



Jarrod Spencer <jarrod.spencer@weston-homes.com>

Development at The Old Vinyl Factory, Hayes (The Assembly Buildings) - Condition 4 (Podium Access) Ref. No. 59872/APP.2021/4268 - Refused

5 messages

Joe Mann <joe.mann@weston-homes.com>

21 January 2022 at 09:51

To: Ed Laughton <elaughton@hillingdon.gov.uk>

Cc: Jarrod Spencer <jarrod.spencer@weston-homes.com>, David Poole <david.poole@weston-homes.com>, Mark Smith <mark.smith@weston-homes.com>, Martin Pearce <martin.pearce@weston-homes.com>

Good morning Ed,

I hope all is well.

I'm writing regarding the refusal of condition 4 (podium access) associated with the Assembly Buildings, Hayes. Would it be possible to book in a meeting later next week to discuss how this can be resolved?

It would be much appreciated if you could get back to me with your availability.

Thanks and kind regards,

--

Joe Mann

Senior Architectural Designer

Weston Homes Plc

Direct: 01279 873343**Office:** 01279 873333**Email:** joe.mann@weston-homes.com**Visit:** www.weston-homes.com

Joe Mann <joe.mann@weston-homes.com>

25 January 2022 at 08:46

To: Ed Laughton <elaughton@hillingdon.gov.uk>

Cc: Jarrod Spencer <jarrod.spencer@weston-homes.com>, David Poole <david.poole@weston-homes.com>, Mark Smith <mark.smith@weston-homes.com>, Martin Pearce <martin.pearce@weston-homes.com>

Good morning Ed,

It would be greatly appreciated if you could get back to me regarding my previous email.

Thanks and kind regards,

[Quoted text hidden]

Ed Laughton <elaughton@hillingdon.gov.uk>

25 January 2022 at 14:10

To: Joe Mann <joe.mann@weston-homes.com>

Cc: Jarrod Spencer <jarrod.spencer@weston-homes.com>, David Poole <david.poole@weston-homes.com>, Mark Smith <mark.smith@weston-homes.com>, Martin Pearce <martin.pearce@weston-homes.com>

Hi Joe,

Thank you for your email. I'm not sure what additional information you are looking for, we have discussed this issue previously and I don't have much to add. There is a requirement for public access to the podium as per the consent for the development. The wording of the condition is quite short and clear in terms of what needs to be submitted in order for the condition to be discharged.

The details submitted under 59872/APP/2021/4268 did not satisfy the wording of the condition and contradicted the approved plans. In the first instance I would check the plans you submitted for approval and make sure the details to discharge the condition accord with those layouts (no loss of parking, impact on vehicle tracking or loss of amenity space). I would then look to ensure the details provide a convenient and accessible route, details when it will be available and how it will be managed. The condition wording is copied below for ease:

*The development shall not be occupied until a Podium Access Plan, which demonstrates **the access proposals, hours of access and management procedures** for access to the proposed podium by non-residents of the Assembly Buildings has been submitted to and approved in writing by the Local Planning Authority.*

Thereafter the podium access shall be in accordance with the approved details for as long as the development remains in existence.

REASON

To ensure that the development provides access to the podium to non-residents of the Assembly Buildings, ensuring integration with the wider site and creating an acceptable level of social infrastructure and quality of street design to comply with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and London Plan Policy 3.16.

I hope that helps

Kind regards

Ed Laughton

Strategic Planning & PPA Lead Officer
Major Applications Team
Planning Department
Residents Services
London Borough of Hillingdon

Please note that the comments made in this email represent officer opinion only and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Joe Mann <joe.mann@weston-homes.com>

Sent: Tuesday, January 25, 2022 8:46 AM

To: Ed Laughton <elaughton@hillingsdon.gov.uk>

Cc: Jarrod Spencer <jarrod.spencer@weston-homes.com>; David Poole <david.poole@weston-homes.com>; Mark Smith <mark.smith@weston-homes.com>; Martin Pearce <martin.pearce@weston-homes.com>

Subject: Re: Development at The Old Vinyl Factory, Hayes (The Assembly Buildings) - Condition 4 (Podium Access) Ref. No. 59872/APP.2021/4268 - Refused

[Quoted text hidden]

Weston Homes PLC

The Weston Group Business Centre, Parsonage Road, Takeley, Essex, CM22 6PU.

IMPORTANT NOTICE - The information in this email (including any attachments) is confidential and may be privileged; it is intended for the named recipient(s) only. If you have received this email in error please notify us immediately and delete it from your computer systems. Any use, dissemination, forwarding, printing or copying of this email is prohibited. Any email received by or on behalf of Weston Group PLC or any of its subsidiaries may be monitored or inspected by us; by reading and/or saving this communication or communicating with this email address (or any email address belonging to Weston Group PLC or any of its subsidiaries) you consent to such monitoring and inspection.

Weston Homes PLC is a company registered in England and Wales with company no. 2133568

Please note: to view Weston Group's GDPR Privacy Notice, click [here](#).

STOP - THINK BEFORE YOU PRINT - Please consider the environment before printing this email.

Hillingdon Council routinely monitors the content of emails sent and received via its network for the purposes of ensuring compliance with its policies and procedures. The contents of this message are for the attention and use of the intended addressee only. If you are not the intended recipient or addressee, or the person responsible for sending the message you may not copy, forward, disclose or otherwise use it or any part of it in any way. To do so may be unlawful. If you receive this email by mistake please advise the sender immediately. Where opinions are expressed they are not necessarily those of the London Borough of Hillingdon. Service by email is not accepted unless by prior agreement.

Joe Mann <joe.mann@weston-homes.com>

25 January 2022 at 14:25

To: Ed Laughton <elaughton@hillingsdon.gov.uk>

Cc: Jarrod Spencer <jarrod.spencer@weston-homes.com>, David Poole <david.poole@weston-homes.com>, Mark Smith <mark.smith@weston-homes.com>, Martin Pearce <martin.pearce@weston-homes.com>

Hi Ed,

Thanks for getting back to me.

It would be very useful and much appreciated if we could have a 20 minute Teams call to run through the details and strategy ahead of re-submission.

Thanks and kind regards,

[Quoted text hidden]

Joe Mann <joe.mann@weston-homes.com>

28 January 2022 at 08:47

To: Ed Laughton <elaughton@hillingsdon.gov.uk>

Cc: Jarrod Spencer <jarrod.spencer@weston-homes.com>, David Poole <david.poole@weston-homes.com>, Mark Smith <mark.smith@weston-homes.com>, Martin Pearce <martin.pearce@weston-homes.com>

Good morning Ed,

With regards to your comment about the discrepancy between the plans submitted for Cnd 4 (59872/APP.2021/4268) and the approved plans, we are preparing a s.96a (NMA) application to update the relevant plans to include the staircase detailed in application ref.59872/APP.2021/4268. This NMA application addresses the concerns regarding vehicle tracking, parking numbers and loss of amenity.

We will be reviewing the approach of the 'non-residential' access to the podium over the coming weeks and will be submitting our solution to this condition in due course.

We will be happy to discuss any of the above.

Thanks and kind regards,

On Tue, 25 Jan 2022 at 14:10, Ed Laughton <elaughton@hillingsdon.gov.uk> wrote:

[Quoted text hidden]

[Quoted text hidden]