

Richard Phillips

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>
Sent: 15 July 2021 21:21
To: Richard Phillips
Cc: Ben Pope
Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)
Attachments: 210715 Rebuttal to conservation officer.pdf; 210712 - Noise Assessment Rebuttal.pdf; 210712 Proposed Plans Revised.pdf

Hi Richard,

I trust you are well.

We have revised the scheme in order to appropriately respond to the conservation officer's comments. The revisions include the provision of a brick pier and railing to the front of the property and two additional planters located by the residential access, however the supporting letter attached provides a more detailed response.

Our acoustic consultant has also prepared a response in relation to the Anderson Acoustics report.

I trust you are now in a position to recommend the application for approval, however please let us know if you have any initial comments.

Kind regards,
Sean

Sean Breslin
Senior Planner
Boyer
t 0203 872 9875 m 07546406177

From: Richard Phillips <RPhillips@Hillingdon.Gov.UK>
Sent: 01 July 2021 16:40
To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>
Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Sean,

Thank you for your email.

The Noise Impact Assessment Report (Report 21907.NIA.02) submitted in support of the current application essentially 'tweaks' the Noise Impact Assessment Report (Report 21907.NIA.01) submitted in connection with the appeal on the previous scheme.

The same baseline information is used etc. with the only changes being to the distance correction factors applied to take account of the revised scheme and consequent adjustments made to the predicted ambient noise levels in the living room and closest bedrooms.

Most of the review comments and deficiencies identified in Anderson Acoustics review are equally applicable to your latest NIA Report, including deficiencies in baseline data, calculations on simplistic side, clarity sometime lacking, re boundary wall etc.

I did send over their review in an attempt to be helpful and would urge you to address the matters raised.

Regards,

Richard

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 29 June 2021 13:33

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

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Hi Richard,

Thank you for your email.

I would be grateful if you could clarify why the noise assessment should be addressed as part of the re-submitted application. The application scheme is different to the appeal scheme and therefore we consider the applicant should not be required to address a noise assessment which relates to the appeal.

We can respond to the noise assessment as part of the Council's Statement of Case for the appeal, however, it is unreasonable to ask the applicant to address the same noise assessment as part of the planning application, which is for a different scheme.

Should a noise assessment or comments relating to noise be submitted to the planning application, we can look to respond to those accordingly.

Kind regards,

Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

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

Sent: 28 June 2021 08:32

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Sean,

Thank you for your email.

The schemes are similar and are proposing the same mitigation.

Regards,

Richard

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 25 June 2021 10:40

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Morning Richard,

I trust you are well.

In regards to the Noise Assessment, I would be grateful if you could confirm why this applies to both the application and appeal.

Kind regards,
Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 **m** 07546406177

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

Sent: 24 June 2021 10:48

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Sean,

Thanks for confirming.

Richard

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 24 June 2021 10:45

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Morning Richard,

I can confirm we agree to the extension of time until Fri 16/7/21.

Kind regards,
Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 **m** 07546406177

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 22 June 2021 14:58

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Hi Richard,

Thank you for your email.

I will confirm this with the applicant and come back to you shortly.

Kind regards,
Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

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

Sent: 22 June 2021 14:47

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Sean,

Thank you for your email.

Happy to extend time, but we need to agree formally so can I suggest an ext. of time to say Fri 16/7/21.

Thanks,

Richard

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 22 June 2021 14:40

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Hi Richard,

I did indeed.

I am conscious the application is due to be determined on Thursday therefore I would be grateful if you would allow us time to review and come back to you with our comments.

Please feel free to send us the Highway comments once received.

Kind regards,

Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

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

Sent: 22 June 2021 14:04

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Sean,

Hope you also had a good weekend.

I am still waiting for highway comments and am chasing.

I have received a further objection from a neighbour.

I also forward the third party review of the Noise Impact Assessment submitted in connection with the appeal on the previous scheme (2051/APP/2020/80) as this review and the comments made are also relevant to the current scheme and will need addressing.

Regards,

Richard

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 21 June 2021 15:43

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Afternoon Richard,

I trust you had a good weekend.

We are currently preparing our response to the conservation officers comments, however have you received any further consultee comments at this stage?

Kind regards,
Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 16 June 2021 11:48

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Hi Richard,

I trust you are well.

Thank you for your email.

We will review your comments and revert back shortly.

Kind regards,
Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

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

Sent: 14 June 2021 15:10

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Sean,

I attach comments from the Urban Design / Conservation Officer raising objection to the scheme with which I would concur.

