



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF DETAILS

Miss Jessica Bain
7 Soho Square
London
W1D 3QB

Ref: 1331/APP/2018/2662

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above-mentioned Act and Orders made thereunder hereby **GRANT APPROVAL** of the following received on 19 July 2018:-

Details pursuant to the partial discharge of Conditions 6 (parts a and b - Sole Agent), 7 (parts a, b, c and d - Demolition Strategy; whole site), 12 (parts a and b - Demolition Works on Residential Land) and 66 (parts a and b - Demolition Works on Industrial Land) as attached to planning permission ref. 1331/APP/2017/1883 dated 28.06.2018 (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).

Drawing/Plan Nos: See Attached Schedule of Plans

At: FORMER NESTLE FACTORY, NESTLES AVENUE, HAYES,

Head of Planning, Transportation and Regeneration

Date: 16 November 2018

NOTE: This notice does NOT relate to any approvals, which may be required under any conditions of the notice of planning permission except the condition(s) referred to herein.

INFORMATIVES

- 1 · Please note that condition 6 requires at part c that.

"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."

We advise that an application should be made at the earliest possible opportunity for the monthly reports to be registered and considered on a timely basis.

- 2 · Any updated contract documents and / or any updated plans and drawings as provided in the DEMOLITION, FACADE RETENTION AND MONITORING STRATEGY Ref: 0000-S-Z-M-800-00-S100 issue T1 including Appendices or in other approved documents / drawings, should be submitted for review and approval in a further application related to the relevant parts of the conditions considered in this application.

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

SCHEDULE OF PLANS

DEMOLITION, FACADE RETENTION AND MONITORING STRATEGY Ref: 0000-S-Z-M-800-00-S100 Issue T1 29.05.18 - received 19 Jul 2018

Nestles Factory Demolition Contract Appointments (November 2018 - received 09 Nov 2018
18 033 36 rev. B - received 07 Nov 2018

Appendix A: Facade Retention Drawings - Gravity Consulting Engineers - received 19 Jul 2018

Appendix B: Facade Retention Drawings - Capita - received 19 Jul 2018

Appendix C: Demolition Sequence Drawings - received 19 Jul 2018

Appendix D; (Part 1 - the original submission): Contract with Demolition Contractor for Residential Site - Rye Demolition (Barratts contact no. HS-7232/00002) - received 19 Jul 2018

Appendix D; (Part 2 - additional documentation): Barratts Contract with Squibb Group Limited, Demolition Contractor for partial demolition of main factory building (Barratts contact no. HS-7232/00071), received 9 November 2018 - received 09 Nov 2018

18 033 20 rev. F - received 07 Nov 2018

18 033 21 rev. E - received 07 Nov 2018

18 033 22 rev. F - received 07 Nov 2018

18 033 23 rev. E - received 07 Nov 2018

18 033 24 rev. E - received 07 Nov 2018

18 033 25 rev. E - received 07 Nov 2018

18 033 26 rev. E - received 07 Nov 2018

18 033 27 rev. F - received 07 Nov 2018

18 033 34 rev. B - received 07 Nov 2018

18 033 35 rev. B - received 07 Nov 2018

Appendix E (amended): Demolition of Main Building at Former Nestle Factory, Hayes UB3 4RF
Contract documentation: Building Contract between SEGRO (Hayes) Ltd and Squibb Group Limited. Issue 01, received 12 November 2018 - received 13 Nov 2018

Appendix F (amended) - Site Wide Demolition Programme rev. A - updated to commence November 2018 - received 13 Nov 2018

Appendix G: Contract with the Sole Agent - Gravity Consulting Engineers Ltd - received 19 Jul 2018

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF
LOCAL PLANNING AUTHORITY
TOWN & COUNTRY PLANNING ACT 1990**

Appeals to the Secretary of State.

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 Secretary of State for Transport, Local Government and The Regions 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, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.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 circumstance which excuse the delay in giving notice of 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 they 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 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 in its existing state nor render the land capable of 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.

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