possible in compliance with Policy 5.13
- Sustainable Drainage of the London Plan (March 2016), and · National Planning Policy Framework (March 2012), and the · Planning Practice Guidance (March 2014).

## **SCHEDULE OF CONDITIONS**

### **65 · INDUSTRIAL CONDITION**

No site clearance, demolition works or construction work shall take place on the Industrial Land until the following details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works demolition or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### **REASON**

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### **66 · INDUSTRIAL CONDITION**

Prior to the commencement of development, including any works of site clearance and demolition, details of the contracts for demolition works and the demolition strategy including phasing covering the conservation area and locally listed buildings on the entire site (Industrial Land) must be submitted to and approved in writing by the Local Planning Authority, details to include:

- a) Evidence of the contracts or sub-contract(s) placed to demonstrate the timely commencement and completion of demolition works for the Industrial Land;
- b) A full programme of demolition works, including phasing as appropriate for the Industrial Land to be submitted and agreed.
- c) The programme of works on the site shall be carried out in complete accordance with the details approved unless otherwise agreed in writing with the Local Planning Authority;
- d) No development shall take place on the Industrial Land (including works of site clearance and demolition to the locally listed buildings) until the Local Planning Authority has approved the Demolition Strategy.
- e) No development shall take place on the Industrial Land (including works of site clearance and demolition to the locally listed buildings) until the approved Heritage Assets Recording works in accordance with Condition 5 has been completed (phased) and approved by the LPA.

#### **REASON**

To safeguard the recording of the conservation area and structural integrity of the retained locally listed buildings in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP

### **67 · INDUSTRIAL CONDITION**

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), the building(s) shall not be extended without the prior written consent of the Local Planning Authority.

#### **REASON**

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policies AM14 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## SCHEDULE OF CONDITIONS

### 68 · INDUSTRIAL CONDITION

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended)(or any order revoking and re-enacting that Order with or without modification), no additional internal floorspace or mezzanines shall be created in excess of that area expressly authorised by this permission.

#### REASON

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policies AM14 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 69 · INDUSTRIAL CONDITION

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), external storage associated with the use of any part of the site shall not exceed 2 metres in height within any part of the development hereby approved.

#### REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure the development does not detrimentally impact upon the adjoining Green Belt and Nature Reserve designations, in accordance with Policy BE13 and OL1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 70 · INDUSTRIAL CONDITION

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), unit 2, 3 and 4 of the industrial development shall not be used as a data centre.

#### REASON

To ensure compliance with the energy and sustainability details hereby approved and to accord with policies 4.4, 5.2, 5.7 and 5.9, of the London Plan 2011.

### 71 · INDUSTRIAL CONDITION

The car parking facilities provided within all industrial areas of this development shall be for the sole use of the future occupiers and employees of the industrial development hereby approved.

#### REASON

To ensure suitable parking provision is provided on the site, in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

## SCHEDULE OF CONDITIONS

### 72 · INDUSTRIAL CONDITION

Prior to the commencement of any works within the Industrial Land Phase 1 (MP 7 61 Rev. 01) of the development excluding demolition, a stage 1 written scheme of investigation (WSI) shall be submitted to and approved in writing by the local planning authority in consultation with GLAAS. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site geo-archaeological evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If archaeological potential is confirmed by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- b. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Written schemes of investigation need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

#### REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 73 · INDUSTRIAL CONDITION

Prior to the commencement of any superstructure works within Phase 1 of this development a detailed ecology enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how the Industrial development will be best designed to deliver ecological improvements, and shall demonstrate (but not limited to) the inclusion of specific planting to improve conditions for wildlife; artificial habitats in the landscaped areas within the curtilage of the industrial land; areas of planting along or near to the canal to promote wildlife corridors; and habitat walls and refuge in strategically located positions.

The development must proceed in accordance with the approved plan and schemes unless otherwise agreed in writing with the Local Planning Authority.

#### REASON

To ensure the development contributes to a positive gain in ecological value in accordance with Policy EM8 of the Local Plan.

## SCHEDULE OF CONDITIONS

### 74 · INDUSTRIAL CONDITION

Prior to the commencement of any superstructure works within the Industrial Development the following details shall be submitted to and approved in writing, details should include information relating to make, product/type, colour and photographs/images:

- a. Details and sample panels of materials, external finishes and colours;
- b. security railings
- c. canopy overhang details to office blocks
- d. Roof plans showing details and location of proposed roof lights and positioning, placement and types of photovoltaic panels.
- e. Details of windows and doors, including sectional details at 1:20 and manufacturer details

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

#### REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed tower and factory facade, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### 75 · INDUSTRIAL CONDITION

Prior to the commencement of works for Unit 4, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a. Schedule of repairs and methodology for retained facade including painted finish - including conservation maintenance, repair and management plan
- b. Scaled details for all windows and doors, in elevation and section at 1:20, including louvred windows
- c. Notwithstanding the submitted drawings, detailed drawing to show the numbers of retained bays (drawings inconsistent)
- d. Scaled drawings to show the detail of the connection between the new structure and the retained facade
- e. Scaled drawings at a suitable scale of the canal front office elevation
- f. Scaled drawings of roof profile and overhang details.
- g. Notwithstanding the submitted plans, detailed drawings of the retained facade showing the existing fenestration/walling pattern.

Thereafter, the approved details shall be implemented as approved.

#### REASON

To safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area and the locally listed tower and factory facade, in accordance with Policies BE4 and BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### **76 · INDUSTRIAL CONDITION**

Prior to the commencement of any superstructure works within the Industrial development, a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with BAA safeguarding. The submitted plan shall include details of:

- Management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' attached \* See para below for further information \*

The Bird Hazard Management Plan shall be implemented as approved and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

#### **REASON**

It is necessary to manage the flat roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

### **77 · INDUSTRIAL CONDITION**

The industrial development hereby approved shall be completed in accordance with the Secure By Design Principles agreed within 'Secured By Design Principles' dated July 2017 and drawing Secured by Design Strategy MS908 rev P1.

The measures shall be implemented and operational prior to the first occupation of any industrial unit hereby approved and maintained thereafter for the life of the development.

#### **REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2016) Policies 7.1 and 7.3



## **SCHEDULE OF CONDITIONS**

### **78 · INDUSTRIAL CONDITION**

1. Prior to the commencement of development of any industrial phase of development, the following shall be submitted to and approved in writing by the Local Planning Authority and by the Radar Operator - NATS (En-route) plc and BAA Safeguarding either:

- detailed plans for the proposed buildings in that individual phase, demonstrating that there would be no detrimental impact upon the operation of the Heathrow H10 SSR Radar; OR,
- details of a 'Radar Mitigation Scheme' (including a timetable for its implementation during construction) to mitigate any detrimental impact upon the Heathrow H10 SSR Radar.

2. Where a 'Radar Mitigation Scheme' has been required, no construction above 12m above ground level shall take place on site, unless the 'Radar Mitigation Scheme' has been implemented. Development shall not take place other than in complete accordance with such a scheme as so approved unless the planning authority and NATS (En-route) plc have given written consent for a variation.

#### **REASON**

To ensure the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport through interference with communication, navigational aids and surveillance equipment.

### **79 · INDUSTRIAL CONDITION**

Prior to the commencement of any superstructure works within the industrial development, full details of soft and water landscaping works have been submitted to and approved in writing by the Local Planning Authority in consultation with BAA safeguarding, details must comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping & Building Design' available at [www.aoa.org.uk/operations & safety/safeguarding. asp](http://www.aoa.org.uk/operations&safety/safeguarding.asp) ).These details shall include:

- The species, number and spacing of trees and shrubs

No subsequent alterations to the approved landscaping scheme are to take place unless submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

#### **REASON**

To avoid endangering the safe movement of aircraft and the operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

## SCHEDULE OF CONDITIONS

### 80 · INDUSTRIAL CONDITION

Prior to the commencement of development within the Industrial development hereby approved, full details of a "Crane Operation Plan" shall be submitted to and approved in writing by the Local Planning Authority in consultation with the "Radar Operator" (NATS) and BAA Safeguarding. Construction at the site shall only thereafter be operated in accordance with the approved "Crane Operation Plan".

