

Appendix 2

ORIGINAL PERMISSION REF 2342/APP/2018/2294



Mr Silas Willoughby
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London
SW1Y 6DN

Application Ref: 2342/APP/2018/2294

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

The demolition of the existing building and the erection of a four storey hotel (Class C1), including ancillary restaurant/cafe/bar and associated car parking, servicing and landscaping and the provision of pedestrian access to Odyssey Business Park

Location of development: Eagle House The Runway Ruislip

Date of application: 22 June 2018

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

Head of Planning, Transportation and Regeneration

Date: 29 March 2019

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 2342/APP/2018/2294

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

(PL) 010 rev N
(PL) 011 rev H
(PL) 012 rev H
(PL) 013 rev H
(PL) 015 rev G
(PL) 016 rev C
(PL) 020 rev G
(PL) 021 rev F
(PL) 022 rev E
(PL) 023 rev A

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Local Plan: Part Two (November 2012) and the London Plan (2016).

- 3 · The pedestrian access-way and stairlift linking the hotel site to the Odyssey Business park shall be provided and operational before the hotel use hereby permitted is brought into use. An access-way between the hotel and adjoining business park shall be maintained at all times so long as the hotel use and business park uses remain in existence.

REASON:

The hotel development at this location was only considered acceptable because of the economic development benefits of the proposals. The benefits will be severely diminished if the hotel is not able to have linkages with the adjoining business park. To ensure the development complies with the provisions of the Local Plan: Part Two (November 2012) and the London Plan (2016).

SCHEDULE OF CONDITIONS

- 4 · The development hereby permitted shall not be occupied until the following have been completed in accordance with the specified supporting plans and/or documents:

Planning Statement, prepared by Rapleys LLP;
Design and Access Statement, prepared by CDA - Amended on 18.10.2018;
Transport Statement, prepared by David Tucker Associates (DTA);
Travel Plan, prepared by DTA;
Car Park Management Plan, prepared by DTA;
Energy Statement, prepared by MRB;
Drainage Strategy, prepared by Gyoury Self Partnership;
Waste & Delivery Servicing Management Plan, prepared by DTA;
Preliminary Construction Logistics Plan, prepared by Bourne Wood Partnership;
Land Contamination Statement, prepared by Gyoury Self Partnership;
Noise and Vibration Impact Assessment, prepared by Sharps Redmore;
Air Quality Assessment, prepared by Redmore Environmental, and
Bird Hazard Appraisal Report, prepared by Denny Ecology.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of the Local Plan: Part Two (November 2012).

- 5 · Prior to the commencement of works above damp proof course level, details of all materials and external surfaces (including physical samples where appropriate) needs to 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.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 6 · Prior to the commencement of works above damp proof course level, a landscape scheme needs to be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
 1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate, which should aim to maximise the reduction in air pollution
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage - to include a total number of 11
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts - total of 21 including 2 disabled bays (including demonstration that 10% of all parking spaces are served by electrical charging points, 5% active and 5% passive) and 1 motorcycle bay
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting (which must include low intensity lighting to the pedestrian linkway between the hotel and the Business Park)
 3. Living Roofs
 - 3.a Details of the inclusion of living/green roofs
 - 3.b Ensure the landscaping plan includes no more than 10% of berry bearing species.
 4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 5. Schedule for Implementation
 6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015)

SCHEDULE OF CONDITIONS

- 7 · Prior to the occupation of the development a detailed air quality action plan shall be submitted and approved in writing by the Local Planning Authority. The action plan shall set out the measures to be utilised to further reduce the adverse impacts of the development on air quality; such measures could include but not limited to, incentivising electric vehicles; promotion of public transportation for guests and staff; sustainable transportation modes to key destinations. The development should be operated in accordance with the approved action plan.

Reason

To ensure the development reduces its adverse impacts on air quality in accordance with Local Plan Part 1 Policy EM8.

- 8 · Prior to commencement of works above damp proof course level, a detailed energy assessment shall be submitted to and approved by the Local Planning Authority. The assessment shall include the measures (incorporating specifications) proposed to reduce the CO2 emission by 35% from a building regulations compliant building. The detailed assessment shall provide:

- 1 - clear details on the energy efficiency measures including a commentary by a relevant expert on the impacts this has on the emissions in relation to a building regulations compliant development;
- 2 - full details of the CHP facility including energy and fuel inputs/outputs; location and type of main CHP unit; details of the connection through the building; emissions from the unit; and the maintenance regime;
- 3 - full details of the low and zero carbon technology including location, specification and type of equipment. If PVs are to be utilised then a roof plan and elevations must be provided.

