

Richard Phillips

From: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>
Sent: 12 July 2023 12:49
To: Richard Phillips
Cc: Isabella Ingram
Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564
[SHMA-ACTIVE.FID7324317]

Good Afternoon Richard

I can confirm that at the date of submission all units within the application site had been vacant for a period of at least 3 months and still remain vacant.

My collage is just looking to the floor areas and we will clarify this point shortly.

Kind Regards

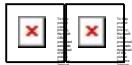
Jacqueline Jackson
Planning Director

D 0116 257 4402
M 07920 479 454
F 0116 255 4559
E jacqueline.jackson@marrons.co.uk

Main T 0116 254 5454

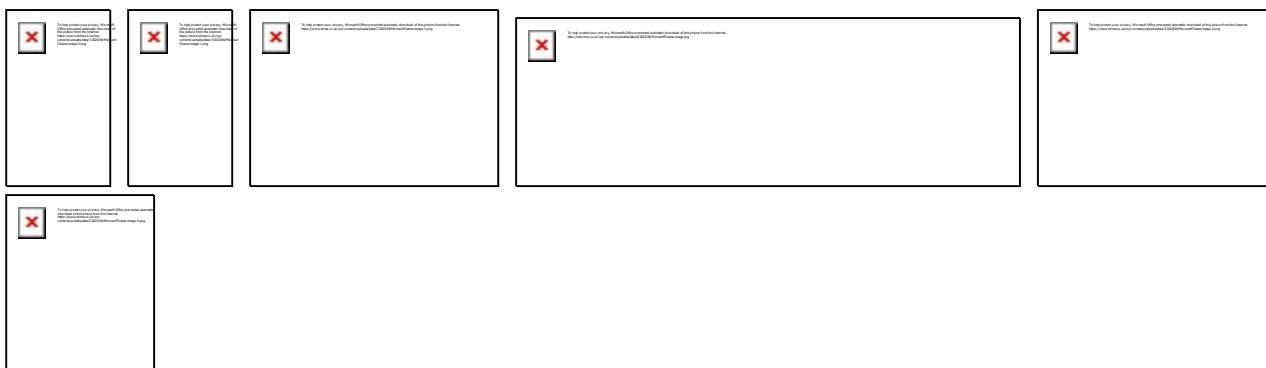


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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Sent: 12 July 2023 12:39

To: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID7324317]

This Message originated outside your organization.

Jacqueline,

I'm sorry but just one last thing.

It appears on google street view that a charity is operating out of Unit 10. Can I ask if they are still operating from this unit, having regard to 3 month rule?

Regards,

Richard

From: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Sent: Wednesday, July 12, 2023 12:04 PM

To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID7324317]

Hi Richard

Thank you for your email.

Let me just check, and ill response with clarification ASAP

Kind Regards

Jacqueline Jackson
Planning Director

D 0116 257 4402

M 07920 479 454

F 0116 255 4559

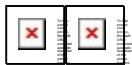
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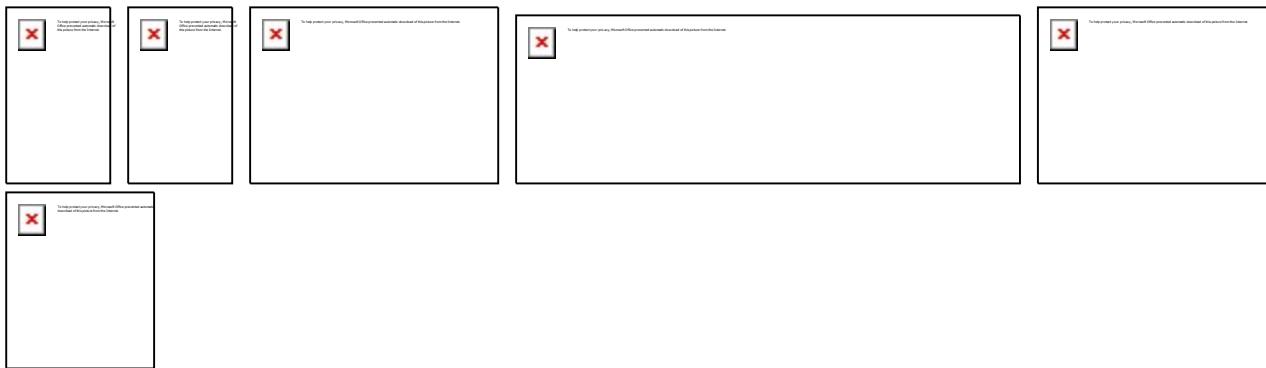
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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Sent: 12 July 2023 12:00

To: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID7324317]

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Jacqueline,

Thank you for your email.

