

DATED

08th October

2024

NHS PROPERTY SERVICES LIMITED

and

THE LONDON BOROUGH OF HILLINGDON

DEED OF VARIATION UNDER SECTION 106A OF THE TOWN & COUNTRY PLANNING ACT 1990 RELATING TO LAND AT

Northwood & Pinner Cottage Hospital and Northwood Health Centre, Pinner Road Northwood, HA6 1TH

PLANNING APPLICATION NUMBERS: 23658/APP/2023/2980 and 23658/APP/2021/1296

Planning and Corporate Team
Legal Services
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex UB8 1UW
Ret: 3E/04/NF/029500

023919

THIS DEED IS DATED

08th October

2024

- (1) **NHS PROPERTY SERVICES LIMITED** (company number: 07888110) a company incorporated in England and Wales whose registered office is situated at Regent House, Heaton Lane, Stockport, Cheshire, United Kingdom, SK4 1BS ("the Owner"); and
- (2) **THE LONDON BOROUGH OF HILLINGDON** of Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW ("the Council");

A The Council is the Local Planning Authority for the purposes of the Act within which the Land is situated and by whom the obligations in this Deed are enforceable

B The Owner has a freehold interest in the Land registered under Title Numbers AGL33235, NGL525406 and AGL511687 at the Land Registry.

C The Original Planning Permission was granted on 31 August 2023 following completion of the Section 106 Agreement.

D This Deed is supplemental to the Section 106 Agreement and varies the Section 106 Agreement only to the extent set out in this Deed.

E Pursuant to Section 73 of the Act on 13 October 2023, a new planning application was submitted for a minor material amendment to the Original Planning Permission with reference 23658/APP/2021/1296.

F The Second Planning Application (as hereinafter defined) was submitted to the Council seeking to vary conditions 2, ~~and 27~~ ^{3 & 23} of the Original Planning Permission. *pp NHS*

G The Council has authorised the completion of this Deed by delegated authority to the Director of Planning Regeneration and Public Realm.

AGREED TERMS

1. INTERPRETATION

1.1 In this Deed, unless the context otherwise requires the following rules of interpretation apply in this Deed.

	"Deed"
means this deed:	

- 1.2 Unless the context otherwise requires, all words and phrases defined in the Section 106 Agreement shall have the same meaning in this Deed.
- 1.3 Clause headings shall not affect the interpretation of this Deed.
- 1.4 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.7 A reference to any party shall include that party's personal representatives, successors or permitted assigns and in the case of the Council the successors to its respective statutory functions.
- 1.8 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted and to any subordinate legislation made from time to time under that statute or statutory provision.
- 1.9 Unless the context otherwise requires, a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.

means the application for planning permission under the Council's reference 23658/APP/2021/1296;	"the Original Planning Application"
means the planning permission granted on 31 August 2023 under the Council's reference 23658/APP/2021/1296;	"the Original Planning Permission"
means the Council and the Owner;	"the Parties"
means the planning application submitted to the Council pursuant to Section 73 of the Act under reference number 23658/APP/2023/2980 validated by the Council on 1 November 2023;	"Second Planning Application"
means the planning permission granted pursuant to the Second Planning Application substantially in the draft form attached to Appendix 1 of this Deed;	"Second Planning Permission"
means the agreement made pursuant to Section 106 of the Act between (1) the Owner and (2) the Council dated 25 August 2023 pursuant to planning application reference 23658/APP/2021/1296;	"Section 106 Agreement"

- 1.10 Unless the context otherwise requires, references to clauses are to the clauses of this Deed.
- 1.11 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.
- 1.12 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.

2. STATUTORY PROVISION

This Deed is made pursuant to the provisions of sections 106 and 106A of the TCPA 1990, section 111 of the Local Government Act 1972, section 16 of the Greater London Council (General Powers) Act 1974 section 1 of the Localism Act 2011 and any other enabling powers, to the intent that it will bind the Owner and their successors in title to the Site.