The development must proceed in accordance with the approved plans.

Reason

To ensure the development contributes to a reduction in CO2 in accordance with London Plan Policy 5.2.

- 9 · Prior to commencement of works above damp proof course level, full details and specifications of how the development will achieve a 35% reduction in CO2 (from 2013 Building Regulations) including a roof plan showing the inclusion of photovoltaic panels as set out in the approved energy strategy shall be submitted to and approved in writing by the Local Planning Authority. Any variation on the amount or recommended placement must be suitably justified with alternative provisions for reducing the required amount of CO2 presented. The development must proceed in accordance with the approved details and specifications.

REASON

To ensure the development contributes at least a 35% reduction in CO2 emissions in accordance with London Plan (March 2016) Policy 5.2.

SCHEDULE OF CONDITIONS

- 10 · The development hereby approved shall ensure the quantity of accessible bedrooms is no less than 8 rooms (10%) with an additional 4 rooms (5%) capable of being adapted in the future to accessibility standards (i.e. with more space to allow the use of a mobile hoist, wider doors, provision for services and with enclosing walls capable of supporting adaptations e.g. handrails). In addition, 50% of en-suite bathrooms within the required accessible bedroom shall have a level access shower.

Reason

To ensure that London's visitor infrastructure is accessible and welcoming to all sections of the population, including older and disabled people in accordance with policy DME6 of the emerging Hillingdon Local Plan Part 2, Saved UDP Policies (November 2012) and Policies 3.1, 4.5 and 7.2 of the London Plan (2016).

- 11 · Prior to commencement of works above damp proof course level, details of the siting and location of all plant, machinery and equipment shall be submitted to and approved in writing by the Council; and
Prior to the occupation of the development details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant/ machinery/ equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant, machinery/ equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10 dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason:

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two (November 2012).

- 12 · Prior to occupation, appropriate mitigation measures will be implemented to achieve night-time levels of 30dB LAeq (8 hrs) within all bedrooms between 2300 and 0700 hours.

REASON:

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by rail traffic, air traffic and other noise in accordance with Policy OE5 of the Hillingdon Local Plan: Part Two (November 2012).

SCHEDULE OF CONDITIONS

- 13 · The proposed development hereby approved, shall not commence until a Construction Environmental Management Plan (CEMP), has been submitted to and approved in writing by the Local Planning Authority in conjunction with the MoD covering the application site and any adjoining land which will be used during the construction period. The Plan will be a requirement given the constraints and sensitivities of the local residential road network in order to minimise/avoid potential detriment to the public realm. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. The Plan shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).

All demolition, construction and enabling work at the development shall be carried out in accordance with the approved Plan unless otherwise agreed in writing by the LPA.

Reason:

- To safeguard the amenity of surrounding areas in accordance with Policy OE5 of the Hillingdon Local Plan: Part Two (November 2012);
- To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016); and
- To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems. In compliance with Policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 14 · The proposed development hereby approved, shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. To maintain air traffic safety this plan should make provision for the applicant to:
- Prevent the successful breeding of gulls at the site by appropriate licensed means.
 - At the reasonable request of the MOD disperse any gulls or other bird populations considered by the MOD to pose an unacceptable hazard to air traffic.
 - Management of any flat/shallow pitched roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design'.
 - Ensure the landscaping plan includes no more than 10% of berry bearing species.
 - Provide access to the roof for personnel undertaking bird control measures.
 - Provide a maintenance schedule for the green roof

The Bird Hazard Management Plan shall be implemented as approved upon completion of the roofs and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

To comply with policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and to manage the roof areas in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of RAF Northolt.

- 15 · In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

SCHEDULE OF CONDITIONS

- 16 · Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results, along with independent analysis of this testing shall be submitted to and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination and the results of the soil testing shall demonstrate this.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with 'saved' policy OE11 of the Unitary Development Plan' (2012).

SCHEDULE OF CONDITIONS

- 17 · Prior to commencement of the development, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it, manages water and demonstrate ways of controlling the surface water on site and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:
- i. Provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
 - ii. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
 - iii. Provide details of the body legally responsible for the implementation of the management and maintenance plan.
The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iii incorporate water saving measures and equipment.
 - iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
 - vi. Micro drainage outputs to be re-submitted using Cv values and FEH.
 - vii. Details of green/blue roof proposal conceptualised
 - viii. Surface water

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with policy OE8 of the Local Plan: Part Two (November 2012) and policy 5.12 of the London Plan (2016).