I was just doing my final checks and my apologies for the lateness of this response but I noticed that some of the bedrooms may not satisfy national housing standards.

It is difficult for me to scale, but the 2 bedrooms in particular are the double bedroom in the 63sqm 2 bedroom, 3 person unit and in the 51.5sqm 1 bedroom, 2 person unit.

Can these be clarified and revised if necessary.

Regards,

Richard

From: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Sent: Wednesday, July 12, 2023 10:32 AM

To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID7324317]

Hi Richard

I hope you are well.

Sorry to chase, I know you are very busy, but I wondered if you could confirm when the Draft DN would be available? We cannot circulate the legal agreement around for engrossments, until the DDN has been appended to the legal agreement.

Kind Regards

Jacqueline Jackson
Planning Director

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M 07920 479 454
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E jacqueline.jackson@marrons.co.uk

Main T 0116 254 5454



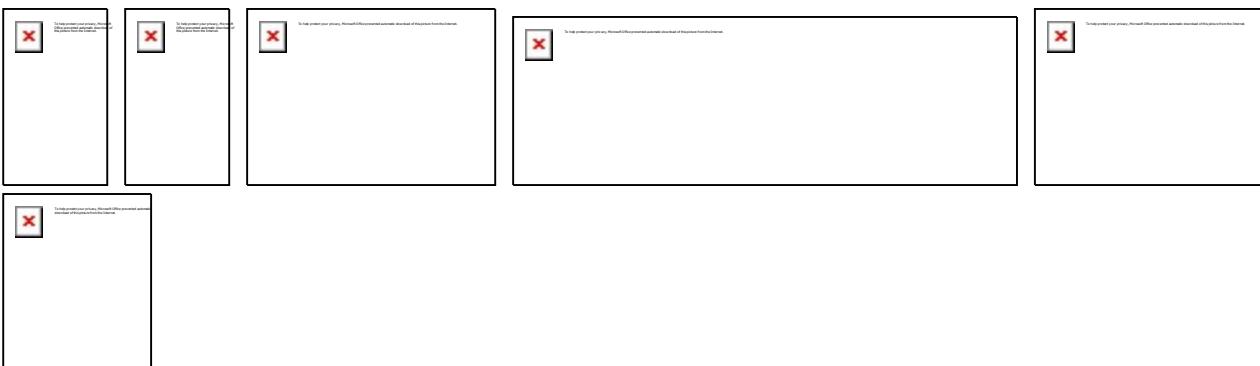
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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Sent: 06 July 2023 14:29

To: Jacqueline Jackson <jacqueline.jackson@marrons.co.uk>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID7324317]

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Jacqueline,

Thank you for your email.

Unfortunately, a draft DN has not been issued as the system can only produce it once a finalised report has been signed off by the manager. Unfortunately I have a bit of tidying up to do and am up against a committee deadline at the moment, but I will issue ASAP.

Regards,

Richard

From: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Sent: Thursday, July 6, 2023 2:11 PM

To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID7324317]

Hi Richard

My solicitor has informed me that the Council's solicitor is requesting the draft decision notice from you.

Please could I ask if the draft decision notice has been issued yet?

Once the draft decision notice is issued we can progress the agreement and send the engrossments out for signing.

Thank you in advance

Jacqueline Jackson

Planning Director

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Main T 0116 254 5454



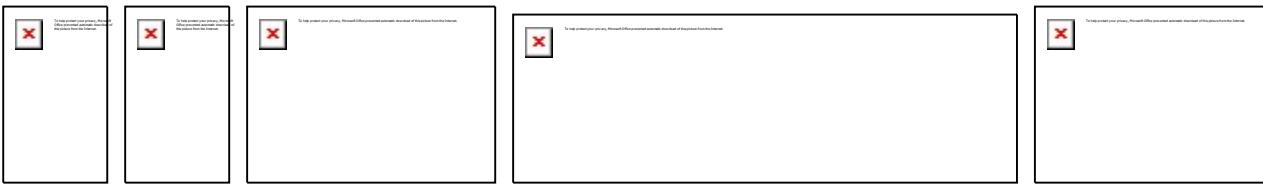
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From: Jacqueline Jackson
Sent: 06 July 2023 09:44
To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID7324317]

Good Morning Mr Phillips

Thank you for your email. We are happy to agree the Extension of time for the determination of the application until Friday 14th July. Please accept this email as confirmation.