3. VARIATIONS TO THE ORIGINAL AGREEMENT

- 3.1 The Parties agree that, except as varied by this Deed, the Section 106 Agreement shall remain in full force and effect.
- 3.2 Nothing in this Deed affects the Council's powers in respect of any antecedent breach or omission in relation to the Section 106 Agreement.
- 3.3 The Parties mutually agree that upon the grant of the Second Planning Permission the following new definitions shall be inserted into clause 1.2 of the Section 106 Agreement:

"Interest"	means interest at the rate of 4% above the Bank of England base lending rate from time to time;	
"Second Planning Application"	means the planning application submitted to the Council pursuant to Section 73 of the Act under reference number 23658/APP/2023/2980 validated by the Council on 1 November 2023;	
"Second Planning Permission"	means the planning permission granted pursuant to the Second Planning Application substantially in the form of the draft permission at Appendix 1 of this Deed;	

3.4 The definitions for "Planning Permission" and "Planning Reference" in clause 1.2 of the Section 106 Agreement shall be deleted and replaced with the following definitions:

<p>means the Original Planning Permission or the Second Planning Permission;</p>	<p>"Planning Permission"</p>
<p>means planning reference 23658/APP/2021/1296 or planning reference 23658/APP/2023/2980;</p>	<p>"Planning Reference"</p>

3.5 The definition for 'Health Centre Specification' in Schedule 2 of the Section 106 Agreement shall be amended by the deletion of the figure "Fifty-two (52)" in bullet point 2 of the definition and its replacement with the figure "Fifty-one (51)";

4. COVENANTS TO THE COUNCIL

The Owner covenants to observe and perform the covenants, restrictions and obligations contained in the Original Agreement as varied by this Deed.

5. LOCAL LAND CHARGE

This Deed shall be registered as a local land charge.

6. COUNCIL'S COSTS

The Owner shall pay to the Council on or before the date of completion of this Deed, the Council's reasonable and proper legal costs together with all disbursements incurred in connection with the preparation, completion and registration of this Deed.

7. VALUE ADDED TAX

All consideration given in accordance with the terms of this Deed shall be exclusive of any VAT properly paid.

7.2 If at any time VAT is or becomes chargeable in respect of any supply made in accordance with the terms of this Deed then to the extent that VAT has not been previously charged in respect of that supply the party making the supply shall have the right to issue a VAT invoice to the party to whom the supply was made and the VAT shall be paid accordingly.

8. THIRD PARTY RIGHTS

A person who is not a party to this Deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed.

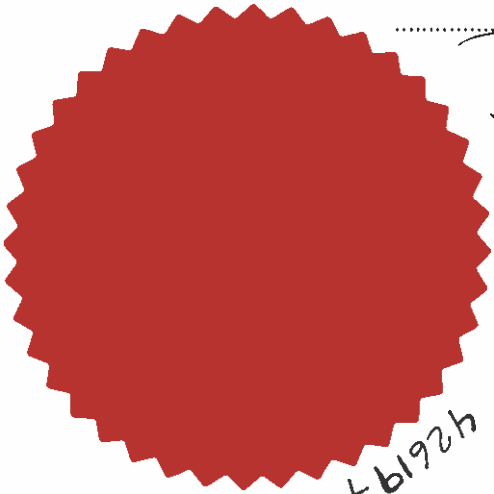
9. JURISDICTION/GOVERNING LAW

This Deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

10. INTEREST

All costs, payments and expenses payable to the Council under this Agreement shall bear the interest rate from time to time being charged from the date such payment is due until the payment is received by the Council.

This document has been executed as a Deed and is delivered and takes effect on the date stated at the beginning of it.



