

Subject: RE: 485/APP/2023/128 - 18 THE BROADWALK
Date: Wednesday, 8 March 2023 at 17:09:18 Greenwich Mean Time
From: Matthew Taylor
To: Rhian Thomas
CC: Jas Phull, Rhian Thomas, Raj Sangha, peter@pjbplanning.co.uk
Attachments: image001.png, image002.jpg, image003.png, image244471.jpg, image181408.png, 18 The Broadwalk letter 080423.pdf, 2209 18 The Boardwalk - neighbouring building proximity sketch-A3-02.pdf

Dear Rhian

Please see attached a letter of response from our Planning consultant to your email (below) regarding application 485/APP/2023/128 for 18 The Broadwalk, Northwood.

Kind regards,
Matthew



Matthew Taylor RIBA
Senior Architect
micasagroup.co.uk

T 01923 827070 **D** 020 3195 2380 **M** 07843 336373

8-10 Rowland Place | Green Lane | Northwood | Middlesex | HA6

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From: Rhian Thomas [mailto:RThomas2@hillingdon.gov.uk]
Sent: 02 March 2023 10:34
To: Matthew Taylor <Matthew@micasagroup.co.uk>
Cc: Jas Phull <Jas@micasagroup.co.uk>
Subject: RE: 485/APP/2023/128 - 18 THE BROADWALK

Dear Matthew,

I've discussed the application in depth with my Team Leader and unfortunately we will be recommending the application for refusal due to the positioning right along the shared boundary, causing an unneighbourly addition, as well as being disproportionate to the dwelling.

Even with a reduced depth, we would not be happy to approve this extension due to the positioning.

Please let me know if you would like to withdraw the application, or continue with the refusal.

Kind Regards,

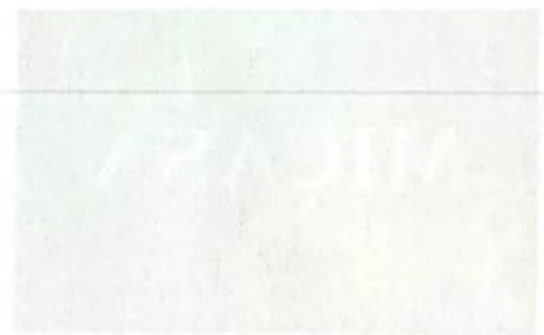
Rhian Thomas
Planning Apprentice
Residents Services
3N
Hillingdon Council
Tel: external: 01895 250230

Please note I am unavailable on Wednesdays



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From: Matthew Taylor <Matthew@micasagroup.co.uk>
Sent: 16 February 2023 10:03
To: Rhian Thomas <RThomas2@hillington.gov.uk>
Cc: Jas Phull <Jas@micasagroup.co.uk>
Subject: RE: 485/APP/2023/128 - 18 THE BROADWALK



Dear Rian

Thank you for this clarification.

Please do not hesitate to get in contact us if any queries arise during your processing of this application – we are happy to work through things with you.

Kind regards,
Matthew



Matthew Taylor RIBA
Senior Architect
micasagroup.co.uk

T [01923 827070](tel:01923827070) **D** [020 3195 2380](tel:02031952380) **M** [07843 336373](tel:07843336373)

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From: Rhian Thomas [<mailto:RThomas2@hillingdon.gov.uk>]
Sent: 16 February 2023 09:38
To: Matthew Taylor <Matthew@micasagroup.co.uk>
Cc: Jas Phull <Jas@micasagroup.co.uk>
Subject: RE: 485/APP/2023/128 - 18 THE BROADWALK

Dear Matthew,

Myself and Jas were just talking generally about Hillingdon having an Article 4 direction. This does not affect this householder application, this will be assessed our policies within our local plan.

Sorry for any confusion caused.

Kind Regards,

Rhian Thomas
Planning Apprentice
Residents Services
3N
Hillingdon Council
Tel: internal: 0727
Tel: external: 01895 250230

Please note I am unavailable on Wednesdays



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From: Matthew Taylor <Matthew@micasagroup.co.uk>
Sent: 14 February 2023 17:14
To: Rhian Thomas <RThomas2@hillingdon.gov.uk>
Cc: Jas Phull <Jas@micasagroup.co.uk>
Subject: RE: 485/APP/2023/128 - 18 THE BROADWALK

You don't often get email from matthew@micasagroup.co.uk. [Learn why this is important](#)

Dear Rhian

I understand that you discussed Article 4 directions with Jas when you met him on site earlier today at 18 The Broadwalk.

My understanding is that these only refer to removal of normal GPDO Permitted Development rights – so wouldn't expect that to apply here, as we were applying for normal Planning consent via a Householder Application?

Please advise.

Kind regards,
Matthew



Matthew Taylor RIBA
Senior Architect
micasagroup.co.uk

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From: Rhian Thomas [<mailto:RThomas2@hillingdon.gov.uk>]

Sent: 13 February 2023 14:03

To: Matthew Taylor <Matthew@micasagroup.co.uk>

Cc: Jas Phull <Jas@micasagroup.co.uk>

Subject: RE: 485/APP/2023/128 - 18 THE BROADWALK

Dear Matthew,

Sorry for the delayed response. Thank you for confirming the site visit tomorrow.

I will let you know a more accurate arrival time tomorrow.

Kind Regards,

Rhian Thomas
Planning Apprentice
Residents Services
3N
Hillingdon Council
Tel: internal: 0727
Tel: external: 01895 250230

Please note I am unavailable on Wednesdays



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planning matter.

From: Matthew Taylor <Matthew@micasagroup.co.uk>
Sent: 13 February 2023 13:55
To: Rhian Thomas <RThomas2@hillingdon.gov.uk>
Cc: Jas Phull <Jas@micasagroup.co.uk>
Subject: RE: 485/APP/2023/128 - 18 THE BROADWALK

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Dear Rhian

Can you confirm that you have received my earlier message on this and that you will be attending site tomorrow and will confirm to us your more precise arrival times to us prior to the visit, so that someone from our office can also be in attendance?

Please let us know, as the client needs to know whether to make arrangements to be at home or not.

Kind regards,
Matthew



Matthew Taylor RIBA
Senior Architect
micasagroup.co.uk

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From: Matthew Taylor
Sent: 10 February 2023 12:25
To: Rhian Thomas <RThomas2@hillingdon.gov.uk>
Cc: Jas Phull <Jas@micasagroup.co.uk>
Subject: RE: 485/APP/2023/128 - 18 THE BROADWALK

Dear Rhian

I've confirmed with the client and this is fine.

Could you let me know on the day when you have a more accurate idea of when you will be on site, as either myself or my colleague Jas would like to attend.

Kind regards,

Matthew



Matthew Taylor RIBA
Senior Architect
micasagroup.co.uk

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From: Rhian Thomas [<mailto:RThomas2@hillingdon.gov.uk>]
Sent: 10 February 2023 11:13
To: Planning <Planning@micasagroup.co.uk>
Subject: 485/APP/2023/128 - 18 THE BROADWALK

Dear Mr Taylor,

I am writing to you to inform you that I am the assigned case officer for application **485/APP/2023/128 - 18 THE BROADWALK**

Please can I arrange a site visit for next Tuesday 14th February. I will aim to be on site between 12:00 – 14:00.

The visit should only take around 10 minutes and I will just need access to the rear of the property.

Kind Regards,

Rhian Thomas
Planning Apprentice
Residents Services
3N
Hillingdon Council
Tel: internal: 0727
Tel: external: 01895 250230

Please note I am unavailable on Wednesdays



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