#### REASON:

In the interests of Air Traffic Safety and of the operations of NATS En-route PLC.

### 81 · INDUSTRIAL CONDITION

1) Where vibro-compaction/displacement piling plant is to be used in any part of the industrial development, a method statement detailing the use of such machinery and a method statement must be submitted to and approved in writing by the Local Planning Authority in consultation with Network Rail, prior to the commencement of works. Thereafter, the works shall only be carried out in accordance with the approved method statement.

2) All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

#### REASON

To safeguard the operational requirements of Network Rail and the strategic rail infrastructure.

### 82 · INDUSTRIAL CONDITION

Prior to the commencement of superstructure works within the industrial development, full details of all lighting proposals shall be submitted and to and approved in writing by the Local Planning Authority, in consultation with the Canals and Rivers Trust and Network Rail. The details shall include the location, height, type and direction of light sources and intensity of illumination.

The approved scheme shall not thereafter be altered without the prior consent in writing of the Local Planning Authority in consultation with the Canals and Rivers Trust and Network Rail other than for routine maintenance which does not change its details.

#### REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); and to protect the ecological value of the area in accordance with Policy EC3.

## **SCHEDULE OF CONDITIONS**

### **83 · INDUSTRIAL CONDITION**

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142:2014.

A post installation noise assessment shall be carried out where required to confirm compliance with the noise criteria and additional steps to mitigate noise shall be taken, as necessary. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained

**REASON:**

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **84 · INDUSTRIAL CONDITION**

Prior to the commencement of the industrial development, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Canals and Rivers Trust. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

**REASON**

To safeguard the amenity of surrounding areas in accordance with policy OE5 of the Local Plan: Part Two Saved UDP Policies (November 2012).

### **85 · INDUSTRIAL CONDITION**

The car parking, cycle parking, motorcycle bays, access arrangements and yard areas hereby approved within the industrial development shall be laid out as per the plans hereby approved and fully marked out, prior to the first occupation of each industrial unit, unless otherwise agreed in writing.

**REASON**

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

## SCHEDULE OF CONDITIONS

### 86 · INDUSTRIAL CONDITION

Prior to the commencement of superstructure works within the industrial development hereby approved, plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

#### REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### 87 · INDUSTRIAL CONDITION

The scheme to remediate any contamination in relation to the industrial development is to be completed in accordance with the following Environmental Reports prepared by Capita and as submitted with the Planning Application:

Remediation Report, dated 11 July 2016

Further Geo-environmental Assessment, dated 6 June 2016

These reports set out site investigation and remediation strategies. All works which form part of the remediation scheme for the industrial development shall be completed before any part of the industrial development is occupied or brought into use.

If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be submitted to and approved in writing by the LPA prior to implementation; and

Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

#### REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## SCHEDULE OF CONDITIONS

### 88 · INDUSTRIAL CONDITION

Prior to the commencement of any industrial development hereby approved a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the canal must be submitted and approved in writing by the Local Planning Authority in consultation with the Canals and Rivers Trust. This will include any work to, or likely to affect, the waterway wall and a survey of the condition of the wall.

#### REASON

To ensure the proposed construction works do not have any adverse impact on the safety of waterway users and the integrity of the canal, in accordance with policies 7.24, 7.25, 7.26, 7.27, and 7.28 of the London Plan (2016).

### 89 · INDUSTRIAL CONDITION

Prior to the commencement of any superstructure works within the industrial development full details of the proposed hard and soft landscaping, including ground levels, planting plans, materials and maintenance arrangements, shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Canals and Rivers Trust. The landscaping shall be carried out in accordance with the approved details.

#### REASON

In the interests of visual amenity and biodiversity of the Blue Ribbon Network and the adjacent public realm.

### 90 · INDUSTRIAL CONDITION

Prior to the commencement of any superstructure works within the industrial development, full details of the carbon reduction measures that conform to the energy strategy (Energy Statements, August 2017, ESC54738 Issue 7) shall be submitted and approved in writing by the Local Planning Authority. These shall include:

- 1 - Full details of the baseline energy and carbon performance of each phase of the development
- 2 - Full details of the passive energy savings measures (Be Lean - London Plan)
- 3 - Full details and specifications, including relevant plans and elevations of any additional low or zero carbon technology to be utilised in the site.

The development must proceed in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

#### Reason

To ensure the development contributes a CO2 reduction in accordance with the London Plan Policy 5.2.

## **SCHEDULE OF CONDITIONS**

### **91 · INDUSTRIAL CONDITION**

Prior to the commencement of superstructure works within the industrial development, details of all plant and machinery, including mechanical ventilation systems to be used on the premises shall be submitted to and approved in writing by the LPA. This will include a scheme for the control of noise and/or odour emanating from the site to include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

#### **REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **92 · INDUSTRIAL CONDITION**

Prior to the commencement of superstructure works within the industrial development, a Delivery and Servicing Plan shall be submitted and approved in writing by the Council. Thereafter, the proposed works shall be implemented and carried out in accordance with the approved details.

#### **REASON**

To ensure that appropriate mitigation is provided to the surrounding highway network as a result of the proposed development in accordance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

### **93 · INDUSTRIAL CONDITION**

The industrial development hereby approved shall be carried out in accordance with the details set out in the Site Waste Management Plan dated May 2017, unless otherwise agreed in writing.

Prior to the occupation of each industrial unit, all refuse areas must be in-situ.

#### **REASON**

To comply Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## **SCHEDULE OF CONDITIONS**

### **94 · INDUSTRIAL CONDITION**

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (including demonstration that 20% of all spaces are served by electrical charging points with an additional 20% passive provision for electric vehicles in the future).
  - 2.e Motor Cycle Parking Layouts (to provide 1 motor cycle parking space for every 20 car parking spaces)
  - 2.f Hard Surfacing Materials
  - 2.g External Lighting
  - 2.h Other structures (such as play equipment and furniture)
  
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
4. Schedule for Implementation
  
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

#### **REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

## SCHEDULE OF CONDITIONS

### 95 · INDUSTRIAL CONDITION

No new openings shall be inserted into Unit 1 and Unit 4 of the industrial development hereby approved.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and safeguards amenity of future occupiers in accordance with policy OE1 of Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### INFORMATIVES:

- 1 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

#### PT1 Policies

PT1.BE1(2012) Built Environment

PT1.CI1 (2012) Community Infrastructure Provision

PT1.CI2 (2012) Leisure and Recreation

PT1.CI3 (2012) Culture

PT1.E1 (2012) Managing the Supply of Employment Land

PT1.EM1 (2012) Climate Change Adaptation and Mitigation

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

PT1.EM3 (2012) Blue Ribbon Network

PT1.EM4 (2012) Open Space and Informal Recreation

PT1.EM5 (2012) Sport and Leisure

PT1.EM6 (2012) Flood Risk Management

PT1.EM7 (2012) Biodiversity and Geological Conservation

PT1.EM8 (2012) Land, Water, Air and Noise

PT1.EM11(2012) Sustainable Waste Management

PT1.H1 (2012) Housing Growth

PT1.H2 (2012) Affordable Housing

PT1.HE1 (2012) Heritage

PT1.T1 (2012) Accessible Local Destination

PT1.T2 (2012) Public Transport Interchanges

#### Part 2 Local Plan Policies

AM1 Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations

AM10 Incorporation in new developments of additions to the proposed cycle network

AM11 Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport



## SCHEDULE OF CONDITIONS

services

AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes.

AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

AM2 Development proposals - assessment of traffic generation, impact on congestion and

public transport availability and capacity

AM3 Proposals for new roads or widening of existing roads

AM7 Consideration of traffic generated by proposed developments

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

BE3 Investigation of sites of archaeological interest and protection of archaeological remains

BE4 New development within or on the fringes of conservation areas

BE8 Planning application for alteration/extension of listed buildings

BE12 Proposals for the alternative use of statutory listed building

BE13 New development must harmonise with the existing street scene.