THE COMMON SEAL of the
MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HILLINGDON
was duly affixed to this Agreement
in the presence of:-

[Handwritten signature]

MEMBER OF THE COUNCIL

[Handwritten signature]
AUTHORISED OFFICER

Executed as a deed by NHS

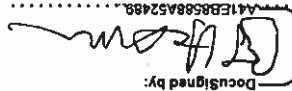
PROPERTY SERVICES LIMITED,

acting by its attorney;

under a power of attorney,

in the presence of:

DocuSigned by:

 A41EB8588A52489

Signature of witness

Caroline Harrison

Name of witness (BLOCK

CAPITALS)

6 New Kings Court

Bristol

BS78JS

Address of witness

Rob Harrison

DocuSigned by:

 DA057AB3803E4EA

**APPENDIX 1
Draft Planning Permission**

DRAFT

Application Ref: 23658/APP/2023/2980

Bethan O'Sullivan

Montagu Evans

70 St Mary Axe

London

EC3A 8BE

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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

Description of development:

Material Amendment (573) to amend Condition 2 (Approved Plans), Condition 3 (Approved Documents) and

Condition 23 (Landscaping Scheme) of planning permission ref. 23658/APP/2021/1296, granted 31-08-2023 (Partial demolition, refurbishment and extension of the existing Cottage Hospital to provide a state of the art health centre and the comprehensive redevelopment of the remaining Site to provide residential (Use Class C3) accommodation and ancillary works including car parking, cycle parking, landscaping and associated works (Phased Development).)

The proposed amendments only involve the Health Centre element and include the following:-

- Relocation of the substation to the northern boundary to enable direct access from the highway;
- The loss of one parking space and relocation of motorcycle parking to accommodate the re-siting of the substation and the vehicle gate inwards from the Site boundary;
- Relocation of plant equipment to roof level to facilitate an increased quantum of plant as a result in the improvement to the ventilation strategy;
- Retention of the existing basement as a plantroom with a new direct external access including a new stairwell and balustrades along the western elevation;
- Amendments to the design of the new in-fills on the western elevation to conceal and provide acoustic buffers to the plant equipment;
- Removal of heating plant enclosures from courtyard;
- Proposed covered cycle parking enclosure within the courtyard;
- Associated landscape amendments to accommodate the proposed amendments as set out above; and
- Amendments to the internal arrangement of the Health Centre, including the relocation of the Changing Places Toilets, recognition of staff admin spaces and relocation of the baby clinic location to the south of the building and mental health rooms moved to the eastern wing.

Location of development: Northwood & Pinner Cottage Hosp & Northwood Health Centre

Pinner Road Northwood

Date of application: 1st November 2023

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule: Draft Decision Notice produced:

Checked by:..... Date:.....

Amendments required: YES / NO

DRAFT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Application Ref: 23658/APP/2023/2980

SCHEDULE OF CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from 31st August 2023.

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

Sitewide Plans

17115_05_00_07_051 Rev P3 (Proposed Sitewide Access and Routes)

17115_05_00_07_052 Rev P3 (Proposed Sitewide Emergency Access)

17115_05_00_07_053 Rev P3 (Proposed Sitewide Parking Strategy Planning)

17115_05_00_07_054 Rev. P3 (Proposed Sitewide Refuse Strategy)

17115_05_00_07_100 Rev P4 (Proposed Level 00 Sitewide Plan)

17115_05_00_07_104 Rev P4 (Proposed Roof Level Sitewide Plan)

17115_05_00_07_200 Rev P5 (Proposed Sitewide Elevations)

SV619-400-0001 Rev P01 (Urban Ground floor landscape plan)

SV619-300-1301 Rev B (Urban Green Factor Site Wide)

Block A Plans:-

17115_05_A_07_100 Rev. P2 (Block A Residential: Proposed Level 00 Plan)

17115_05_A_07_101 Rev. P1 (Block A Residential: Proposed Level 01 Plan)

17115_05_A_07_102 Rev. P1 (Block A Residential: Proposed Level 02 Plan)

17115_05_A_07_103 Rev. P2 (Block A Residential: Proposed Level 03 Plan)

17115_05_A_07_104 Rev. P3 (Block A Residential: Proposed Roof Plan)

17115_05_A_07_200 Rev. P3 (Block A Residential: Proposed Elevations Sheet 1)

17115_05_A_07_201 Rev. P2 (Block A Residential: Proposed Elevations Sheet 2)

17115_05_A_07_300 Rev. P3 (Block A Residential: Proposed Sections)