SCHEDULE OF CONDITIONS

- 18 · No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with Policies BE13 and OE1 of the Local Plan: Part Two (November 2012) and to protect the ecological value of the area in accordance with policy EC3 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012).

- 19 · Prior to first use of the building as a hotel, the entire site (including car park and pedestrian access to Odyssey Park) shall achieve 'Secured by Design' accreditation awarded by the Metropolitan Police Designing Out Crime Officer (DOCO) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 7.1 and 7.3 of the London Plan (2016).

- 20 · The car parking facilities provided at the hotel shall be used by guests only and strictly for the duration of their stay at the hotel.

REASON

The use of the site for long or short stay parking for Heathrow Airport passengers is directly related to the operation of Heathrow Airport but is located outside the airport boundary, contrary to Policy A4 of the Local Plan: Part Two (November 2012). Furthermore, this would provide airport related car parking in addition to the 42,000 car parking spaces that have been 'capped' at Heathrow Airport as a condition of the Terminal 5 approval and is contrary to Policies AM2 and AM7 of the Unitary Development Plan (2012) and Chapter 6 of the London Plan (2016).

- 21 · Prior to occupation, a Delivery and Servicing Plan (DSP), as referred to in the London Freight Plan, which identifies efficiency and sustainability measures to be undertaken once developments are operational shall be submitted to and approved by the Local Planning Authority in conjunction with TfL.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To to minimise congestion impacts and improve safety in accordance with Policies 6.13 and 6.14 of the London Plan (2016).

SCHEDULE OF CONDITIONS

- 22 . The proposed hotel development hereby permitted shall not be used for conferencing/banqueting, wedding or any other large scale organised gathering.

REASON

To safeguard the amenity of the site and surrounding areas in accordance with Policy OE1, OE3 AM7 and AM14 of the Hillingdon Local Plan: Part Two (November 2012).

- 23 . Prior to occupation, a Car Park Management Plan shall be submitted to and approved by the Local Planning Authority. The Plan should include an internal site management regime that will enforce and oversee overall parking control on a site wide basis and mutual coexistence/interplay of the parking bay and drop off /pick up facilities for patrons of the hotel including delivery and servicing arrangements. The plan should ensure the efficient operation of the car park, especially at peak demand periods and demonstrate how this will be managed. The approved plan shall be implemented as soon as the hotel is brought into use and shall remain in place thereafter. Any changes shall be agreed in writing by the Local Planning Authority.

REASON

To ensure the proposed development and associated highway movements are in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

INFORMATIVES:

- 1 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Development Plan, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.CI1	(2012) Community Infrastructure Provision
PT1.CI2	(2012) Leisure and Recreation

Part 2 Policies

NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 9	NPPF-9 2018 - Promoting sustainable transport
LPP 3.1	(2016) Ensuring equal life chances for all
LPP 3.2	(2016) Improving health and addressing health inequalities

SCHEDULE OF CONDITIONS

LPP 4.5	(2016) London's Visitor Infrastructure
LPP 5.2	(2016) Minimising Carbon Dioxide Emissions
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 5.10	(2016) Urban Greening
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.5	(2016) Funding Crossrail and other strategically important transport infrastructure
LPP 6.6	(2016) Aviation
LPP 6.9	(2016) Cycling
LPP 6.10	(2016) Walking
LPP 6.13	(2016) Parking
LPP 7.2	(2016) An inclusive environment
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.14	(2016) Improving air quality
LPP 7.19	(2016) Biodiversity and access to nature
LPP 8.2	(2016) Planning obligations
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE2	Development in designated Industrial and Business Areas

SCHEDULE OF CONDITIONS

T2	Location of tourist accommodation and conference facilities
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

- 3 . The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

- 4 . Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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- 5 . The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
- 6 . Prior to work commencing, you are advised to submit an application for a Heavy Duty Vehicle Crossover to Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW to prevent damage to the highway from construction vehicles entering and leaving the site.
- 7 . A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW
- 8 . You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.
- 9 . The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).
- 10 . The Council's Waste Service should be consulted about refuse storage and collection arrangements. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).
- 11 . The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
- 12 . The onus is on the service provider to ensure the safety and evacuation of disabled people. It is not the responsibility of the fire service to enable routine evacuation of disabled people.