Kind Regards

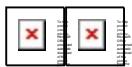
Jacqueline Jackson
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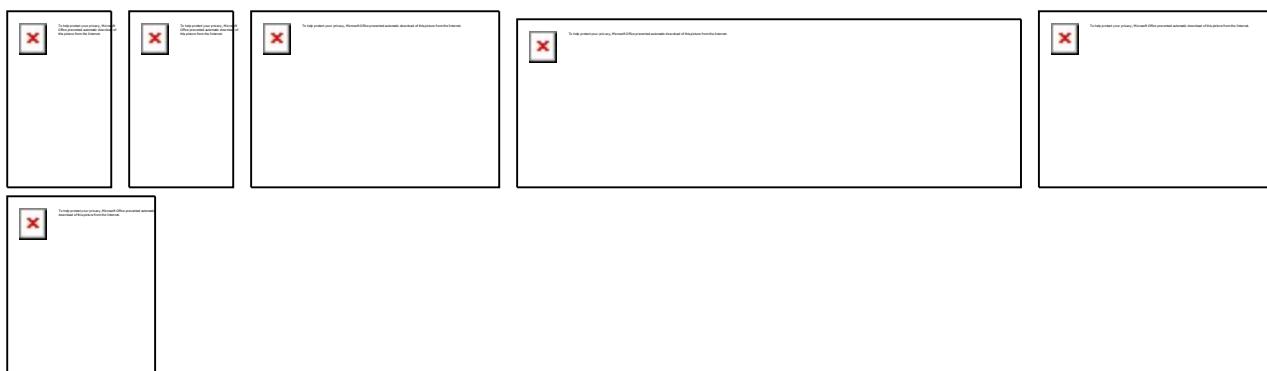


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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Sent: 05 July 2023 16:18
To: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>
Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564

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Jacqueline,

I am aware that although nearly there, the legal agreement has not as yet been completed and even then, it can take a few days for signing etc.

We have agreed an ext. of time to this Friday, but in order to take account of any last minute delays, can we please extend this to next Friday (14th July). Obviously, if the agreement is finalised beforehand, we will seek to issue the decision ASAP.

Hopefully, this will be the last time of asking.

Regards,

Richard

From: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Sent: Thursday, June 15, 2023 3:20 PM

To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Subject: Re: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID3355545]

Hello Richard

Thank you for your email

I am able to agree the extension of time. Please accept this email as confirmation of an extension until 7th July 2023

Kind Regards

Jacqueline Jackson MRTPI
Planning Director

07920 479 545

Sent from [Outlook for iOS](#)

From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Sent: Thursday, June 15, 2023 2:38 pm

To: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID3355545]

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Jacqueline,

Thank you for your email.

Hillingdon re-consults neighbours on any changes to the red line boundary, even if reducing in size.

I believe the cumulative floor issue has been resolved and I am not aware of any other issues.

If we can that that agreement on the extension of time by the end of the day, it would be appreciated.

Regards,

Richard

From: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Sent: Thursday, June 15, 2023 10:52 AM

To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID3355545]

Importance: High

Good Morning Richard

Thank you for your email.

I'm surprised you feel the application needs to be re-consulted on as the red line is getting smaller and the proposal has not changed in anyway. That said I'm happy to go with your opinion on this matter.

I will speak to the Applicant and confirm their agreement to the extension of time and confirm this later today.

In the meantime, please may I ask, if the concern your raised regarding the cumulative floor area is now resolved? And if there are any outstanding issues?