Block B Plans:-

- 17115_05_B_07_100 Rev. P3 (Block B Residential: Proposed Level 00 Plan)
- 17115_05_B_07_101 Rev. P3 (Block B Residential: Proposed Level 01 Plan)
- 17115_05_B_07_102 Rev. P2 (Block B Residential: Proposed Roof Plan)
- 17115_05_B_07_103 Rev. P2 (Block B Residential: Proposed Level 03 Plan)
- 17115_05_B_07_104 Rev. P3 (Block B Residential: Proposed Roof Plan)
- 17115_05_B_07_200 Rev. P2 (Block B Residential: Proposed Elevations Sheet 1)
- 17115_05_B_07_201 Rev. P3 (Block B Residential: Proposed Elevations Sheet 2)
- 17115_05_B_07_300 Rev. P2 (Block B Residential: Proposed Sections)

Block A & B Detail Plans:-

- 17115_05_00_07_401 Rev. P2 (Block A & B: North / South Elevations Bay Study)
- 17115_05_00_07_400 Rev. P2 (Block A & B: East / West Elevations Bay Study)
- 17115_05_00_07_402 Rev. P2 (Block A & B: Porches & Bays Bay Study)

Health Centre Plans

- 17115_05_HC_07_099 Rev. P1 (Healthcare centre Proposed Basement Plan)
- 17115_05_HC_07_100 Rev. P3 (Healthcare centre: Proposed Level 00 Plan)
- 17115_05_HC_07_101 Rev. P2 (Healthcare centre: Proposed Level 01 Plan)
- 17115_05_HC_07_102 Rev. P3 (Healthcare Centre: Proposed Roof Plan)
- 17115_05_HC_07_200 Rev. P4 (Proposed elevations Sheet 1 - North & South Elevations)
- 17115_05_HC_07_201 Rev. P4 (Proposed elevations Sheet 2 - East & West Elevations)
- 17115_05_HC_07_300 Rev. P3 (Healthcare Centre: Proposed Sections)
- 17115_05_HC_07_400 Rev. P3 (Healthcare Centre West Elevation Infill Bay Study)
- 17115_05_HC_07_401 Rev. P1 (Healthcare Centre: New Extension Bay Study)
- 17115_05_HC_06_402 Rev. P2 (Healthcare Centre: Entrance Canopy Bay Study)

REASON

To ensure development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021)

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

Heritage Statement, March 2021

Energy and Sustainability Strategy, March 2021

Northwood and Pinner Health Centre Energy Statement Document ref:0212-INSIG-RP-MEP-08-REV P2, May 2023

SY619-100-0002 (Response to Existing Trees)

- SV619-100-0003 (Tree Planting Strategy Rev A)
- Fire Safety Strategy Stage 2 Report, Revision 04
- Transport Assessment, 15 March 2021
- Framework Travel Plan, Version 01a, 12 March 2021
- Transport Addendum, dated 20 December 2021
- Transport Note, October 2023
- Noise Assessment, Version C, 16 March 2021
- Stage 4 Acoustic Report, October 2023
- Flood Risk Assessment, Rev. B, 16 March 2021
- Drainage Strategy, Rev. A (1st issue) 15th May 2020
- Phase 2 Geo-environmental and Geotechnical Site Investigation, March 2021
- Air Quality and Air Quality Neutral Assessment, October 2023
- Ecological Appraisal, March 2021
- Update Ecological Appraisal and Bat Survey Report Ref:784-B022083
- Daylight, Sunlight and Overshadowing Assessment, March 2021
- Daylight and Sunlight Considerations Note, October 2023
- Avison Young Letter dated 4.8.21 re. sun lighting and daylight
- Utilities Report, Revision 02
- Construction Waste Management Plan, March 2021
- Archaeological Desk-Based Assessment, August 2017, Updated March 2021
- Arboricultural Impact Assessment, March 2021
- Landscaped Addendum to DA5, December 2021
- Planning Statement, March 2021
- Design and Access Statement, March 2021
- Design and Access Statement: Minor Material Amendment, May 2024
- Update Design and Access Statement Addendum August 2021
- Design and Access Statement Addendum 2, December 2021
- Email dated 25/8/21 re. Access
- Design and Access Addendum 2, December 2021
- Landscaped Addendum to DA5, December 2021

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 Policies. Specify Hillingdon Local Plan Part 2 (2020)

4

1) The new health centre shall be delivered (a) prior to the implementation of Block B (residential) and (b) the new health centre must be open and operational prior to the closure of the existing on-site health centre.