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- 13 . Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)
- 14 . The proposed facility would be the subject of the Equality Act 2010 The applicant is advised to take the following into consideration with regard to this application:
- a. The accessible car-parking bays should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300:2009+A1:2010.
 - b. A suitable access route to the building should be provided from the car parking areas. Paths forming access routes should be a minimum of 1.2m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts. Paths should include suitably dropped kerbs at key crossing points.
 - c. Level access and adequate front door width are assumed. If this is not the case, level access should be provided and a minimum door width of 1000mm for a single door or 1800mm for a double door.
 - d. The principal entrance door should be provided with a glazed panel giving a zone of visibility, in accordance with BS 8300:2009+A1:2010.
 - e. Part of the reception/concierge desk should be provided at a height of 750-800mm. An assisted listening device, i.e. infra-red or induction loop system, should be fitted to serve all reception areas.
 - f. Seating of varying heights should be provided and sited close to reception.
 - g. All signage for directions, services or facilities should be provided in a colour contrasting with the background. Signage and lighting levels should be consistent throughout the building and care taken to avoid sudden changes in levels.
 - h. Toilets should be designed in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004 (2013 edition). A combination of both left and right hand transfer spaces should be provided, as more than one unisex provision is likely to be required within the communal areas of the Hotel.
 - i. The accessible toilet proposed on the ground floor should be signed either "Accessible WC" or "Unisex". Alternatively, the use of a "wheelchair" symbol with the words "Ladies" and "Gentlemen" or "Unisex" would be acceptable.
 - j. Corridors should be a minimum of 1500mm wide and internal doors across circulation routes should incorporate a suitable zone of visibility.
 - k. The accessible bedrooms should be designed to BS 8300:2009. In addition to the 10% provision of accessible rooms,

SCHEDULE OF CONDITIONS

l. 50% of the ensuite bathrooms within the required accessible bedrooms should have level access showering facilities.

m. Plans should detail room dimensions, particularly for the en suite bathrooms and confirm within the Design and Access Statement, that bath and shower rooms will accord with the design guidance in BS 8300:2009+A1:2010. As the majority of wheelchair users prefer showers, a larger proportion of the 10 accessible rooms should feature shower rooms. The Design and Access Statement should confirm the proportion of accessible shower and bath rooms with the detailed specification shown on plan.

n. Signs indicating the location of an accessible lift should be provided in a location that is clearly visible from the building entrance.

o. Lifts should accord with BS 8300:2009+A1:2010.

p. Internal doors, across circulation routes, should be held open using fire alarm activated magnetic closers.

q. Details of where Hearing Enhancement Systems (e.g. induction loops) should form part of the scheme. Consideration should also be given to the type of system(s) that will be suitable for different areas of the hotel.

r. Alarm system should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system. A technical audit should be considered at this stage to ensure that mobile phone and emergency paging system signals can transmit throughout the building.)

s. Advice from an appropriate fire safety officer or agency should be sought at an early stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999: 2008). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area. Such detail should be fully documented in the Design & Access Statement and submitted.

- 15 . Please be advised that as from 1 April 2012, all planning approvals for schemes with a net additional internal floor area of 100m² or more will be liable for the Mayoral Community Infrastructure Levy (Mayoral CIL), as legislated by the Community Infrastructure Levy Regulations 2010 and The Community Infrastructure Levy (Amendment) Regulations 2011. The liability payable will be equal to £35 per square metre. The London Borough of Hillingdon is a collecting authority for the Mayor of London and this liability shall be paid to LBH in the first instance.

In addition the development represents Chargeable Development under the Hillingdon Community Infrastructure Levy, which came into effect on 1st August 2014. The liability payable will be £40 per square metre. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

SCHEDULE OF CONDITIONS

It is important to note that this CIL liability will be in addition to the planning obligations (s106) that the Council may seek from your scheme. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

- 16 . In accordance with the provisions of the NPPF, the Local Planning Authority has actively engaged with the applicant both at the pre application and application stage of the planning process, in order to achieve an acceptable outcome. The Local Planning Authority has worked proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area. In assessing and determining the development proposal, the Local Planning Authority has applied the presumption in favour of sustainable development Accordingly, the planning application has been recommended for approval.
- 17 . The development shall install a fat trap on all catering establishments and a non return valve shall be provided to avoid the risk of backflow during stormy conditions.
- 18 .
 - a. Details of where Hearing Enhancement Systems (e.g. induction loops) will be provided should form part of the scheme. Consideration should also be given, at this stage, to the type of system(s) that will be suitable for different areas of the hotel. (It is important to consider such detail at an early stage, as the design of a building and the material from which it is constructed, contribute to good acoustic travel and stability. A technical audit should form part of the Design & Access Statement, as the reliability of systems in proximity to other electrical equipment or materials can be adversely affected, e.g. fluorescent lighting and steelwork.)
 - b. Alarm system should be designed to allow deaf people to be aware of its activation. (Such provisions could include visual fire alarm activation devices, and/or a vibrating pager system. A technical audit should be considered at an early stage to ensure that mobile phone and emergency paging system signals can transmit throughout the building.)
 - c. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage. It is, however, unacceptable to provide only a refuge in development of this type and scale. It is not the responsibility of the fire service to evacuate disabled people, and therefore, inherent in the design must be facilities that permit disabled people to leave the building independently during an 'all-out' evacuation.
- 19 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
 - A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