Thank you

Jacqueline Jackson

Planning Director

D 0116 257 4402

M 07920 479 454

F 0116 255 4559

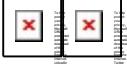
E jacqueline.jackson@marrons.co.uk

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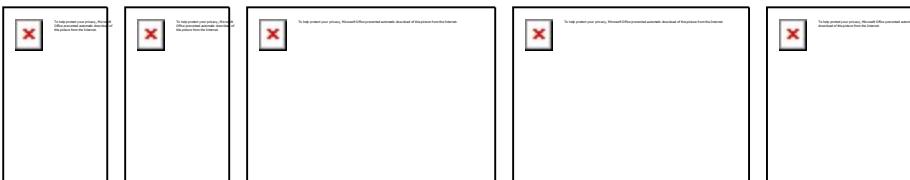
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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Sent: 15 June 2023 10:04

To: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID3355545]

This Message originated outside your organization.

Jacqueline,

As the revised plans have involved altering the red line boundary, we have had to go out for a full re-consult with neighbours.

Can we therefore please agree a further ext. of time on this to say Fri. 7/7/23 which should also allow plenty of time for the legal agreement to be finalised.

Many thanks,

Richard

From: Richard Phillips

Sent: Thursday, June 8, 2023 7:29 AM

To: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID3355545]

Jacqueline,

Thank you for your email and attached revised plans.

I will need to go through these and will advise if any issues.

In the meantime, the ext. of time to Fri. 16/6/23 is agreed.

Kind regards,

Richard

From: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>

Sent: 07 June 2023 09:57

To: Richard Phillips <RPhillips@Hillingdon.Gov.UK>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Isabella Ingram <Isabella.Ingram@marrons.co.uk>; Brian Mullin <Brian.Mullin@marrons.co.uk>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564 [SHMA-ACTIVE.FID3355545]

Importance: High

Good Afternoon Mr Philips

Thank you for your email. Apologies for not replying sooner.

I also agree that the cumulative floor area should include “*all covered floor space associated with the residential use*”, including all residential ancillary facilities associated with the residential use such as resident’s cycle storage space and bin stores (to be used by the proposed residential units). However, I should also point out that there are areas which should not be included within the cumulative floor area, as they do not form part of the change of use to residential use under class MA, these areas include the existing stairwells to the upper floor residential units and other non-residential areas. These areas are not essential to the conversion and creation of the proposed residential units and do not form part of the change of use under class MA.

I apologise that this was not as clear as it could have been in our original submission.

For the avoidance of doubt, clarity and to avoid any potential risk, I suggest that we amend the application site to ensure this prior notification application is clear, by only include those areas forming part of the change of use under class MA. We have also amended the floor plan to better illustrate the areas forming part of this prior notification application and total floor areas. I have attached these amended plans to this email.

On the basis of the attached plans I can confirm that the total floor area is as follows;

- MA prior notification application: 20331/APP/2023/564 – 1,195.4 sqm
- Existing MA permission: 77316/APP/2022/1726 – 294.9 sqm
- **Total cumulative floor space of the existing building changing use under Class MA : 1,490.3 sqm**

Accordingly we consider the proposal is compliant with Class MA (c) as the cumulative floor space of the existing building changing use under Class MA does NOT exceeds 1,500sqm.

I trust this clarifies the situation, however if you have any further issues or concerns please feel free to contact me.

Given the legal agreement is not yet complete and you will need time to consider my above email, may I suggest the current Extension of Time is extended 1 week until Friday 16th June.

Kind Regards

Jacqueline Jackson MRTPI

Planning Director

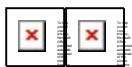
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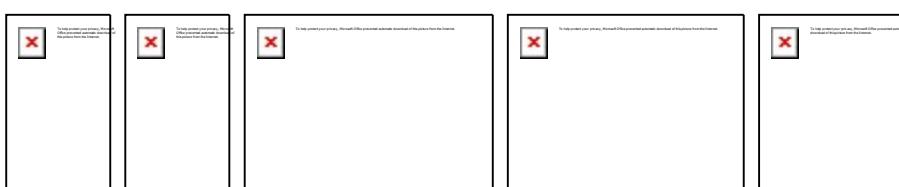
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From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Sent: 02 June 2023 10:42
To: Isabella Ingram <Isabella.Ingram@marrons.co.uk>
Cc: Jacqueline Jackson <Jacqueline.Jackson@marrons.co.uk>; Mandip Malhotra <MMalhotra@hillingdon.gov.uk>
Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564

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Isabella,

Unfortunately, going through this there is a problem in terms of the floor area.

Class MA.1 states that Development is not permitted by Class MA (c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500sqm.