BE18 Design considerations - pedestrian security and safety

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions

BE23 External amenity space and new residential development

BE24 Design of new buildings - protection of privacy

BE28 Shop fronts - design and materials

BE29 Advertisement displays on business premises

BE35 Major developments visible from road and rail connections to Heathrow

BE36 Proposals for high buildings/structures in identified sensitive areas

BE38 Retention of topographical and landscape features and provision of new planting and

landscaping in development proposals.

BE39 Protection of trees and woodland - tree preservation orders

EC2 Nature conservation considerations and ecological assessments

EC3 Potential effects of development on sites of nature conservation importance

EC5 Retention of ecological features and creation of new habitats

H4 Mix of housing units

H5 Dwellings suitable for large families

H6 Density

OE1 Protection of the character and amenities of surrounding properties and the local area

OE2 Assessment of environmental impact of proposed development

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8 Development likely to result in increased flood risk due to additional surface water runoff - requirement for attenuation measures

OE11 Development involving hazardous substances a requirement for ameliorative measures

OL5 Development proposals adjacent to the Green Belt

R1 Development proposals in or near areas deficient in recreational open space

## SCHEDULE OF CONDITIONS

R3 Indoor sports, leisure and entertainment facilities  
R16 Accessibility for elderly people, people with disabilities, women and children  
R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities  
London Plan 2016 policies  
LPP 1.1 (2016) Delivering the strategic vision and objectives for London  
LPP 2.1 (2016) London in its global, European and UK context  
LPP 2.2 (2016) London and the wider metropolitan area  
LPP 2.3 (2016) Growth areas and co-ordination corridors  
LPP 2.6 (2016) Outer London: vision and strategy  
LPP 2.7 (2016) Outer London: economy  
LPP 2.8 (2016) Outer London: transport  
LPP 2.13 (2016) Opportunity Areas and Intensification Areas  
LPP 2.18 (2016) Green Infrastructure: The Multi Functional Network of Green and Open Spaces  
LPP 3.1 (2016) Ensuring equal life chances for all  
LPP 3.2 (2016) Improving health and addressing health inequalities  
LPP 3.3 (2016) Increasing housing supply  
LPP 3.4 (2016) Optimising housing potential  
LPP 3.5 (2016) Quality and design of housing developments  
LPP 3.6 (2016) Children and young people's play and informal recreational facilities  
LPP 3.7 (2016) Large residential developments  
LPP 3.8 (2016) Housing choice  
LPP 3.9 (2016) Mixed and Balanced Communities  
LPP 3.10 (2016) Definition of affordable housing  
LPP 3.11 (2016) Affordable housing targets  
LPP 3.12 (2016) Negotiating affordable housing on individual private residential and mixed use schemes  
LPP 3.13 (2016) Affordable housing thresholds  
LPP 3.15 (2016) Co-ordination of housing development and investment  
LPP 3.16 (2016) Protection and enhancement of social infrastructure  
LPP 4.1 (2016) Developing London's economy  
LPP 4.2 (2016) Offices  
LPP 4.3 (2016) Mixed-use development and offices  
LPP 4.4 (2016) Managing industrial land and premises  
LPP 4.8 (2016) Supporting a successful and diverse retail sector and related facilities and services  
LPP 4.9 (2016) Small shops  
LPP 5.1 (2016) Climate Change Mitigation  
LPP 5.3 (2016) Sustainable design and construction  
LPP 5.7 (2016) Renewable energy  
LPP 5.10 (2016) Urban greening  
LPP 5.11 (2016) Green roofs and development site environs  
LPP 5.12 (2016) Flood risk management  
LPP 5.13 (2016) Sustainable drainage  
LPP 5.14 (2016) Water quality and wastewater infrastructure  
LPP 5.17 (2016) Waste capacity  
LPP 5.18 (2016) Construction, excavation and demolition waste  
LPP 6.1 (2016) Strategic approach

## SCHEDULE OF CONDITIONS

LPP 6.10 (2016) Walking  
LPP 6.11 (2016) Smoothing traffic flow and tackling congestion  
LPP 6.12 (2016) Road Network Capacity  
LPP 6.13 (2016) Parking  
LPP 6.3 (2016) Assessing effects of development on transport capacity  
LPP 6.5 (2016) Funding crossrail and other strategically important transport infrastructure  
LPP 6.9 (2016) Cycling  
LPP 7.1 (2016) Lifetime Neighbourhoods  
LPP 7.2 (2016) An inclusive environment  
LPP 7.3 (2016) Designing out crime  
LPP 7.4 (2016) Local character  
LPP 7.5 (2016) Public realm  
LPP 7.6 (2016) Architecture  
LPP 7.7 (2016) Location and design of tall and large buildings  
LPP 7.8 (2016) Heritage assets and archaeology  
LPP 7.13 (2016) Safety, security and resilience to emergency  
LPP 7.14 (2016) Improving Air Quality  
LPP 7.16 (2016) Green belt  
LPP 7.18 (2016) Protecting open space and addressing deficiency  
LPP 7.19 (2016) Biodiversity and access to nature  
LPP 7.24 (2016) Blue ribbon network  
LPP 7.30 (2016) London's canals and other rivers and waterspaces  
LPP 8.2 (2016) Planning obligations  
LPP (2016) Community Infrastructure Levy  
LPP (2016) Monitoring and review  
Supplementary Documents  
SPD - Noise  
SPD - Planning Obligations  
SPG - Layouts  
SPG - Air Quality  
SPG - Community Safety  
DAS - Shopfronts  
HDAS - Residential Layouts  
National Planning Policy Framework  
NPPF1 Building a strong, competitive economy  
NPPF4 Promoting sustainable transport  
NPPF6 Delivering a wide choice of high quality homes  
NPPF7 Requiring good design  
NPPF8 Promoting healthy communities  
NPPF9 Protecting Green Belt land  
NPPF10 Meeting the challenge of climate change, flooding and coastal change  
NPPF11 Conserving and enhancing the natural environment  
NPPF12 Conserving and enhancing the historic environment

### Part 1 Policies:

PT1.BE1 (2012) Built Environment  
PT1.CI1 (2012) Community Infrastructure Provision  
PT1.CI2 (2012) Leisure and Recreation  
PT1.CI3 (2012) Culture  
PT1.E1 (2012) Managing the Supply of Employment Land

## SCHEDULE OF CONDITIONS

PT1.E3	(2012) Strategy for Heathrow Opportunity Area
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.EM3	(2012) Blue Ribbon Network
PT1.EM4	(2012) Open Space and Informal Recreation
PT1.EM5	(2012) Sport and Leisure
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.H1	(2012) Housing Growth
PT1.H2	(2012) Affordable Housing
PT1.HE1	(2012) Heritage
PT1.T1	(2012) Accessible Local Destinations
PT1.T2	(2012) Public Transport Interchanges

### Part 2 Policies

LPP 1.1	(2016) Delivering the strategic vision and objectives for London
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM3	Proposals for new roads or widening of existing roads
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation

## SCHEDULE OF CONDITIONS

	of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
BE29	Advertisement displays on business premises
BE35	Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
BE36	Proposals for high buildings/structures in identified sensitive areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
H4	Mix of housing units
H5	Dwellings suitable for large families
H6	Considerations influencing appropriate density in residential development.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures

## SCHEDULE OF CONDITIONS

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
R1	Development proposals in or near areas deficient in recreational open space
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
R3	Indoor sports, leisure and entertainment facilities
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG	Residential layouts and house design.
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004
LPP 2.1	(2016) London in its global, European and United Kingdom context
LPP 2.13	(2016) Opportunity Areas and Intensification Areas
LPP 2.18	(2016) Green Infrastructure: the multi functional network of open and green spaces
LPP 2.2	(2016) London and the wider metropolitan region
LPP 2.3	(2016) Growth Areas and Co-ordination Corridors
LPP 2.6	(2016) Outer London: vision and strategy
LPP 2.7	(2016) Outer London: Economy
LPP 2.8	(2016) Outer London: Transport
LPP 3.10	(2016) Definition of affordable housing
LPP 3.11	(2016) Affordable housing targets
LPP 3.12	(2016) Negotiating affordable housing on individual private residential and mixed-use schemes
LPP 3.13	(2016) Affordable housing thresholds
LPP 3.15	(2016) Co-Ordination of Housing Development and Investment
LPP 3.16	(2016) Protection and enhancement of social infrastructure
LPP 3.19	(2016) Sports Facilities
LPP 3.2	(2016) Improving health and addressing health inequalities
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.6	(2016) Children and young people's play and informal recreation facilities

## SCHEDULE OF CONDITIONS

LPP 3.7	(2016) Large residential developments
LPP 3.8	(2016) Housing Choice
LPP 3.9	(2016) Mixed and Balanced Communities
LPP 4.1	(2016) Developing London's economy
LPP 4.2	(2016) Offices
LPP 4.3	(2016) Mixed use development and offices
LPP 4.4	(2016) Managing Industrial Land and Premises
LPP 4.8	(2016) Supporting a Successful and Diverse Retail Sector and related facilities and services
LPP 4.9	(2016) Small Shops
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.10	(2016) Urban Greening
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.14	(2016) Water quality and wastewater infrastructure
LPP 5.17	(2016) Waste capacity
LPP 5.18	(2016) Construction, excavation and demolition waste
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.1	(2016) Strategic Approach
LPP 6.10	(2016) Walking
LPP 6.11	(2016) Smoothing Traffic Flow and Tackling Congestion
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.5	(2016) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2016) Cycling
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.16	(2016) Green Belt
LPP 7.18	(2016) Protecting open space and addressing deficiency
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.2	(2016) An inclusive environment
LPP 7.24	(2016) Blue Ribbon Network
LPP 7.3	(2016) Designing out crime
LPP 7.30	(2016) London's canals and other rivers and waterspaces

## SCHEDULE OF CONDITIONS

LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.7	(2016) Location and design of tall and large buildings
LPP 7.8	(2016) Heritage assets and archaeology
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy
LPP 8.4	(2016) Monitoring and review
NPPF1	NPPF - Delivering sustainable development
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF12	NPPF - Conserving & enhancing the historic environment
NPPF4	NPPF - Promoting sustainable transport
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF8	NPPF - Promoting healthy communities
NPPF9	NPPF - Protecting Green Belt land

- 3 . The development of this site is likely to damage heritage assets of archaeological interest. The applicant should therefore submit detailed proposals in the form of an archaeological project design. The design should be in accordance with the appropriate English Heritage guidelines. Should significant archaeological remains be encountered in the course of the initial field evaluation, an appropriate mitigation strategy, which may include archaeological excavation, is likely to be necessary.
- 4 . Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).
- 5 . You are advised this permission is based on the dimensions provided on the approved drawings as numbered above.
- 6 . For compliance with the DDA please refer to the following guidance: -
  - The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
  - Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).



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- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
  - Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org). This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.
- 7 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
- B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
- C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.
- D. No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 8 . The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot -Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU Tel. 01895 277505 / 506).
- 9 . You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).
- 10 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

## SCHEDULE OF CONDITIONS

- 11 . All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).
- 12 . You are advised by London Borough of Hillingdon, Highways Management, that any works on the Highway, in relation to the reinstatement of any existing vehicle access, must be carried out with approval from the Highway Authority. Failure to reinstate an existing vehicle access will result in the Highway Authority completing the works, and the developer may be responsible for the costs incurred. Enquiries should be addressed to: Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
- 13 . A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW
- 14 . You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.
- 15 . The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to maximise accessibility to, around, and within the buildings of this proposed development.
- 16 . The applicant/developer is advised to review the Canal & River Trust's "Code of Practice for Works affecting the Canal & River Trust and contact the Trust's Works Engineer (toby.pearce@canalrivertrust.org.uk) in order to ensure that any necessary consents are obtained and that the works are compliant. (<https://canalrivertrust.org.uk/business-andtrade/undertaking-works-on-ourpropertyandour-code-of-practice>)".

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The applicant/developer is advised that surface water discharge to the Grand Union Canal will require prior consent from the Canal & River Trust and should contact Liz Murdoch in the Canal & River Trust's Utilities team regarding such an agreement (liz.murdoch@canalrivertrust.org.uk).

The applicant/developer is advised that any oversail, encroachment or access to the waterway requires written consent from the Canal & River Trust, and they should contact the Canal & River Trust (Bernadette.McNicholas@Canalrivertrust.org.uk) regarding the required access agreement.

- 17 . Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:
- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
  - (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
  - (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
  - (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

- 18 . If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for its future maintenance and renewal without encroachment upon Network Rail land.

It is recommended that soakaways/attenuation tanks should not be constructed within 20 metres of Network Rail's boundary. Any surface water run-off from the site must drain away from the railway boundary and must NOT drain in the direction of the railway as this could import a risk of flooding and / or pollution onto Network Rail land.

In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

Children's play areas, open spaces and amenity areas must be protected by a secure

## SCHEDULE OF CONDITIONS

fence along the boundary of one of the following kinds, concrete post and panel, iron railing, steel palisade or such other fence approved by the Local Planning Authority acting in consultation with the railway undertaker to a minimum height of 2 metres and the fence should be not able to be climbed.

The developer should adhere to Network Rail's advice guide on acceptable tree/plant species.

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

- 19 . Stands of trees with the potential to provide canopy's for bird species such as Rooks, Crows should be planted at 4 metre centres or greater.

Tree species such as Oak (*Quercus* sp., Scots Pine (*Pinus Sylvestris*), and Beech (*Fagus sylvatica*) should be excluded from the planting scheme.

Large quantities of berry bearing species should be avoided. If they are essential to the integrity of the proposed planting scheme, low numbers of berry bearing plants may be dispersed amongst other non berry species to reduce the total food supply for birds. In this location, berry bearing species should be kept below 5% of the total planting palette.

- 20 . The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

- 21 . The developer to supply copies to the LPA of electrical and other test certificates, where appropriate, and the operation and maintenance manuals for the drainage system prior to adoption.

The developer is obliged to maintain the drainage system in accordance with the approved design prior to adoption.

Any defects are rectified prior to handover of the drainage system by the developer. All works which are intended to be offered for handover shall be subject to the

## SCHEDULE OF CONDITIONS

following, once the developer has sought written approval from the LPA to the works being satisfactorily completed; a 12 month functioning period where the developer is responsible during this period for a rainfall event to occur where the system functions as approved.

- 22 . Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 23 . On this decision notice, policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions
- 24 . Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 25 . In accordance with the provisions of the NPPF, the Local Planning Authority has actively engaged with the applicant both at the pre application and application stage of the planning process, in order to achieve an acceptable outcome. The Local Planning Authority has worked proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area. In assessing and determining the development proposal, the Local Planning Authority has applied the presumption in favour of sustainable development Accordingly, the planning application has been recommended for approval.
- 26 . 26. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:
  - Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
  - All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
  - Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

## **SCHEDULE OF CONDITIONS**

- No bonfires that create dark smoke or nuisance to local residents.

- 27 . You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 28 . The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.
- 29 . The Masterplan and Heritage Architects should be retained for the duration of the development and discharge of conditions, until such time that it is fully constructed and has received the requisite completion certificates in order, to ensure the design integrity is carried from conception through to completion in order to safeguard the special architectural and historic character and appearance of the Botwell Nestle Conservation Area.
- 30 . DEFINITIONS:

JOINT CONDITIONS: Details must be submitted to and approved for all land within the red line boundary.

RESIDENTIAL CONDITIONS: Details must be submitted to and approved for all land within the residential phase of the development (land to the west of the site) site.