SCHEDULE OF CONDITIONS

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 20 . In relation to Condition 23, the proposal does not include a coach parking space as required, however there is adequate space for a large delivery vehicle on site which could possibly accommodate occasional coaches during non-operational times. Therefore this condition requires the submission of a car park management plan to confirm if this is possible.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref.No.: 2342/APP/2018/2294

SCHEDULE OF PLANS

Revised - Design & Access Statement - received 18 Oct 2018
PGF - (PL) 010 N - received 18 Oct 2018
PFF - (PL) 011 H - received 18 Oct 2018
PSF - (PL) 012 H - received 18 Oct 2018
PTF - (PL) 013 H - received 18 Oct 2018
Proposed Landscaping - (PL) 016 C - received 18 Oct 2018
Existing - E1555 (PL) 001 rev D - received 20 Jun 2018
Proposed Drawings. - received 20 Jun 2018
Site Location Plan. - received 20 Jun 2018
17346-04B Car Park Management Plan. - received 20 Jun 2018
17346-05A Waste and Delivery and Service Management - received 20 Jun 2018
Preliminary Construction Logistics Plan - June 201 - received 20 Jun 2018
Application Cover Letter Eagle House.docx - signe - received 20 Jun 2018
Existing - E1555 (PL) 002 rev A - received 20 Jun 2018
Existing - E1555 (PL) 003 rev A - received 20 Jun 2018
Existing - E1555 (PL) 004 rev A - received 20 Jun 2018
Existing - E1555 (PL) 005 rev A - received 20 Jun 2018
E1555 (PL)015 rev G - received 20 Jun 2018
E1555 (PL)020 rev G - received 20 Jun 2018
E1555(PL)021 rev F - received 20 Jun 2018
E1555 (3L)022 rev E - received 20 Jun 2018
E1555 (PL)023 rev A - received 20 Jun 2018

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://.Planning-inspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Appendix 3

DECISION NOTICE REF 2342/APP/2019/1633



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF DETAILS

Miss Wakako Hirose
Rapleys Llp
33 Jermyn Street
London
SW1Y 6DN

Ref: 2342/APP/2019/1633

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above-mentioned Act and Orders made thereunder hereby **GRANT APPROVAL** of the following received on 15 May 2019:-

Details pursuant to full discharge of Condition 5 (Materials Submission), Condition 6 (Landscaping (car parking & refuse/cycle storage)), Condition 8 (Energy), Condition 9 (PV Panels), Condition 13 (Construction environmental management plan (CEMP)), Condition 14 (MOD - Bird Hazard Management Plan) and Condition 17 (Sustainable Water Management) and partial discharge of Condition 11 (Noise - External from machinery etc), of planning reference 2342/APP/2018/2294 dated 29-03-19 (The demolition of the existing building and the erection of a four storey hotel (Class C1), including ancillary restaurant/cafe/bar and associated car parking, servicing and landscaping and the provision of pedestrian access to Odyssey Business Park).

Drawing/Plan Nos: See Attached Schedule of Plans

At: EAGLE HOUSE, THE RUNWAY, RUISLIP,

Head of Planning, Transportation and Regeneration

Date: 12 September 2019

NOTE: This notice does NOT relate to any approvals, which may be required under any conditions of the notice of planning permission except the condition(s) referred to herein.

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Application Ref: 2342/APP/2019/1633

INFORMATIVES

- 1 . The applicant is advised to contact London Underground Infrastructure Protection before commencement of works and provide the following:
 - staged submissions of Design and RAMS for review and approval by LUL Engineer
 - written approval from LUL Engineer before commencement of works at each stage

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with London Plan 2015 Table 6.1, draft London Plan policy T3 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.
- 2 . The applicant is advised that condition 11 is only partially discharged. Further details must be submitted in order to fully discharge this condition.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