The submitted Application Form and Planning Statement state that the total floor space being converted is 1,270sqm, but I am not sure what this includes. My view is that it should include all covered floor space associated with the residential use so that should include all the ancillary facilities associated with the residential use in the covered courtyard, such as resident's cycle storage space. Clarification is required.

There is also the other Class MA application that was granted at Unit 28 last year (77316/APP/2022/1726 refers). I measure this floor space to be 321sq.m which in combination with the current application, even if just taking the 1,270, which I assume just includes communal corridors, the 1,500 figure would be breached and so this prior approval application would have to be refused.

Your thoughts would be welcomed.

Regards,

Richard

From: Richard Phillips
Sent: Tuesday, May 30, 2023 11:31 AM
To: Jacqueline Jackson <jacqueline.jackson@marrons.co.uk>
Subject: FW: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564

Jacqueline,

Further to Jane's email below, the legal agreement will not be approved and for sealing/signing to take place by the end of this week so can we please agree a further ext. of time to say the end of next week (Fri. 9/6/23).

Kind regards,

Richard

From: Jane Astbury <JAstbury@hillingdon.gov.uk>
Sent: Wednesday, May 24, 2023 1:44 PM
To: Kylie Wesson <Kylie.Wesson@shma.co.uk>
Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564

Hi Kylie,

Thanks and I remember that one too.

I understand the determination date for this application is 1st June 2023, just letting you know that after Friday this week I'll be out of the office returning on Wednesday 31st May 2023 – I'll notify my client as the Council shall need to consider an extension of time to allow the legal agreement to be approved and for sealing/signing to take place.

Kind regards,

Jane

Jane Astbury

Locum Solicitor, Planning & Corporate | London Borough of Hillingdon | Legal Services 3E/04 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW | **DX: 45101 UXBRIDGE**

E-mail: jastbury@hillingdon.gov.uk | **Direct Tel:** 01895 257 297 | **Internal Tel:** 7297

Switchboard: 01895 250 111 | **Web:** <http://hillingdon.gov.uk>

From: Kylie Wesson <Kylie.Wesson@shma.co.uk>

Sent: Monday, May 22, 2023 9:19 AM

To: Jane Astbury <JAstbury@hillingdon.gov.uk>

Subject: RE: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564

Hi Jane

I thought that name rings a bell. Then I remembered... Treloyan!

I hope you are well.

I will request funds and revert back with an undertaking and other information requested.

Look forward to working with you again.

Kind regards

Kylie

Kylie Wesson

Partner

D 0116 257 6149

M 07435 751 586

F 0116 255 4559

E kylie.wesson@shma.co.uk

Main T 0116 254 5454 ext 6149

Please note that my working pattern is Monday and Wednesday 9:00am to 3:00pm, Tuesday and Thursday 9:00am to 5:30pm and Friday 9:00am-5:00pm. Please contact my colleague Abbie Crawford (abbie.crawford@shma.co.uk) / 0121 260 0295 for urgent queries arising outside of my working hours.

Shakespeare Martineau

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From: Jane Astbury <JAstbury@hillingdon.gov.uk>

Sent: 22 May 2023 09:13

To: Kylie Wesson <Kylie.Wesson@shma.co.uk>

Subject: Re: Units 2-6, 8-12, 22 and 30 Ryefield Crescent, Northwood - 20331/APP/2023/564

This Message originated outside your organization.

Hi Kylie,

I have been instructed by my client to deal with a S.106 agreement in connection with the above matter.

I will draft the agreement and forward for your consideration. To enable me to do this, please provide me with the following initial and updating information:

1. Confirmation of the full name and address of the owner(s) and all other parties with an interest in the land;
2. Office Copy Entries of the Land Register;
3. Please let me have the details of any mortgages or tenancy agreements, and copies of the same, so that any tenants and mortgagees can be joined in the agreement, should this be applicable;
4. I expect that the reasonable legal costs incurred by the Council in this matter would be in the region of £2,000. I should therefore be grateful if you would forward to me a solicitor's undertaking for the Council's legal costs reasonably incurred in this matter up to £2,000 whether or not the matter proceeds to completion. If this limit is reached, I will request the undertaking be revised.
5. A copy of any plan you propose for use in the agreement.

Kind regards,

Jane

Jane Astbury

Locum Solicitor, Planning & Corporate | London Borough of Hillingdon | Legal Services 3E/04 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW | **DX: 45101 UXBRIDGE**

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