INDUSTRIAL CONDITIONS: Details must be submitted to and approved for all land within the industrial phase of the development (land to the east of the site) site.

### **END OF SCHEDULE**

#### **Address:**

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

## **GRANT OF PLANNING PERMISSION**

Application Ref.No.: 1331/APP/2017/1883

### **SCHEDULE OF PLANS**

DM 4 12 P1 Block F2: Second Floor Plan - received 18 May 2017

DM 4 13 P1 Block F2: Third Floor Plan - received 18 May 2017

DM 4 20 P1 Block F3 & F4: Ground Floor Plan - received 18 May 2017

DM 4 21 P1 Block F3 & F4: First Floor Plan - received 18 May 2017

DM 4 22 P1 Block F3 & F4: Second Floor Plan - received 18 May 2017

DM 4 23 P1 Block F3 & F4: Third Floor Plan - received 18 May 2017

DM 6 18 D4 Balcony Study: Type 4 (1750-2000mm Depth) - received 18 May 2017

MS 0 01 P1 Block U1, U2, U3 & U4: Employment Location Plan - received 18 May 2017

MS 0 02 P1 Block U1, U2, U3 & U4: Constraints Plan - received 18 May 2017

MS 0 03 P1 Block U1, U2, U3 & U4: Demolition Plan - received 18 May 2017

MS 1 00 P1 Block U1, U2, U3 & U4: Illustrative Site Layout Plan - received 18 May 2017

DM 4 24 P1 Block F3 & F4: Fourth Floor Plan - received 18 May 2017

MS 1 01 P1 Block U1, U2, U3 & U4: Site Layout Plan - received 18 May 2017

Economic Statement (Barton Willmore) - received 18 May 2017

Equalities Impact Assessment (Barton Willmore) - received 18 May 2017

Energy Statements (BBS) - received 18 May 2017

Floor Risk/Drainage Assessments (Hydrock) - received 18 May 2017

Health Impact Assessment (Barton Willmore) - received 18 May 2017

Heritage Assessment (Turleys) - received 18 May 2017

Land Contamination Assessments (Hydrock) - received 18 May 2017

Lighting and CCTV Reports (WPP) - received 18 May 2017

Noise and Vibration Reports (PBA) dated June 2017 - received 18 May 2017

Site Waste Management Plan (Pace) - received 18 May 2017

MA 6 13 P2 Block B: Bay Study (3) - received 13 Oct 2017

MA 6 16 P2 Block B: Bay Study Elevations - received 13 Oct 2017

Access Officer Response (David Bonnett Associates) - received 24 Oct 2017

Waste and Recycling Response Note (AECOM) - received 24 Oct 2017

Accommodation Schedule - received 30 Nov 2017

MP 5 99 P2 Masterplan: Affordable Units - received 30 Nov 2017

MP 6 00 P2 Masterplan: Affordable Units - Ground Floor Plan - received 30 Nov 2017

MP 6 01 P2 Masterplan: Affordable Units - First Floor Plan - received 30 Nov 2017

MP 6 02 P2 Masterplan: Affordable Units - Second Floor Plan - received 30 Nov 2017

MP 6 03 P1 Masterplan: Affordable Units - Third Floor Plan - received 30 Nov 2017

MP 6 04 P2 Masterplan: Affordable Units - Fourth Floor Plan - received 30 Nov 2017

MP 6 05 P2 Masterplan: Affordable Units - Fifth Floor Plan - received 30 Nov 2017

MP 6 06 P2 Masterplan: Affordable Units - Sixth Floor Plan - received 30 Nov 2017

MP 6 07 P2 Masterplan: Affordable Units - Seventh Floor Plan - received 30 Nov 2017

MP 6 08 P2 Masterplan: Affordable Units - Eight Floor Plan - received 30 Nov 2017

MP 6 09 P2 Masterplan: Affordable Units - Ninth Floor Plan - received 30 Nov 2017

MP 0 11 P1 Masterplan: Location Plan - received 18 May 2017

MP 0 51 P1 Masterplan: Block Plan Data Summary & Setting out - received 18 May 2017

MA 6 05 P1 Block B: Entrance Podium (1) - received 18 May 2017

MA 5 52 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017

MA 5 53 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017

MA 5 54 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017

MA 6 12 P1 Block B: Bay Study (2) - received 18 May 2017

MA 6 03 P1 Block B: Entrance Lobby (3) - received 18 May 2017

MA 6 06 P1 Block B: Entrance Podium (2) - received 18 May 2017

MA 6 41 P1 Block B: Bin Storage - received 18 May 2017

MA 6 40 P1 Block B: Typical Bin Storage - received 18 May 2017

MA 6 37 P1 Block B: Balcony Type F2-F3 - received 18 May 2017

MA 6 35 P1 Block B: Balcony Type D3-E1 - received 18 May 2017

HB 0 00 P1 Overview Plan - received 18 May 2017

DM 5 21 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 22 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 23 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 24 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 25 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 26 P1 Unit Types - 2B Flats - received 18 May 2017

DM 5 30 P1 Unit Types - 3B Flats - received 18 May 2017

DM 5 31 P1 Unit Types - 3B Flats - received 18 May 2017



DM 5 32 P1 Unit Types - 3B Flats - received 18 May 2017  
DM 5 33 P1 Unit Types - 3B Flats - received 18 May 2017  
DM 3 00 P4 Section AA, BB & CC - received 20 Jun 2018  
Secured By Design Principles (July 2017) - received 12 Jun 2018  
Archaeological Desk Based Assessment (CgMS) - received 18 May 2017  
Arboricultural Impact Assessments and Tree Survey (Tala) - received 18 May 2017  
Affordable Housing Statement (Gerald Eve) - received 18 May 2017  
Air Quality Assessment (PBA) - received 18 May 2017  
Aviation Report (Osprey) - received 18 May 2017  
Construction Management Plans (Pace) - received 18 May 2017  
Daylight and Sunlight Assessment (Point2) - received 18 May 2017  
Demolition Reports (Capita) - received 18 May 2017  
Design and Access Statement (Makower Architects, Hawkins Brown, dMFK and Gillespies) - received 18 May 2017  
Ecological Reports (Aspect and Richard Kilshaw Survey) - received 18 May 2017  
MP 7 25 P2 Nestle Multi-Modal Transport Proposal - received 26 Oct 2017  
30710/5501/SK003 Nestles Avenue, Hayes public transport proposals PBA suggested turning head layout - received 26 Oct 2017  
MP 7 60 Rev. 04 Residential Phasing Plan - received 15 Jun 2018  
MP 7 61 Rev. 01 Industrial Phasing Plan - received 15 Jun 2018  
MP 7 62 Rev. 02 Residential Demolition Phasing Plan - received 15 Jun 2018  
MP 7 63 Rev. 01 Industrial Demolition Phasing Plan - received 15 Jun 2018  
LT 100 D2 Landscape Layout, Commercial Scheme - received 24 Oct 2017  
DM 4 40 P3 Block G: Ground Floor Plan - received 24 Nov 2017  
DM 4 16 P3 Block F2: Roof Floor Plan - received 24 Nov 2017  
DM 4 15 P3 Block F2: Fifth Floor Plan - received 24 Nov 2017  
DM 4 14 P3 Block F2: Fourth Floor Plan - received 24 Nov 2017  
DM 4 05 P3 Block F1: Roof Floor Plan - received 24 Nov 2017  
DM 4 04 P3 Block F1: Fourth Floor Plan - received 24 Nov 2017  
DM 4 03 P3 Block F1: Third Floor Plan - received 24 Nov 2017  
DM 2 03 P3 Block G: Elevations - received 24 Nov 2017  
MP 0 60 P4 Masterplan: Amenity Diagram - received 30 Nov 2017  
MP 1 00 P4 Masterplan: Ground Floor Plan - received 30 Nov 2017  
MA 1 01 P4 Block B: Ground & First Floor Plan - received 30 Nov 2017  
MA 1 02 P4 Block B: Second & Third Floor Plan - received 30 Nov 2017