SCHEDULE OF PLANS

E1555 EAG-CDA-B1-ZZ-DR-L-00-0026 Rev P01 - received 16 May 2019
E1555 EAG-CDA-B1-ZZ-DR-L-00-0025 Rev P01 - received 16 May 2019
E1555 (PL)001 Rev D - received 16 May 2019
Issue Three 11 April 2019 - received 16 May 2019
1929-DLA-XX-XX-XX-L-06 Rev P01 - received 16 May 2019
W779 SK103 Rev P1 - received 16 May 2019
W779 SK102 Rev P1 - received 16 May 2019
Re: Eagle House - Green Roof 9 April 2019 19:23 - received 16 May 2019
1929-DLA-XX-XX-XX-L-04 Rev 01 - received 16 May 2019
1929-DLA-XX-XX-XX-L-17 Rev P02 - received 16 May 2019
13214NA C-26.04.2019 14 August 2017 - received 16 May 2019
DLA-1929-LPMP-01-P01 April 2019 - received 16 May 2019
E1555 EAG-CDA-B1-04-DR-L-00-0015 Rev P04 - received 16 May 2019
1929-DLA-XX-XX-XX-L-15 Rev P01 - received 16 May 2019
Bauder XF301 Sedum System January 2018 - received 16 May 2019
1929-DLA-XX-XX-XX-L-05 Rev P02 - received 16 May 2019
1929-DLA-XX-XX-XX-L-09 Rev P02 - received 16 May 2019
1929-DLA-XX-XX-XX-L-11-P03 - received 16 May 2019
1929-DLA-XX-XX-XX-L-12 Rev P03 - received 16 May 2019
1929-DLA-XX-XX-XX-L-07 Rev P02 - received 16 May 2019
E1555 EAG-CDA-B1-ZZ-DR-A-27-0001 Rev P01 - received 16 May 2019
E1555 EAG-CDA-B1-ZZ-DR-A-27-0003 Rev P01 - received 16 May 2019
W779 SK101 Rev P1 - received 16 May 2019
1929-DLA-XX-XX-XX-L-03 Rev P01 - received 16 May 2019
1929-DLA-XX-XX-XX-L-02 Rev P03 - received 16 May 2019
1929-DLA-XX-13 Rev P01 - received 16 May 2019
1929-DLA-XX-XX-XX-L-10 Rev P02 - received 16 May 2019
WH/840/64/1 15 May 2019 - received 16 May 2019
1929-DLA-XX-XX-XX-L-08 Rev P05 - received 18 Jul 2019
Lamp Specification - Holophane D-series - received 18 Jul 2019
Lamp Specification - Holophane Lighting Technical - received 18 Jul 2019
1929-DLA-XX-XX-XX-L-01 Rev P09 - received 18 Jul 2019
0326_19-07-11_BHMP-final-amended_md-lim 11/07/2019 - received 11 Jul 2019
Preliminary CLP Demolition Contract March 2019 - received 16 May 2019

Fwd: Eagle House (Ref:2342/APP/2019/1633) 7 August 2019 at 10:42 - received 07 Aug 2019

CONDITON 5: Rev C 16/05/19 - received 16 Aug 2019

Preliminary CEMP 17 July 2019 - received 18 Jul 2019

200 Rev T2 Drainage Layout - received 28 Jun 2019

201 Rev T1 Overland Flow Route - received 28 Jun 2019

203 Drainage Construction Details - received 28 Jun 2019

204 Road Construction Details - received 28 Jun 2019

13214NA: February 2019 Flood Plan - received 28 Jun 2019

13214NA Travelodge, South Ruislip - received 28 Jun 2019

13214NA-DRN01 24 June 2019 - received 28 Jun 2019

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF
LOCAL PLANNING AUTHORITY
TOWN & COUNTRY PLANNING ACT 1990**

Appeals to the Secretary of State.

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Transport, Local Government and The Regions under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstance which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices.

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. T

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

Appendix 4

**STATUTORY DECLARATION BY STEPHEN KIRBY,
DATED 21 JUNE 2022**

DATED

21st June

2022

STATUTORY DECLARATION

of Stephen Kirby

- relating to -

Works at Eagle House, The Runway, Ruislip, HA4 6SE

STATUTORY DECLARATION

I, **Stephen Kirby MCIAT MCIOB**, Project Manager and Senior Architectural Technologist at **Bourne Wood Partnership Limited, Salisbury Hall, London Colney, St Albans, Hertfordshire, AL2 1BU**, DO SOLEMNLY AND SINCERELY DECLARE as follows:

1. I am a Project Manager and Senior Architectural Technologist at Bourne Wood Partnership Limited.
2. I was appointed by Coal Pension Properties Limited ("**CPPL**") to oversee and project manage the carrying out of the pedestrian access works authorised under planning permission reference 2342/APP/2020/930 dated 20 January 2021 (the "**S73 Permission**") at the land edged in red on the plan attached at exhibit SK1 (the "**Property**").
3. My role on the project also included providing an Architectural Service and acting as the appointed Principal Designer.