I have also received comments from the Access Officer and the Tree / Landscape Officer:-

Tree Officer:

This site is occupied by a car park / service yard associated with the Load of Hay public house, located on the north side of Villiers Street. The plot is a relatively long, narrow rectangular shape bounded by the pub, to the west, and an alleyway to the right. The site lies within The Greenway Conservation Area, a designation which protects trees (with a girth of 75mm +). COMMENT A previous submission, ref. P20514/APP/2020/80 was refused, in part due to the lack of amenity space (RfR 4). The current application, drawing ref. 0102 Rev P02, has amended the proposal to reduce the area of parking and increase the private amenity space. No trees will be affected by the development. The layout is comprehensive and provides a private back garden with hard and soft landscape and a secure bike store. The front garden provides a workable layout with a single parking space, refuse storage, access to the building and space for soft landscape enhancement. RECOMMENDATION No objection subject to conditions RES9 (parts 1,2 and 5).

Access Officer:

I have reviewed the latest plan 0105(1)-DR-0102 Rev P02 which now meets the Technical Standards to satisfy London Plan Policy D7. The following condition however should be attached to any approval: The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan, and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building. REASON: To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

I have yet to receive comments from the Highway Engineer and am chasing.

To date, there has been 3 objections received from neighbours.

I will forward the Highway Engineer's comments as soon as I receive them.

Regards,

Richard

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 14 June 2021 08:41

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Morning Richard,

I trust you had a good weekend.

Thank you for the update, I look forward to hearing from you today.

Kind regards,

Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

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

Sent: 11 June 2021 10:36

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Sean,

Unfortunately I have not had the chance yet but hopefully today or Monday – we are just so incredibly busy at the moment and I have numerous applications that are due before your one.

Regards,

Richard

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 10 June 2021 15:54

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>; Mandip Malhotra <MMalhotra@hillingdon.gov.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Afternoon Richard,

I trust you are well.

Have you had an opportunity to review the application at this stage? I would be grateful if you could provide us with an update when you have an opportunity.

Kind regards,

Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 10 June 2021 11:25

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Hi Richard,

I trust you are well.

I am conscious the application is due to be determined in 2 weeks therefore I would be grateful if you could provide us with an update on the application and if you have received any consultee comments.

Kind regards,

Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 09 June 2021 15:32

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Hi Richard,

I trust you are well.

I appreciate you are very busy however have you had an opportunity to review the application at this stage? I would also be grateful if you could provide us with any consultee comments you have received.

Please let us know if you have any queries.

Kind regards,
Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 07 June 2021 11:32

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Hi Richard,

I trust you had a good weekend.

Have you had an opportunity to review the application at this stage?

Please let us know if you have any queries on the application.

Kind regards,
Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 27 May 2021 12:31

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Hi Richard,

Thank you for your email.

We look forward to hearing from you.

Kind regards,
Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

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

Sent: 27 May 2021 07:43

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Sean,

Thank you for your email.

It is early days yet and have many other applications to look at before this one but will get around to it ASAP.

Regards,

Richard

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 26 May 2021 17:13

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

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Hi Richard,

I trust you are well.

I appreciate you are very busy, however have you had an opportunity to review the application at this stage?

Please let us know if you have any queries.

Kind regards,
Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 m 07546406177

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

Sent: 19 May 2021 09:07

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

From: Planning <planning@hillingdon.gov.uk>

Sent: 18 May 2021 16:19

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

Subject: FW: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Importance: High

FYI

Sean,

The application has been passed to me and I asked for it to be validated yesterday.

Richard Phillips

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 17 May 2021 09:24

To: Planning <planning@hillingdon.gov.uk>

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: FW: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Importance: High

Dear Sir / Madam,

Further to the additional information which was sent on 29th April, please can you confirm this has now been received and whether the application can now be validated.

Please let us know if you have any queries.

Kind regards,

Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 **m** 07546406177

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 11 May 2021 12:42

To: planning@hillingdon.gov.uk

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Importance: High

Dear Sir / Madam,

I trust this email finds you well.

As per my email sent on 29th April 2021, please see attached the updated plans which include the appropriate red line plan and dimensions of the cross-over. I can confirm we agree to the extension of the crossover being included within the description.

I trust you now have all the information to validate the application.