MA 1 03 P4 Block B: Fourth & Fifth Floor Plan - received 30 Nov 2017  
MA 1 04 P4 Block B: Sixth and Seventh Floor Plan - received 30 Nov 2017  
MA 1 05 P4 Block B: Eighth and Ninth Floor Plan - received 30 Nov 2017  
MA 1 06 P4 Block B: Tenth & Roof Floor Plan - received 30 Nov 2017  
MA 2 01 P4 Block B: Elevations (1) - received 30 Nov 2017  
MA 2 02 P4 Block B: Elevations (2) - received 30 Nov 2017  
MA 2 03 P4 Block B: Perspective Elevations - received 30 Nov 2017  
MA 3 01 P4 Block B: Sections - received 30 Nov 2017  
HB 1 00 P2 Block C & D: Ground Floor Plan - received 30 Nov 2017  
HB 1 01 P3 Block C & D: First Floor Plan - received 30 Nov 2017  
HB 1 02 P3 Block C & D: Second Floor Plan - received 30 Nov 2017  
HB 1 03 P3 Block C & D: Third Floor Plan - received 30 Nov 2017  
HB 1 04 P2 Block C & D: Fourth Floor Plan - received 30 Nov 2017  
HB 1 05 P2 Block C & D: Fifth Floor Plan - received 30 Nov 2017  
HB 1 06 P2 Block C & D: Sixth Floor Plan - received 30 Nov 2017  
HB 1 07 P2 Block C & D: Seventh Floor Plan - received 30 Nov 2017  
HB 1 08 P2 Block C & D: Eighth Floor Plan - received 30 Nov 2017  
DM 2 01 P4 Block F1, F2, F3 & F4: North & East Elevations - received 30 Nov 2017  
DM 4 00 P4 Block F1: Ground Floor Plan - received 30 Nov 2017  
DM 4 01 P4 Block F1: First Floor Plan - received 30 Nov 2017  
DM 4 02 P4 Block F1: Second Floor Plan - received 30 Nov 2017  
075666-CA-0-GF-DR-S-010-P05 Drainage Layout and External Levels 1 of 2 -  
received 13 Jun 2018  
075666-CA-0-GF-DR-S-011-P05 Drainage Layout and External Levels 2 of 2 -  
received 13 Jun 2018  
MS 2 06 P1 Block U4: Demolition Elevation - received 18 May 2017  
MS 4 00 P1 Block U4: Section Through Retained Facade - received 18 May 2017  
MS 4 01 P1 Block U1: Floor plans - received 18 May 2017  
MS 4 02 P1 Block U2: Floor plans - received 18 May 2017  
MS 4 03 P1 Block U3: Floor plans - received 18 May 2017  
MS 4 04 P1 Block U4: Floor plans - received 18 May 2017  
MS 5 00 P1 Block U4: Detailed Section - received 18 May 2017  
LG 1 01 P1 Landscape Overview Masterplan [Parking - Day one] - received 18 May  
2017  
MS 2 05 P3 Elevations Unit 4 - received 24 Nov 2017

MS 2 04 P3 Elevations Unit 2 & 3 - received 24 Nov 2017  
MS 2 03 P3 Elevations Unit 1 - received 24 Nov 2017  
MS 2 02 P3 Illustrative Elevations Unit 4 - received 24 Nov 2017  
MS 2 01 P3 Illustrative Elevations Unit 2 & 3 - received 24 Nov 2017  
MS 2 00 P3 Illustrative Elevations Unit 1 - received 24 Nov 2017  
MP 0 41 P3 Masterplan: Demolition - received 24 Nov 2017  
DM 6 05 P3 Block G: Bay Study - received 24 Nov 2017  
DM 6 02 P3 Block F2: Bay Study (Rear Facade) - received 24 Nov 2017  
DM 6 01 P3 Block F2: Bay Study - received 24 Nov 2017  
DM 6 00 P3 Block F1: Bay Study - received 24 Nov 2017  
MA 6 14 P1 Block B: Bay Study (4) - received 18 May 2017  
MA 6 15 P1 Block B: Bay Study (5) - received 18 May 2017  
MA 6 20 P1 Block B: Details (1) - received 18 May 2017  
MA 6 30 P1 Block B: Balconies - received 18 May 2017  
MA 6 31 P1 Block B: Balcony Type A1-A2 - received 18 May 2017  
MA 6 32 P1 Block B: Balcony Type A3-B1 - received 18 May 2017  
MA 6 33 P1 Block B: Balcony Type B2-C1 - received 18 May 2017  
MA 6 34 P1 Block B: Balcony Type D1-D2 - received 18 May 2017  
HB 3 06 P1 Typical Unit Type - 3 Bed Duplex (1) - received 18 May 2017  
HB 3 09 P1 Typical Unit Type - 1 Bed Accessible Flats - received 18 May 2017  
HB 3 10 P1 Typical Unit Type - 2 Bed Accessible Flats - received 18 May 2017  
HB 3 13 P1 Typical Unit Type - 3 Bed Duplex (2) - received 18 May 2017  
HB 3 14 P1 Typical Unit Type - 2 Bed Flats (2) - received 18 May 2017  
HB 3 12 P1 Typical Entrance Lobbies - received 18 May 2017  
HB 5 04 P1 Bay Study - E1 Block - received 18 May 2017  
HB 5 00 P1 Bay Study - Roof Extension - received 18 May 2017  
HB 5 01 P1 Bay Study - Typical Block - received 18 May 2017  
HB 5 03 P1 Bay Study - C3 Block - received 18 May 2017  
DM 1 05 P1 Block F2, F3, F4: Second Floor Plan - received 18 May 2017  
DM 1 07 P1 Block F2, F3, F4: Third Floor Plan - received 18 May 2017  
DM 4 25 P1 Block F3 & F4: Fifth Floor Plan - received 18 May 2017  
DM 4 26 P1 Block F3 & F4: Sixth Floor Plan - received 18 May 2017  
DM 4 27 P1 Block F3 & F4: Seventh Floor Plan - received 18 May 2017  
DM 4 28 P1 Block F3 & F4: Eighth Floor Plan - received 18 May 2017

DM 4 29 P1 Block F3 & F4: Ninth Floor Plan - received 18 May 2017

DM 4 30 P1 Block F3 & F4: Tenth Floor Plan - received 18 May 2017

DM 4 31 P1 Block F3 & F4: Roof Floor Plan - received 18 May 2017

DM 4 41 P1 Block G: First Floor Plan - received 18 May 2017

DM 4 42 P1 Block G: Second Floor Plan - received 18 May 2017

LG 1 02 P1 Landscape Overview Masterplan [Parking - Future provision] - received 18 May 2017

LG 1 04 P1 Landscape Masterplan GA | 01 of 04 - received 18 May 2017

LG 3 01 P1 Landscape sections | AA - BB - received 18 May 2017

LG 1 06 P1 Landscape Masterplan GA | 03 of 04 - received 18 May 2017

LG 1 07 P1 Landscape Masterplan GA | 04 of 04 - received 18 May 2017

LG 1 05 P1 Landscape Masterplan GA | 02 of 04 - received 18 May 2017

CS-075666-PE-16-121-R Rev. H Flood Risk Assessment and Drainage Strategy - received 18 Jun 2018

DM 4 50 P2 Block H & I: Ground Floor Plan - received 13 Oct 2017

DM 4 51 P2 Block H & I: First Floor Plan - received 13 Oct 2017

DM 4 52 P2 Block H & I: Second Floor Plan - received 13 Oct 2017

DM 4 53 P2 Block H & I: Third Floor Plan - received 13 Oct 2017

DM 4 54 P2 Block H & I: Fourth Floor Plan - received 13 Oct 2017

DM 4 55 P2 Block H & I: Fifth Floor Plan - received 13 Oct 2017

DM 4 56 P2 Block H & I: Roof Floor Plan - received 13 Oct 2017

DM 1 08 P3 Block F1, G, H & I Fourth Floor Plan - received 24 Nov 2017

DM 1 06 P3 Block F1, G, H & I Third Floor Plan - received 24 Nov 2017

DM 1 09 P3 Block F2, F3, F4 Fourth Floor Plan - received 24 Nov 2017

MS 9 08 P1 Secured By Design Strategy - received 12 Jun 2018

C151867/R-001 Drainage Strategy Statement - received 13 Jun 2018

C151867/R-002 Methodology for the Control of Surface Water During the Construction Phase - received 13 Jun 2018