Appointment of the contractor

4. I assisted with the appointment of the contractor, Thomas Roy Limited, on behalf of CPPL for the carrying out of the pedestrian access works at the Property. These works included the formation of new pedestrian access steps, new security gates and fencing and the removal of the existing fence together with a new disabled access lift (the "**Pedestrian Access Works**").

Materials for the Works

5. On 28 February 2022 I ordered and payment was made for all the necessary materials to complete the Pedestrian Access Works, including a disabled lift platform. An invoice from Phoenix Lifting Systems Ltd from which the lift was bought from is at exhibit SK2.

The Works carried out

6. From 16 to 28 March 2022, I supervised the contractor carrying out certain works at the Property.
7. These works included, in summary, the preparing and clearing of the site for construction, the digging and excavation of a trench, the laying of concrete foundations, and the laying of bricks to construct the pedestrian access (the "**Works**") which form part of the Pedestrian Access Works.
8. Before the Works were started the site was vacated and secured with heras fencing and temporary concrete bollards.
9. The photographs at exhibit SK3 show:
 - (a) the Property before the Works were started;
 - (b) the setting up of the construction site on 16 March 2022 – to enable this to happen, arrangements were made to remove the existing temporary concrete bollards and heras fencing, welfare cabins and plant were pre-ordered and arrangements were made to have them delivered to site on the 16 March 2022;
 - (c) the site clearance, including removal of vegetation, and the initial digging and excavation work which commenced on 17 March 2022;

- (d) the marking out and digging of trenching which commenced on 18 March 2022 – the area excavated was around 4.7m + 1.648m + 1.590m x 1m
 - (e) the completion of the trenching with the concrete foundations laid and left to harden and the spoil removed on 22 March 2022;
 - (f) the commencing of the brick laying to construct the pedestrian access on 23 March 2022; and
 - (g) the status of the brick laying on 28 March 2022.
10. Site inspection of the works for Building Regulations requirements was undertaken by the appointed Approved Inspector on 7 April 2022 and the inspector's inspection report is at exhibit SK4.
11. The Works were and are being carried out in accordance with the drawings approved by the S73 Permission and pursuant to Condition 6 attached to the S73 Permission.

Use of the Works in the future

12. In due course the Works will form part of the pedestrian access from The Runway through the Property to Odyssey Business Park.

And I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835

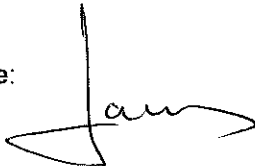
DECLARED AT

BY THE SAID **STEPHEN KIRBY** on:

This 21st day of June 2022



Before Me:



Of

(Signature of person before whom the declaration is made)

A Commissioner for Oaths or a Solicitor Empowered to Administer Oaths (or as appropriate)

Will Harvey LL.B
Photiades Solicitors
36-38 London Road
St. Albans
Herts, AL1 1NG
Tel: 01727 833134
Email: willharvey@photiades.com

EXHIBIT SK1

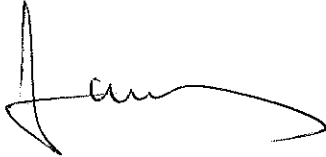
TO STATUTORY DECLARATION OF STEPHEN KIRBY

I confirm this is the exhibit SK1 referred to in the Statutory Declaration of Stephen Kirby made this
21st day June 2022:

Stephen Kirby:



Before Me:



Of

(Signature of person before whom the declaration is made)

A Commissioner for Oaths or a Solicitor Empowered to Administer Oaths (as appropriate)

Will Harvey LL.B
Photiades Solicitors
36-38 London Road
St. Albans
Herts, AL1 1NG
Tel: 01727 833134
Email: willharvey@photiades.com

EXHIBIT SK2

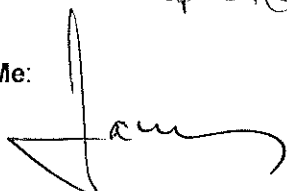
TO STATUTORY DECLARATION OF STEPHEN KIRBY

I confirm this is the exhibit SK2 referred to in the Statutory Declaration of Stephen Kirby made this
21 day June 2022:

Stephen Kirby:



Before Me:



Of

(Signature of person before whom the declaration is made)