REASON

To ensure that the replacement medical facility is provided in a timely manner in accordance with Policy S2 of the London Plan (2021).

5

Prior to the commencement of each phase, plans showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings within the phase shall be submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

6

The development hereby permitted shall be constructed in accordance with the approved plan for reducing dust and emissions from demolition and construction works hereby approved under application reference 23658/APP/2024/405 (Approved 17 April 2024), unless otherwise agreed.

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

REASON

To reduce the impact on air quality, in compliance with policy EM8 of the Local Plan: Part 1 (November

2012), policy DMEL 14 of the London Borough of Hillingdon Local Plan (part 2), the London Borough of Hillingdon Air Quality Action Plan 2019-2023, London Plan (2021) policy S11 and T4, and the National Planning Policy Framework (2021).

7

All Non-Road Mobile Machinery (NRM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance. Unless it complies with the standards set out in the SPG, no NRM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrm.london/>.

REASON

To comply with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy, in accordance with Policy S11 of the London Plan (2021).

8 Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON
To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 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 other than for routine maintenance which does not change its details.

REASON
To safeguard the amenity of surrounding properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020); and to protect the ecological value of the area in accordance with policy DMEL 7 of the Hillingdon Local Plan Part Two 2 (2020).
Notwithstanding the details shown on the submitted plans, detailed plans showing the pedestrian walkways through the site shall be submitted to and approved in writing by the Local Planning Authority, the information shall include:

- (i) lighting details;
- (ii) ground surface finishes;
- (iii) any other street furniture;
- (iv) maintenance of dusk till dawn access from Pinner Road to Juniper Court and Neal Close; and(v) access arrangements

The approved details shall be implemented and maintained for the life of the development.

REASON
To ensure that pedestrian access across the site is maintained in accordance with Policy DMT 5 of the Hillingdon Local Plan Part 2 (2020) and Policy T2 of the London Plan (March 2021).
HEALTH CENTRE DEVELOPMENT:

Prior to above ground works on the Health Centre, details of its materials and external surfaces, including details of any concrete type cladding rain screen for the replacement

extensions, detailed drawings of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority.

Details should include information relating to make, product/type, colour and photographs/images.

Sample panels of brickwork showing the proposed brick, method of bonding, colour or mortar and type of pointing to be used in the construction of the walls; shall be prepared on site and approved by the Local Planning Authority in writing before the commencement of the brickwork. The work shall be undertaken in accordance with the approved details.

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 Policies DMHB1, DMHB3 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

HEALTH CENTRE DEVELOPMENT

The relocated main entrance serving the Cottage Hospital shall be in accordance with the details hereby approved under application 23658/APP/2023/2938 (Approved 27 November 2024), unless otherwise agreed. As per these details approved, the main entrance to the proposed Health Centre shall be located on the eastern side of the principal building, along with the central window at the front of the building.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To retain the significance, appearance, character and setting of a Locally Listed Building, in compliance with Policy DMHB 3 (Locally Listed Buildings) of the Local Plan Part 2.

HEALTH CENTRE DEVELOPMENT

The details of the plaque and beam in the Cottage Hospital shall be implemented in accordance with the hereby approved details under application 23658/APP/2023/2938 (Approved 27 November 2024) unless otherwise agreed. The plaque and beam / arch shall be retained in the approved positioning thereafter.

REASON

To retain the significance, appearance, character and setting of a Locally Listed Building, in compliance with Policy DMHB 3 (Locally Listed Buildings) of the Local Plan Part 2.