C151867/C/111 P1 Ingress/Egress and Flood Water Flow Paths - received 13 Jun 2018

C151867/C/110 P1 Exceedance Flood Water Storage Locations - received 13 Jun 2018

C151867/C/109 P3 Sections - received 13 Jun 2018

C151867/C/104 P6 Proposed Drainage Catchment Areas to Canal - received 13 Jun 2018

C151867/C/102 P10 Proposed Surface Water Attenuation Locations - received 13 Jun 2018

C151867/C/101 P10 Proposed Drainage Catchment Areas to Thames Water Sewers  
- received 13 Jun 2018

C151867/C/002 P6 Proposed Drainage Layout Sheet 2 - received 13 Jun 2018

C151867/C/001 P6 Proposed Drainage Strategy Sheet 1 - received 13 Jun 2018

HB 3 02 P1 Typical Unit Type - 1 Bed Flats - received 18 May 2017

HB 3 03 P1 Typical Unit Type - 2 Bed Flats - received 18 May 2017

HB 3 04 P1 Typical Unit Type - 2 Bed Duplexes - received 18 May 2017

HB 3 05 P1 Typical Unit Type - 3 Bed Flats - received 18 May 2017

DM 3 01 P1 Section DD, EE & FF - received 18 May 2017

DM 3 02 P1 Section GG & HH - received 18 May 2017

DM 4 10 P1 Block F2: Ground Floor Plan - received 18 May 2017

DM 4 11 P1 Block F2: First Floor Plan - received 18 May 2017

SuDS Flows and Volumes - LLFA Technical Assessment Proforma Rev. C (27 March  
2018) - received 18 Jun 2018

MP 761\_Rev 1 - received 14 Jun 2018

MP 760\_Rev 04 - received 14 Jun 2018

C151867/C/104 P4 Proposed Drainage Catchment to Canal - received 26 Oct 2017

C151867/C/101 P8 Proposed Drainage Catchment to TW - received 26 Oct 2017

MP 1 13 P2 Masterplan: Roof PVs - received 13 Oct 2017

MP 7 11 P2 Masterplan: Accessible Units - received 13 Oct 2017

MP 7 12 P2 Masterplan: Accessible Units - received 13 Oct 2017

DM 6 03 P2 Block F3: Bay Study - received 13 Oct 2017

R/C151867/001.06 Flood Risk Assessment & Drainage Strategy (Residential Scheme)  
- received 18 Jun 2018

MP 1 11 P4 Masterplan Roof Height - AOD - received 30 Nov 2017

MP 1 12 P4 Masterplan Roof Height - Storeys - received 30 Nov 2017

MP 1 14 P4 Masterplan Roof Height - Color Coded - received 30 Nov 2017

MP 2 01 P4 Masterplan Elevations (1) - received 30 Nov 2017

MP 2 02 P4 Masterplan Elevations (2) - received 30 Nov 2017

MP 2 03 P4 Masterplan Elevations (3) - received 30 Nov 2017

MP 3 01 P4 Masterplan Sections - received 30 Nov 2017

MP 3 02 P4 Masterplan Spaces - received 30 Nov 2017

HB 1 09 P2 Block C & D: Roof Floor Plan - received 30 Nov 2017

HB 1 10 P3 Block E: Ground & First Floor Plan - received 30 Nov 2017

HB 1 11 P2 Block E: Second & Third Floor Plan - received 30 Nov 2017

HB 1 12 P2 Block E: Fourth & Fifth Floor Plan - received 30 Nov 2017  
HB 1 13 P2 Block E: Sixth & Seventh Floor Plan - received 30 Nov 2017  
HB 1 14 P2 Block E: Eight & Ninth Floor Plan - received 30 Nov 2017  
HB 1 15 P2 Block E: Tenth & Roof Floor Plan - received 30 Nov 2017  
HB 1 16 P2 Block C & D: Ninth Floor Plan - received 30 Nov 2017  
HB 2 00 P3 Block C1: All Floor Plans - received 30 Nov 2017  
HB 2 01 P3 Block C2: All Floor Plans - received 30 Nov 2017  
HB 2 02 P2 Block C3: All Floor Plans - received 30 Nov 2017  
HB 2 03 P4 Block C4: All Floor Plans - received 30 Nov 2017  
HB 2 04 P3 Block C5: All Floor Plans - received 30 Nov 2017  
HB 2 05 P2 Block C6: All Floor Plans - received 30 Nov 2017  
HB 2 06 P4 Block D1, D4: All Floor Plans - received 30 Nov 2017  
HB 2 07 P3 Block D2, D3 All Floor Plans - received 30 Nov 2017  
HB 2 08 P1 Block D3\_Ground, First & Second - received 30 Nov 2017  
HB 2 09 P4 Block E1: All Floor Plans - received 30 Nov 2017  
HB 2 10 P4 Block E2, E3: All Floor Plans - received 30 Nov 2017  
HB 4 01 P3 Elevation - Milk Street East - received 30 Nov 2017  
CS/075666 Drainage Strategy - Rev. E (27 March 2018) - received 15 Jun 2018  
MP 0 13 P2 Masterplan: Context Roof Plan - Illustrative Wider Area M'plan - received 13 Oct 2017  
MP 0 20 P2 Site Location Plan Existing - received 13 Oct 2017  
MP 0 21 P2 Site Block Plan Existing - received 13 Oct 2017  
MP 0 31 P2 Masterplan: Existing Survey Plan - received 13 Oct 2017  
MP 0 42 P2 Masterplan: Demolition - Site Photos - received 13 Oct 2017  
MP 7 21 P4 Masterplan: Cycle and Parking, Waste and Services - received 30 Nov 2017  
CS/075666 Justification of Cv used - received 13 Jun 2018  
CS075666 Technical Design Note (12 March 2018) - received 13 Jun 2018  
Drainage Calculations TW Letter (13 July 2016) - received 13 Jun 2018  
Capita letter to LBH (24 November 2017) - received 13 Jun 2018  
Comments from Hydrock Sergio Meeting (6 February 2018) with Hydrock Response (15 February 2018) - received 13 Jun 2018  
Nestle Hydrock Response (24 November 2017) - received 13 Jun 2018  
TW SW Correspondence (20 February 2018) - received 13 Jun 2018  
MA 5 21 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017

