

From: Niamh McMenamin <NMcMenamin@hillingdon.gov.uk>
Sent: Thursday, March 7, 2024 9:19 AM
To: Raymond Ashall <raymondashall@gmail.com>
Cc: CY_Projects@hotmail.com; foisethi@gmail.com; alex.frazier@ldclandscape.co.uk; cantia.org@outlook.com; Eoin Concannon <EConcannon@hillingdon.gov.uk>
Subject: RE: REF: The Tudor Lodge Hotel - 4726/APP/2023/2216 & 4726/APP/2023/2218

Good Morning,

Thank you for your email.

As advised on my email dated 21.02.2024, there are fundamental concerns with the proposed development in terms of its impact on the setting of the Grade II Listed Building and the surrounding area. At this stage, we would not be able to accept further amendments to overcome the concerns outlined.

In light of this, the application will be presented at the Borough Planning Committee with a recommendation for refusal. I am aiming to bring this application to the Borough Planning Committee in April. I will inform you promptly if this timeline changes.

In terms of an extension of time, I was allocated this application following the departure of the previous officer. To my knowledge, there has been no agreement thus far regarding an extension of time for the two applications.

Kind regards,

Niamh McMenamin
Senior Planning Officer
Residents Services
3N
Hillingdon Council



Please note the advice given in this email represents the officer's opinion and is given in the spirit of helpfulness, without prejudice. It does not bind the Council to a particular outcome regarding any planning matter.

From: Raymond Ashall <raymondashall@gmail.com>
Sent: Monday, March 4, 2024 3:00 PM

To: Niamh McMenamin <NMcMenamin@hillingdon.gov.uk>
Cc: CY_Projects@hotmail.com; foisethi@gmail.com; alex.frazier@ldclandscape.co.uk; cantia.org@outlook.com
Subject: REF: The Tudor Lodge Hotel - 4726/APP/2023/2216 & 4726/APP/2023/2218

You don't often get email from raymondashall@gmail.com. [Learn why this is important](#)

Dear Niamh McMenamin,
Further to the recent emails from Mr. Jordan Wang - Architect concerning the above applications, please be advised that we have now been appointed as professional planning agents to take over these applications immediately and to liaise with the council accordingly.
I have read the various emails between the parties and noted two things;
1. There does not appear to have been any formal extension of time in relation to these two applications;
2. The client's Architect and associated consultants have now provided all outstanding requests for further information received from the LPA.
I would thus be grateful if you could confirm that this is also your understanding.
If you require anything further from me, please advise as soon as possible.
Our full name and address for the formal change of agent is as follows;
Mr. Raymond Henry Ashall MRTPI,
Principal,
Ashall Town Planning,
Stratford House,
5 Cortland Avenue,
Eccleston,
Lancashire,
PR7 5FP.
Many thanks.
Regards,
Raymond

Mr. Raymond Henry Ashall BA Hons DIP EP MRTPI
Chartered Member of Royal Town Planning Institute 34 years
Principal
Ashall Town Planning (Est 1993)
Tel: 07940 372868

From: Niamh McMenamin <NMcMenamin@hillingdon.gov.uk>
Sent: Wednesday, February 14, 2024 2:32 PM
To: CY Projects <CY_Projects@hotmail.com>; info@j79studio.co.uk
Cc: Eoin Concannon <EConcannon@hillingdon.gov.uk>
Subject: TUDOR LODGE HOTEL

Good Afternoon,

I am writing in relation to planning application 4726/APP/2023/2216/ 4726/APP/2023/2218.

Following a meeting with the Conservation Officer, the Officer has raised significant reservations regarding the current proposal, and I have attached the draft comments provided by the Conservation Officer for your attention. Of particular note is the identification of the necessity for an

arboricultural report, attributed to the presence of Tree Preservation Orders (TPOs) on-site and the proposed removal of trees.

Further, please note that a petition opposing this planning application has been received, and application will be presented at the Borough Planning Committee. Presently, based on the Conservation Officer's comments, it appears likely that the proposal would face refusal.

In light of these circumstances, my professional recommendation that you consider withdrawing both applications (FUL/LBC). Subsequently, you may choose to either submit a revised scheme addressing the concerns outlined in the attached comments or initiate a pre-application process to ensure the proposed scheme meets the necessary criteria.

To facilitate a clearer understanding of your proposals, I strongly advise the submission of two distinct plans:

Block Plan
Landscaping Plan

These plans should clearly outline the specifics of the proposed changes, to aid a comprehensive understanding of the project.

Kind regards,

Niamh McMenamin
Planning Officer
Residents Services
3N
Hillingdon Council



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