

3 August 2026

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Via the Planning Portal only

Our ref: HP053
Your ref: 17709/APP/2023/2673
Planning Portal Ref: PP-15130415

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 CONDITION 19 – FIRE STATEMENT, CONDITION 22 – ENERGY MONITORING, CONDITION 29 – SECURE BY DESIGN AND CONDITION 30 - CONTAMINATED LAND 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 project is now nearing its completion, and this application concerns the submission of some of the last conditions that require to be discharged.

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 19 – Fire Statement

Prior to first operation of the development, the final comprehensive Fire Statement shall be submitted to and approved in writing by the Local Planning Authority. This should be accompanied by the Building Control Decision Notice or equivalent.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

Condition 22 – Energy Monitoring

Prior to the first operation of development (excluding demolition), an updated Energy Statement, including detailed energy monitoring, recording and reporting plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall accord with the requirements of the London Plan (policy SI2) and the GLA Energy Assessment Guidance (2022 or as amended).

The development must proceed in accordance with the approved reporting structure and where there is a failure to achieve the required carbon savings, the quantum (tCO₂) shall be treated as part of the shortfall and shall result in a cash in lieu contribution in accordance with the formula set out in the S106 agreement.

Condition 29 – Secure by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

Condition 30 – Contaminated Land

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Prior to first operation of the development, all imported soils shall be tested for chemical contamination, and the results of this testing shall be interpreted and submitted, in report form, for written approval by the Local Planning Authority.

SUBMISSION

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

Condition No.	Submitted Information
19	TVC0024-HYD-ZZ-ZZ-RP-A-1000_STAGE 4 FIRE REPORT_A4 Building Control Completion Certificate to be issued formally and will be submitted during the course of the applications consideration to enable full discharge.
22	TVC0024-ESS-XX-XX-RP-N-0001 - Energy Strategy Part L Report TVC0024-ESS-XX-XX-RP-N-0002 - Net Zero in Operation Report

29	E-mail from SbD Officer – Final Certificate to be issued formally and will be submitted during the course of the applications consideration to enable full discharge
30	Soils Certification Reports: Multi-purpose Topsoil May 2026 Subsoil May 2026

(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-15130415).

- 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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