MA 5 20 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017  
MA 5 23 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017  
MA 5 10 P1 Block B: Unit Type - 1 Bed Flats - received 18 May 2017  
MA 5 11 P1 Block B: Unit Type - 1 Bed Flats - received 18 May 2017  
MA 5 12 P1 Block B: Unit Type - 1 Bed Flats - received 18 May 2017  
MA 5 22 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017  
HB 5 06 P1 Bay Study - E1 Bridge - received 18 May 2017  
HB 5 12 P1 Bay Study - C6 Block - received 18 May 2017  
HB 6 01 P1 Block C& D : Podium Deck and Accessible Roof Terraces - received 18 May 2017  
HB 6 02 P1 Servicing Strategy - received 18 May 2017  
HB 6 03 P1 Cycle Strategy - received 18 May 2017  
DM 1 01 P1 Block F2, F3, F4: Ground Floor Plan - received 18 May 2017  
DM 1 03 P1 Block F2, F3, F4: First Floor Plan - received 18 May 2017  
DM 4 43 P1 Block G: Third Floor Plan - received 18 May 2017  
DM 4 44 P1 Block G: Fourth Floor Plan - received 18 May 2017  
DM 4 45 P1 Block G: Roof Floor Plan - received 18 May 2017  
DM 5 10 P1 Unit Types - 1B Flats - received 18 May 2017  
DM 5 11 P1 Unit Types - 1B Flats - received 18 May 2017  
DM 5 12 P1 Unit Types - 1B Flats - received 18 May 2017  
DM 5 13 P1 Unit Types - 1B Flats - received 18 May 2017  
DM 5 14 P1 Unit Types - 1B Flats - received 18 May 2017  
DM 5 15 P1 Unit Types - 1B Flats - received 18 May 2017  
DM 5 20 P1 Unit Types - 2B Flats - received 18 May 2017  
MA 1 00 P2 Block B: Basement Floor Plan - received 13 Oct 2017  
MA 6 01 P2 Block B: Entrance Lobby (1) - received 13 Oct 2017  
MA 6 02 P2 Block B: Entrance Lobby (2) - received 13 Oct 2017  
MA 6 11 P2 Block B: Bay Study (1) - received 13 Oct 2017  
MS 2 12 P2 Roof Plan Unit 4 - received 13 Oct 2017  
MS 2 11 P2 Roof Plans Units 2 & 3 - received 13 Oct 2017  
MS 2 10 P2 Roof Plan Unit 1 - received 13 Oct 2017  
LG 1 03 P2 Illustrative Landscape Masterplan - received 24 Nov 2017  
MA 6 39 P2 Block B: Waste & Cycle Diagrams - received 13 Oct 2017  
MA 6 42 P2 Block B: Cycle Storage - received 13 Oct 2017

HB 4 07 P2 Section - Podium Garden South - received 13 Oct 2017  
HB 4 08 P2 Section - Podium Garden North/East - received 13 Oct 2017  
HB 5 02 P2 Bay Study - Entrance - received 13 Oct 2017  
HB 5 07 P2 Bay Study - 2 Bed Standard - received 13 Oct 2017  
HB 5 08 P2 Bay Study - Energy Centre - received 13 Oct 2017  
MA 6 36 P2 Block B: Balcony Type F1 - received 13 Oct 2017  
HB 5 13 P2 Bay Study - Sandow Square - E3 Block - received 13 Oct 2017  
DM 2 02 P2 Block F3 & F4: North & South Elevations - received 13 Oct 2017  
DM 2 04 P2 Block H & I: Elevations - received 13 Oct 2017  
Nestle CO2 Summary - Submitted Scheme - received 22 Sep 2017  
Nestle CO2 Summary - 20% Renewables - received 22 Sep 2017  
Energy Strategy (Industrial Scheme) Planning Submission Issue 7 - received 22 Sep 2017  
Energy Statement (BSS) ESC54738 Issue 4 - received 22 Oct 2017  
HB 4 02 P3 Elevation - Nestles Avenue South - received 30 Nov 2017  
HB 4 03 P3 Elevation - Milk Street West - received 30 Nov 2017  
HB 4 04 P3 Elevation - Sandow Square North - received 30 Nov 2017  
HB 4 05 P3 Elevation - Canal Street East - received 30 Nov 2017  
HB 4 06 P3 Elevation - Milk Yard West - received 30 Nov 2017  
HB 4 09 P2 Elevation - Sandow Square South - received 30 Nov 2017  
HB 4 10 P2 Elevation - E1 - received 30 Nov 2017  
DM 1 00 P4 Block F1, G, H & I Ground Floor Plan - received 30 Nov 2017  
DM 1 02 P4 Block F1, G, H & I First Floor Plan - received 30 Nov 2017  
DM 1 04 P4 Block F1, G, H & I Second Floor Plan - received 30 Nov 2017  
MA 5 42 P1 Block B: Unit Type - 3 Bed Duplexes - received 18 May 2017  
MA 5 51 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017  
MA 5 41 P1 Block B: Unit Type - 3 Bed Duplexes - received 18 May 2017  
MA 5 40 P1 Block B: Unit Type - 3 Bed Duplexes - received 18 May 2017  
MA 5 32 P1 Block B: Unit Type - 3 Bed Flats - received 18 May 2017  
MA 5 31 P1 Block B: Unit Type - 3 Bed Flats - received 18 May 2017  
MA 5 30 P1 Block B: Unit Type - 3 Bed Flats - received 18 May 2017  
MA 5 24 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017  
MA 5 25 P1 Block B: Unit Type - 2 Bed Flats - received 18 May 2017  
MA 5 50 P1 Block B: Unit Type - Accessible Flats - received 18 May 2017



DM 6 07 P1 Block I: Bay Study - received 18 May 2017

DM 6 09 Block F2: Entrance Study - received 18 May 2017

DM 6 10 Block F1: Entrance Study - received 18 May 2017

DM 5 40 P1 Unit Types - M4.3 Adaptable Flats - received 18 May 2017

DM 5 41 P1 Unit Types - M4.3 Adaptable Flats - received 18 May 2017

DM 5 42 P1 Unit Types - M4.3 Adaptable Flats - received 18 May 2017

DM 6 04 P1 Block F4: Bay Study - received 18 May 2017

DM 6 06 P1 Block H: Bay Study - received 18 May 2017

DM 6 11 Block F2: Entrance Study (Rear) - received 18 May 2017

DM 6 12 Block F3 & F4: Entrance Study - received 18 May 2017

DM 6 13 Block G: Entrance Study - received 18 May 2017

DM 6 14 Block H: Entrance Study - received 18 May 2017

DM 6 15 D5 Balcony Study: Type 1 (1500mm Depth) - received 18 May 2017

DM 6 16 D5 Balcony Study: Type 2 (1750mm Depth) - received 18 May 2017

DM 6 17 D5 Balcony Study: Type 3 (2000mm Depth) - received 18 May 2017

LG 3 02 P1 Landscape sections | CC - DD - received 18 May 2017

LG 3 03 P1 Landscape sections | EE - FF - received 18 May 2017

LG 3 04 P1 Landscape sections | GG - HH - received 18 May 2017

DM 2 00 P3 Block F1, F2, F3 & F4 South & West Elevations - received 24 Nov 2017

DM 1 18 P3 Block F2, F3, F4 Roof Floor Plan - received 24 Nov 2017

DM 1 17 P3 Block F2, F3, F4 Tenth Floor Plan - received 24 Nov 2017

DM 1 16 P3 Block F2, F3, F4 Ninth Floor Plan - received 24 Nov 2017

DM 1 15 P3 Block F2, F3, F4 Eighth Floor Plan - received 24 Nov 2017

DM 1 14 P3 Block F2, F3, F4 Seventh Floor Plan - received 24 Nov 2017

DM 1 13 P3 Block F2, F3, F4 Sixth Floor Plan - received 24 Nov 2017

DM 1 12 P3 Block F1, G, H & I Roof Floor Plan - received 24 Nov 2017

DM 1 11 P3 Block F2, F3, F4 Fifth Floor Plan - received 24 Nov 2017

DM 1 10 P3 Block F1, G, H & I Fifth Floor Plan - received 24 Nov 2017

Statement of Community Involvement (HardHat) - received 18 May 2017

Sustainability Statements (including Overheating Reports) (WPP) - received 18 May 2017

Structural Survey and Conditions Report (Elliot Wood) - received 18 May 2017

Townscape and Visual Impact Assessment (Barton Willmore) - received 18 May 2017

Travel Plans (PBA and Markides Associates) - received 18 May 2017

Utilities Assessments (WPP and Whitecode) - received 18 May 2017

Ventilation & Extraction Report (WPP and Whitecode) - received 18 May 2017

Wind Assessment (RWDI) - received 18 May 2017

Environmental Impact Assessment (Barton Willmore, Markides Associates, PBA, Capita, Hydrock and Turleys) - received 18 May 2017

MP 0 12 P2 Masterplan: Context Roof Plan - Application - received 13 Oct 2017

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://.Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

**Purchase Notices.**

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.