

PRarchitecture

Mr. James Rodger
Head of Planning
Planning Office
London Borough of Hillingdon
High St, Uxbridge UB8 1UW

5th October 2020

Re: 63-65 Station Road Hayes

Dear James,

My client has been extremely disappointed and incurred huge loss of rent due to the planning process.

There were 3 applications which were submitted between November 2019 and September 2020.

We believe the second and third application should be reconsidered, and the second application should be approved. We are happy to resubmit provided our client receives an exemption from repayment of the fees.

FIRST APPLICATION

Our client submitted the first application for first floor rear extension and conversion of shop storage into a flat on 15th November 2019 (REF-57520/APP/2019/3607). This application was refused for 3 reasons.

SECOND APPLICATION

Second application was then submitted on 21st of February 2020 (REF-18175/APP/2020/544) addressing all the reasons stated in the refusal. This application was to be taken to Central South Planning Committee.

The Planning officer then informed us about the requirement of a section 106 agreement. Section 106 agreements are prepared when the applications have recommendation for approval.

The client appointed their solicitors to liaise with Hillingdon Council's Solicitors. Please see the trail of emails below with associated conversation:

On Thu, 16 Apr 2020 at 13:44, Nicola Taplin <ntaplin@hillington.gov.uk> wrote:
Dear Sir

I refer to the above planning application. I have today received comments from the Council's highways officer raising no objection subject to a S106 agreement to *ensure the future residents do not have access to parking permits within the adjacent parking management scheme.*

To enable A S106 agreement to be entered into, I would need your client's agreement and your clients solicitors details solicitor including company name, address, email address and telephone number to pass onto the S106 Officer to prepare the Heads of Terms. Any application which requires a S106 agreement will also need to be considered by Committee. Please could I request your agreement to an extension of time by 1 month (to 18.5.20) to enable a committee report to be drafted and for the Central South Planning Committee dates to be agreed in these uncertain times?

I look forward to hearing from you

Regards

Nicola Taplin

On Thu, 16 Apr 2020 at 14:08, Projects PRarchitecture <projects@prarchitecture.co.uk> wrote:

Dear Nicola,

Thank you for your email.

I will pass on your email to our client and he shall provide you with the information requested.

We are happy to agree to an extension of time till 18.05.2020.

Kind Regards,

Tash Sehgal
Architectural Assistant

On Wed, 29 Apr 2020 at 14:08, Projects PRarchitecture <projects@prarchitecture.co.uk> wrote:

Dear Nicola,

I hope you are well and safe.

I just wanted to know how the application is progressing.
The client's solicitors are awaiting a response from the council's solicitor.

Please see the email below that the client sent on 16th April with the details requested.

----- Forwarded message -----

From: Tarlochan Sahota <tssahota@gmail.com>

Date: Thu, 16 Apr 2020 at 16:34

Subject: Re: 63-65 Station Road

To: Nicola Taplin <ntaplin@hillingdon.gov.uk>

Dear Nicola,

I refer to your email today to my Architect.

I am the client and am happy to enter into an agreement with the Council for a S106 Agreement. I have noted below details of my solicitor.

**EDC Lord and Co Solicitors
Building 1, The Square Heathrow
Southall Lane
Southall, Middlesex
UB2 5NH**

**Contact: Ivor Levy (ilevy@edclord.com) Mobile 07887 730603
Telephone no. 020 8848 9988**

**Kind regards,
Tarlochan Singh Sahota**

If you need any further information/assistance, please do not hesitate to contact us.

On Mon, 11 May 2020 at 09:30, Nicola Taplin <ntaplin@hillingdon.gov.uk> wrote:
Dear Tash

I refer to the above application. I have now placed the application on the Wishlist for the next available Central South Planning Committee on 4 June 2020. Please could I secure your agreement to an extension of time until 11 June to enable consideration at this meeting and for the decision to be issued?

I look forward to hearing from you

Regards
Nicola

On Mon, 11 May 2020 at 09:56, Projects PRarchitecture
<projects@prarchitecture.co.uk> wrote:
Dear Nicola,

Thank you for your email.