A Commissioner for Oaths or a Solicitor Empowered to Administer Oaths (as appropriate)

Will Harvey LL.B
Photiades Solicitors
36-38 London Road
St. Albans
Herts, AL1 1NG
Tel: 01727 833134
Email: willharvey@photiades.com



Thomas Roy Limited
PO Box 7401,
Milton Keynes MK13 8WX
VAT:970617802 CIS: 6437512601
DOMESTIC REVERSE CHARGE APPLIES
liz.parsons@thomasroy.co.uk

VAT Reg No: 665 2808 16

Bank details for BACS:
HSBC
Sort Code 40-40-14
Account 41555804

INVOICE

Page 1

Invoice No	32723
Invoice Date	29/03/2022
Order No	
Account Ref	TH027S

* Indicates REVERSE CHARGE SUPPLY - Customer to pay VAT to HMRC

Quantity	Description	Unit Price	Net Amt	VAT %	VAT
1.00	* 30% DEPOSIT In respect of manufacture, installation and commissioning of RISE -payment now due	5,301.00	5,301.00	0.00	0.00

Deliver To :

Eagle House, South Ruislip EAGL001
U6798
Payment now due

Total Net Amount	£	5,301.00
Carriage Net	£	0.00
Total Tax Amount	£	0.00
Invoice Total	£	5,301.00

Unit 5, Castlegate Business Park, Old Sarum,
Salisbury, Wiltshire SP4 6QX

Tel: +44 (0)1722 410144 Fax: +44 (0)1722 331814

Email: sales@phoenixlifts.co.uk

Registered Number: 3122658



EXHIBIT SK3

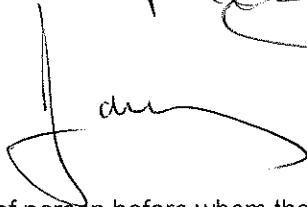
TO STATUTORY DECLARATION OF STEPHEN KIRBY

I confirm this is the exhibit SK3 referred to in the Statutory Declaration of Stephen Kirby made this
21st day June 2022:

Stephen Kirby:



Before Me:



Of

(Signature of person before whom the declaration is made)

A Commissioner for Oaths or a Solicitor Empowered to Administer Oaths (as appropriate)

Will Harvey LL.B
Photiades Solicitors
36-38 London Road
St. Albans
Herts, AL1 1NG
Tel: 01727 833134
Email: willharvey@photiades.com

EAGLE HOUSE, SOUTH RUISLIP - CLEUD - PHOTOGRAPHS FOR STATUTORY DECLARATION BY STEPHEN KIRBY

16 March 2022 - The Site before commencement of works and site set up



17 March 2022 - Site clearance, removal of vegetation and initial digging and excavation work





18 March 2022 - Initial digging of trenching commenced





22 March 2022 - Completion of trenching with foundations of concrete laid and left to harden





23 March 2022 - Commencement of brick laying to construct the access



28 March 2022 - Further brick layering work for the construction of the access



EXHIBIT SK4

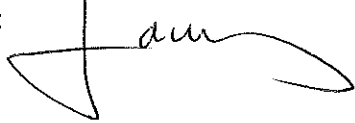
TO STATUTORY DECLARATION OF STEPHEN KIRBY

I confirm this is the exhibit SK4 referred to in the Statutory Declaration of Stephen Kirby made this
21st day July 2022:

Stephen Kirby:



Before Me:



Of

(Signature of person before whom the declaration is made)

A Commissioner for Oaths or a Solicitor Empowered to Administer Oaths (as appropriate)


Will Harvey LL.B
Photiades Solicitors
36-38 London Road
St. Albans
Herts, AL1 1NG
Tel: 01727 833134
Email: willharvey@photiades.com

SITE INSPECTION REPORT

Lexicon Ref	Inspection Number	Date
LAI0987	No 1	07/04/22

Client	Contact	Tel
Coalpension Properties Ltd	David Marshall	07983 755525

Address. Eagle House The Runway Sth Ruislip HA4 6SE		
Date of Commencement	Weather	Temperature
	Dry	10
Stage of Construction Inspected: Stair Structure		
Excavation of Foundations	Roof Structure	
Laying of Foul/Storm Water Drains	Pre-Plaster Stage/First Fix Works/Insulation Etc	
Ground Floor/Structural Floor System/Damp Proof Course	Installation of Fire Protection Facilities	
Intermediate Floor Structure	Final Inspection	

Areas that require attention:
Contravention of the Building Regulations:
Observations:
1. Works in progress with brickwork in position

Surveyor: David Marshall