Kind regards,

Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 **m** 07546406177

From: London Borough of Hillingdon <Hillingdon@TerraQuest.co.uk>

Sent: 11 May 2021 12:39

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

As of Friday 7th May Hillingdon Council took all applications back in house and these will be dealt with internally as we no longer work with them. Please send any additional information or queries to planning@hillington.gov.uk

Regards

Terraquest Validation Team

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 11 May 2021 11:58

To: London Borough of Hillingdon <Hillingdon@TerraQuest.co.uk>

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

This Message originated outside your organization.

Dear Sir / Madam,

Further to the email below, I would be grateful if you could confirm if the application has now been validated.

Kind regards,

Sean

Sean Breslin

Senior Planner

Boyer

t 0203 872 9875 **m** 07546406177

From: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Sent: 29 April 2021 09:05

To: London Borough of Hillingdon <Hillingdon@TerraQuest.co.uk>

Cc: Ben Pope <BenPope@boyerplanning.co.uk>

Subject: RE: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Dear Sir / Madam,

Please see attached the updated plans which include the appropriate red line plan and dimensions of the cross-over. I can confirm we agree to the extension of the crossover being included within the description.

Kind regards,

Sean

Sean Breslin

Senior Planner

T 0203 872 9875

M 07546406177

L [linkedin.com/boyer](https://www.linkedin.com/company/boyerplanning)

W boyerplanning.co.uk

A 24 Southwark Bridge Road, London, SE1 9HF



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To see our Standard Terms and Conditions of Contract please [click here](#).
At Boyer we take your data privacy seriously view our [privacy notice](#).

From: London Borough of Hillingdon <Hillingdon@TerraQuest.co.uk>

Sent: 28 April 2021 09:20

To: Sean Breslin <SeanBreslin@boyerplanning.co.uk>

Subject: Planning Application for Land Adjacent to the Load of Hay Public House (20514/APP/2021/1582)

Dear Mr Breslin

We have been appointed by the London Borough of Hillingdon (LBH) to undertake validation checks on planning applications submitted to them. We are currently validating the above application, and would advise your current planning application has been made invalid for the following reasons:

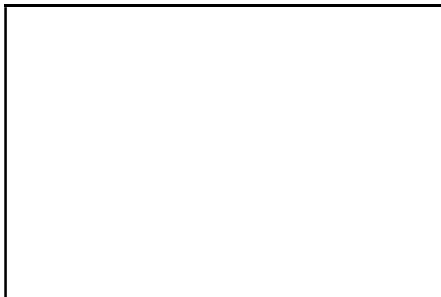
1. Location Plan Insufficient: The site to which the application refers needs to be outlined in a solid red outline on your location plan. Please amend accordingly;
2. Vehicular Crossover: You are proposing a vehicular crossover extension therefore you are required to show all the dimensions of the crossover on a scaled block plan. Please see attached example for what dimensions are required;
3. Description: You are required to include the extension to vehicular crossover to the description. With your permission we can add this for you

Please can you provide us with the outstanding information to this email address. If you need any further clarification on what is required to complete the validation process, do not hesitate to contact me or any of the Hillingdon Team VIA email. Once the application has been made valid you should expect to receive written confirmation from the London Borough of Hillingdon.

Please submit the requested information within 14 days of the date of this correspondence, otherwise we will be forced to return the application unprocessed.

When submitting additional plans by email please submit in PDF format with the paper size clearly annotated and with the PDF settings to match the paper size and please ensure that the email does not exceed 9MB in size. When submitting hard copies by post, please submit just 1 copy of the plan, multiple copies are not necessary as the image will be scanned and submitted electronically to Hillingdon Council.

Kind Regards,
The Hillingdon Team

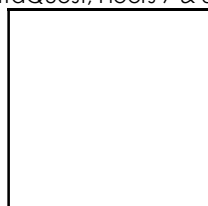


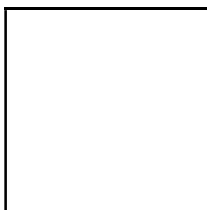
London Borough of Hillingdon

t 0121 234 1390

e Hillingdon@TerraQuest.co.uk | www.terraquest.co.uk

Business & Property Solutions | A Mears Group plc Company
TerraQuest, Floors 7 & 8, Quayside Tower, 252 - 260 Broad Street, Birmingham, B1 2HF





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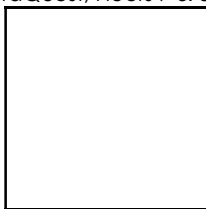


London Borough of Hillingdon

t 0121 234 1390

e Hillingdon@TerraQuest.co.uk | www.terraquest.co.uk

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