We are happy for an extension of time till the 11th of June.

If you need any further information, please do not hesitate to contact us.

Kind Regards,

Tash Sehgal
Architectural Assistant
PR Architecture Team

On Fri, 29 May 2020 at 11:23, Projects PRarchitecture <projects@prarchitecture.co.uk>
wrote:
Dear Nicola,

I hope you are well.

I refer to your email dated 11th May 2020; could you please confirm the case is still going to committee on 4th June?

With regards to your email dated 16th April for Section 106 our client's solicitors have been waiting for Hillingdon Council's Solicitors to contact them but there has been no communication from the Council. Is it possible that you could provide us with an update/contact details of Council's Solicitors so they could be liaised with?

I look forward to hearing from you.

Many Thanks and Kind Regards,

Tash Sehgal
Architectural Assistant
PR Architecture Team

On Mon, 1 Jun 2020 at 07:58, Nicola Taplin <ntaplin@hillington.gov.uk> wrote:
Dear Sir

Thank you for your email.

I am afraid that this application has not been placed on the agenda for the meeting on 4th June 2020. It has been placed on the wishlist for the July meeting on 1 July 2020.

I have copied the Council's Legal team into this email

Regards
Nicola Taplin

On Tue, 2 Jun 2020 at 16:26, Projects PRarchitecture <projects@prarchitecture.co.uk> wrote:
Dear Nicola,

Can you please let us know if Section 106 agreement has to be signed before the committee meeting or is it shown as a planning condition and signed after the planning approval is issued?

Look forward to hearing back from you.

Kind Regards,

Tash Sehgal
Architectural Assistant
PR Architecture Team

From: **Glen Egan** <gegan2@hillington.gov.uk>

Date: Thu, 4 Jun 2020 at 16:58

Subject: Re: 18175/APP/2020/544 - 63-65 Station Road, Hayes

To: Projects PRarchitecture <projects@prarchitecture.co.uk>

Dear Sirs,

I can confirm that Legal Services have not yet been instructed on the section 106 agreement. The reason for this is that the terms have not yet been agreed by the Planning Committee and until this approval has been received, officers have no authority to progress the making of a section 106 Agreement.

I am sure that once authority from Committee has been obtained, instructions will be forthcoming and my staff will then be in touch.

Yours sincerely,

Glen Egan

Glen Egan

Office Managing Partner | London Borough of Hillingdon | Legal Services 3E/04
Tel: 01895 277602 | **Fax:** 01895 250784 | **E-mail:** GEgan2@Hillingdon.Gov.UK

From: Nicola Taplin <ntaplin@hillington.gov.uk>

Date: Thu, 11 Jun 2020 at 11:33

Subject: Re: 18175/APP/2020/544 - 63-65 Station Road, Hayes

To: Projects PRarchitecture <projects@prarchitecture.co.uk>

Dear Tash

I have now received comments from the planning manager regarding the application which was being considered for the agenda of the next meeting of the Central South Planning Committee. I am afraid that we have concluded that the revised proposal fails to fully address the Inspectors concerns in terms of the impact of the proposal on the occupants of the first floor flat at 67 Station Road. As such the application now has my draft recommendation of refusal

Regards

Nicola Taplin

On 10th of June 2020, to our surprise, this application was refused on 2 ground listed below:

1. *The proposal would result in loss of material amenity to occupants of Flat 67 –* The planning officer was informed on various occasion that window to the rear of flat 67 is an obscure glazed bathroom window
2. *In the absence of a legal agreement or obligation, the applicant has failed to agree to the restrictions of parking permits –* The email conversation above

clearly states that the applicant was willing to agree to terms presented by the council

THIRD APPLICATION

Following this refusal third application was submitted on 03rd August 2020 (REF-18175/APP/2020/2157) with further reduction to the extension and revision to the drawings. The Flat was also reduced from 1Bed2person to Studio.

This application was again refused with the same two reasons as stated in the previous application.

The planning team has been highly unfair to our client and the evidence provided with the application have not been studied carefully.

We would request you to kindly look into the matter so that a fair decision is made and the application is reconsidered.

Kind Regards,

PR Architecture.