

6th May 2026

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Via the Planning Portal only

Our ref: HP053
Your ref: 17709/APP/2023/2673

Dear Michael,

APPLICATION FOR THE SUBMISSION OF DETAILS RESERVED BY PLANNING CONDITION IN RESPECT OF PLANNING PERMISSION REF: 2023/2673. THE SUBMISSION IS IN RELATION TO THE DISCHARGE OF CONDITIONS 17 (LANDSCAPE SCHEME), 18 (ECOLOGICAL ENHANCEMENT SCHEME) AND 20 (EXTERNAL LIGHTING), RELATING TO THE DEMOLITION OF THE FORMER RESIDENTIAL SCHOOL AND ERECTION OF ACADEMIC BUILDING (USE CLASS F1) AND ANCILLARY STRUCTURES AT LORD ADONIS HOUSE, HAREFIELD ACADEMY, NORTHWOOD WAY

We hereby submit for our client Graham on behalf of the London Borough of Hillingdon ("the Applicant"), an application for the submission of details reserved by condition in respect of planning permission 17709/APP/2023/2673.

PLANNING STATEMENT

BACKGROUND

Planning permission has been granted for the construction of a new school building in replacement of the existing Lord Adonis House, Northwood Way in Harefield approved under reference number 2023/2673.

The approved description of development is as follows:

'Demolition of former residential school and erection of academic building (Use Class F1) and ancillary structures including heat pump and substation enclosures, construction of a multi-use games area, revised vehicular access, landscaping, car and cycle parking and associated works.'

The development was commenced on site in the Summer of 2024 by ISG, unfortunately in September 2024 ISG went into administration and work on this job was halted with immediate effect. Following a re-tendering exercise undertaken this summer the job has now been awarded to Graham (Building South) who have recently re-commenced work on site. Hatton Planning have been re-appointed to help with the discharge of the outstanding planning conditions.

THE PROPOSAL

This application includes submissions for the full discharge of the following conditions in relation to planning permission APP/2023/2673. The full wording of each of the conditions is copied below for ease of reference:

Condition 17 – Landscape scheme

Prior to completion of works to the main school building , a detailed final landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Details of soft landscaping
- Details of hard landscaping
- Living/Green roof details
- Details of landscape maintenance
- Schedule of implementation
- Other details – functional services/finished levels and contours

Condition 18 – Ecological Enhancement Plan

Prior to completion of works to the main school building, a scheme for the enhancement of ecology shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out how the development will contribute positively to ecological value through the use of features and measures within the landscaping (i.e. nectar rich and diverse planting including living walls and/or roofs) and the fabric of the new built form (i.e. bat and bird boxes). This shall achieve biodiversity net gain and shall detail the long-term management and maintenance strategy for such ecological habitat creation.

The development must be built and operated in accordance with the approved scheme.

Condition 20 – External Lighting

Prior to first operation of the development, details of the external lighting, including light spill diagrams (Lux levels) and maintenance thereafter, shall be submitted to the Local Planning Authority. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

SUBMISSION

Full details of the information submitted, and further commentary is included within the table below.

Condition No.	Submitted Information
17 (Part 1)	TVC0024-WWA-XX-00-DR-L-0301_Planting Plan 1 of 4 TVC0024-WWA-XX-00-DR-L-0302_Planting Plan 2 of 4 TVC0024-WWA-XX-00-DR-L-0303_Planting Plan 3 of 4 TVC0024-WWA-XX-00-DR-L-0304_Planting Plan 4 of 4 TVC0024-WWA-XX-00-DR-L-0305_Planting Plan 5 TVC0024-WWA-XX-ZZ-DR-L-0108_Tree Retention & Removal TVC0024-WWA-XX-ZZ-DR-L-0502_Soft Landscape TVC0024-WWA-XX-ZZ-SP-L-0900_Landscape & Planting Specification
17 (Part 2)	CYCLE STORE CARPARK

	TVC0024-ESS-V2-XX-DR-E-6700_External Lighting Layout TVC0024-NOV-V1-XX-DR-A-PL37 TVC0024-WWA-XX-ZZ-DR-L-0100_General Arrangement Legend TVC0024-WWA-XX-ZZ-DR-L-0101_Overall Site Wide Landscape Plan TVC0024-WWA-XX-ZZ-DR-L-0102_GA Plan Sheet 1 of 3 TVC0024-WWA-XX-ZZ-DR-L-0103_GA Plan Sheet 2 of 3 TVC0024-WWA-XX-ZZ-DR-L-0104_GA Plan Sheet 3 of 3 TVC0024-WWA-XX-ZZ-DR-L-0109_Boundary Treatment Plan_S4 TVC0024-WWA-XX-ZZ-DR-L-0112_Kerbs & Edging 1 of 3 TVC0024-WWA-XX-ZZ-DR-L-0113_Kerbs & Edging 2 of 3 TVC0024-WWA-XX-ZZ-DR-L-0114_Kerbs & Edging 3 of 3 TVC0024-WWA-XX-ZZ-DR-L-0115_Furniture Plan 1 of 2 TVC0024-WWA-XX-ZZ-DR-L-0116_Furniture Plan 2 of 2 TVC0024-WWA-XX-ZZ-DR-L-0117_Surface Strategy Plan TVC0024-WWA-XX-ZZ-DR-L-0118_Safety Surfaces Depths TVC0024-WWA-XX-ZZ-DR-L-0501_Hard Landscape 1 of 2 TVC0024-WWA-XX-ZZ-DR-L-0503_Boundary Details 1 of 4 TVC0024-WWA-XX-ZZ-DR-L-0504_Boundary Details 2 of 4 TVC0024-WWA-XX-ZZ-DR-L-0505_Boundary Details 3 of 4 TVC0024-WWA-XX-ZZ-DR-L-0506_Boundary Details 4 of 4 TVC0024-WWA-XX-ZZ-DR-L-0507_Hard Landscape 2 of 2
17 (Part 3)	TVC0024-MRS-V1-RF-TS-X-0004 - Green Roof TVC0024-WWA-V2-ZZ-GD-L-0106-[Urban Greening Factor
17 (Part 4 and 5)	TVC0024-WWA-XX-XX-RP-L-0901_Landscape Management & Maintenance Plan
17 (Part 6)	TVC0024-WWA-XX-ZZ-DR-L-0105_Levels Drainage 1 of 3 TVC0024-WWA-XX-ZZ-DR-L-0106_Levels Drainage 2 of 3 TVC0024-WWA-XX-ZZ-DR-L-0107_Levels Drainage 3 of 3
18	231207 ISG001-010-005 Harefield School Ecological Enhancement Plan
20	TVC0024-ESS-V2-XX-DR-E-6700_External Lighting Layout

(Table 1.1: Schedule of information submitted with this application)

In addition to the information noted in Table 1.1 above the following documents have been submitted electronically via the Planning Portal (Ref: PP-14915115).

- Application form
- Covering Letter (this letter)

In accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, as amended, an application fee of £309 plus a £91 service charge, has been calculated. Payment of the application fee has been made to the Planning Portal and will be paid direct to the Council by the Planning Portal.

We trust that you will find this application to be in order. Should you require any additional information or clarification please do not hesitate to contact the writer.

Yours sincerely,



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