

5<sup>th</sup> September 2023  
Our Ref: 23.5001

120 Bermondsey Street  
London  
SE1 3TX

Mr. Chris Brady  
Planning Department  
Hillingdon Council  
Civic Centre  
High Street  
Uxbridge  
UB8 1UW

T 0203 268 2018

Dear Chris,

**Re: Approval of details pursuant to Condition 41, 42 and 54 of planning permission ref: 1331/APP/2021/751, dated 10<sup>th</sup> November 2021, at Block F1, the Former Nestle Factory Nestles Avenue, Hayes.**

On behalf of our client, Barratt Homes, we hereby submit details pursuant to the partial discharge of condition 41 (Privacy details), condition 42 (Materials and schedule of repairs to F1) and condition 54 (External materials) at Block F1 of the above planning permission.

These conditions were previously approved under reference: 1331/APP/2019/2386, this application seeks to re-discharge the above conditions following the s96a application (1331/APP/2021/4497).

Condition 41 reads:

*Notwithstanding the details submitted, prior to the commencement of superstructure works for each residential phase of development, full details including the height, colour and materials shall be submitted for the following:*

- *Balcony privacy screens*
- *Louvres to be provided on windows in corner locations to mitigate overlooking between habitable rooms (Block G, F1, F3, F4, B3, B4, B5, B7, B8, B9, E3, E4, D4, D1, D2, D3, C2, C3, C4, C6, C1).*
- *Or other design solution.*

*The approved details shall be implemented prior to first occupation of the flats in each phase hereby approved and shall be retained thereafter.*

Condition 42 reads:

*Prior to the commencement of relevant works associated with Block F1 on the Residential Land, the following details shall be submitted to and approved in writing by the Local Planning Authority:*

- a. Notwithstanding drawings DM-2-03 rev P3 and DM-2-01 Block F1, F2, F3 & F4 north & east elevations rev P3, full details and a schedule of all materials, external finishes and colours to the building, including samples of ceramic 'pistachio' tiles.*



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- b. Schedule of repairs, methodology and internal insulation details for retained facade and tower, with a conservation maintenance, repair and management plan
- c. Detail of connection between new structure and retained facade for all floors, including the additional storey.
- d. Scaled details for all windows and doors, in elevation and section at 1:20, including louvred windows
- e. Notwithstanding the floor plan which shows this wall removed, reinstatement of the war memorial on its original wall within the tower building or agreed position within the tower building, with the local planning authority, if the wall is removed
- f. Details and samples of materials proposed for the external finish of the 5th storey
- g. Scaled details for the balconies and parapet in elevation and section at 1:20
- h. Details of rainwater goods, external pipes, flues and rooftop plant
- i. Notwithstanding the submitted floor plans, retention of the original doors (internal, external and fanlights), interior walls, stair handrails and internal finishes to floors and ceilings to the tower
- j. Details of vehicle access way and refuse doors
- k. Retention and repair of existing flag poles

Condition 54 reads:

*Prior to the commencement of superstructure works of the relevant residential phase of the development, details of all materials and external surfaces, including details of balconies shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.*

To support the partial discharge of conditions 41, 42 and 54, Block F1, full details of the external materials have been prepared by dMFK and submitted as part of this application. In accordance with the requirements for conditions 41, 42 and 54, the information provided details the materials and external surfaces, including details of balconies, windows and doors. The presentation document 'dMFK\_2052\_F1\_Conditions 41 42 54 - S96 Update' responds to all conditions, and for each one it sets the tone, includes key drawings and refers to the relevant reports submitted.

The table below sets out which drawings and supporting information relates specifically to which condition:

Condition	Drawing Number/ Title
41, 42	DM-4-01_P7 First Floor Plan
41, 42	DM-4-41_P3 First Floor Plan
42	16018-01-009 Swept path Refuse
42	Concrete Restoration Ltd - Facade Repair Report

42	DM-1-02_P7 Blocks F1, G, H and I First Floor Plan
42, 54	DM-2-00_P6 South & West Elevations
42, 54	DM-2-01_P6 North & East Elevations
42, 54	DM-2-02_P2 North & South Elevations
42	DM-4-00_P9 Ground Floor Plan
42	DM-4-02_P6 Second Floor Plan
42	DM-4-03_P6 Third Floor Plan
42	DM-4-04_P5 Fourth Floor Plan
42	DM-4-05_P5 Roof Floor Plan
42	FNF-A-F1-dMFK Entrance Tower Scoping Works - S96 Update
42, 54	FNF-A-F1-dMFK-DR-21-500 [G] Bay Study 01
42, 54	FNF-A-F1-dMFK-DR-21-502 [F] Bay Study 03
42, 54	FNF-A-F1-dMFK-DR-21-503 [F] Bay Study 04
42, 54	FNF-A-F1-dMFK-DR-21-504 [D] Bay Study 05
42, 54	FNF-A-F1-dMFK-DR-21-506 [F] Bay Study 07
42, 54	FNF-A-F1-dMFK-DR-21-507 [G] Bay Study 08
42, 54	FNF-A-F1-dMFK-DR-21-508 [F] Bay Study 09
42, 54	FNF-A-F1-dMFK-DR-21-510 [F] Bay Study 11
42	FNF-A-F1-dMFK-DR-31-200 [H] Window & External Door Types
42	FNF-A-F1-dMFK-DR-31-201 [H] Window & External Door Types
42	FNF-A-F1-dMFK-DR-31-202 [I] Window & External Door Types
42	FNF-A-F1-dMFK-DR-31-203 [E] Window & External Door Types
42	FNF-A-F1-dMFK-DR-31-204 [H] Window & External Door Types
42	FNF-A-F1-dMFK-DR-31-205 [A] F1.2 Tower Door & Window Types
42, 54	FNF-A-F1-dMFK-DR-34-500 [A] Balcony Study - Type AMT-01
41, 42, 54	dMFK_2052_F1_Conditions 41 42 54 - S96 Update.pdf
41,42,54	dMFK_2052_F1_S96 Planning Amendments.

The information to support the partial discharge of the above conditions has been submitted and the requisite application fee of £116.00 has been paid via the Planning Portal under ref: PP-12432780.

We trust that the information submitted is sufficient to satisfy the partial discharge of the conditions, however, please do not hesitate to contact me if you have any queries or require any further information.

Yours sincerely,

*O docker*

Olivia Docker  
Graduate Planner

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