HEALTH CENTRE DEVELOPMENT:

Prior to the commencement (excluding demolition and site clearance works) of the refurbishment of the health care facility, the applicant shall provide a detailed energy assessment to demonstrate the project will provide a minimum energy performance of 'Very Good' against the 'Reduction of energy use and carbon emissions' as set out in the BREEM UK Refurbishment and Fit-Out 2014 manual unless otherwise agreed in writing with the Local Planning Authority. The details shall specify the baseline building energy demands (kwhr/annum) for gas and electricity and the associated CO2 emissions. The assessment shall then identify the measures that will be incorporated into the project to meet the BREEM target set out above or as otherwise agreed in writing with the Local Planning Authority.

The development must proceed in accordance with the approved assessment.

REASON

To ensure the development contributes to carbon reductions as required by Policy S12 of the

15 HEALTH CENTRE DEVELOPMENT:

Prior to any windows being removed / altered from the retained elements of the Cottage Hospital, full details of a window replacement / retention schedule and repair methodology shall be submitted to and approved in writing by the Local Planning Authority.

The works shall progress in accordance with the approved window replacement / retention schedule and repair methodology unless any alteration is agreed in writing with the Local Planning Authority.

REASON

To retain the significance, appearance, character and setting of a Locally Listed Building, in compliance with Policy DMHB 3 (Locally Listed Buildings) of the Local Plan Part 2.

16 HEALTH CENTRE DEVELOPMENT:

No development (excluding demolition and site clearance works) on the health care facility approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy S13 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii. include a timetable for its implementation; and

- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- 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.

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DMEL 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policy S13.

17 HEALTH CENTRE DEVELOPMENT

The development of the health centre facility hereby permitted shall be constructed in accordance with the Land Contamination and Remediation Method Statement (reference 1921134R02(00) details approved under application reference 23658/APP/2024/896, unless otherwise agreed.

AND

- (ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(!!!) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by 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 DM12 of the Local Plan: Part Two - Development Management Policies (2020).

HEALTH CENTRE DEVELOPMENT:

Prior to the commencement of above ground works on the health care facility, a low emission strategy

(LES) shall be submitted to and approved in writing by the Local Planning Authority. The LES shall

address but not be restricted to:

- 1) Secure compliance with the current London Plan (March 2021) and the London Sustainable Design and Construction Supplementary Planning Guidance requirements
- 2) The implementation of fast electric vehicle charging days for the hospital. This is to be implemented in line with the minimum number of charging points required in the London Plan. 3) A clear and effective strategy to encourage staff / users to: a) use public transport;
- b) cycle / walk to work where practicable;
- c) enter car share schemes;
- d) purchase and drive to work zero emission vehicles.

The measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

The application site is within an Air Quality Management Area, and to reduce the impact on air quality, in accordance with policy EM8 of the Local Plan: Part 1 (November 2012), policy DM14 of the London Borough Hillingdon Local Plan (part 2), the London Borough of Hillingdon Air Quality Action Plan 2019-2023, London Plan (2021) policy S11 and T4, and the National Planning Policy Framework (2021).

HEALTH CENTRE DEVELOPMENT:

The development hereby permitted should be constructed in accordance with the scheme to protect and enhance the nature conservation interest of this part of the site, in accordance with the approved Ecological Mitigation and Enhancement Plan approved under application 23658/APP/2024/49 (Approved 3rd July 2023), unless otherwise agreed.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy DM17 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) G5.

HEALTH CENTRE DEVELOPMENT:

The health centre facility shall achieve 'Secured by Design' accreditation awarded by the Hillingdon

Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The health centre shall not be brought into use until accreditation has been achieved.

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 ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020) and London Plan (2021) D12.

HEALTH CENTRE DEVELOPMENT

The development hereby permitted shall be constructed in accordance with the details proposed within submitted Arboricultural Impact Assessment and Tree Protection Plans reference 05045RMSV2 including Tree Protection Plans (05040P_TRP01 and 05040P_TRP_01 to 06) Method Statement & Tree Protection Plan BS:5837 2012 dated Date: February 2024 as approved under application reference 23658/APP/2024/405 (Approved 17th April 2024) unless otherwise agreed.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

HEALTH CENTRE DEVELOPMENT

Notwithstanding the submitted plans, prior to the commencement of above ground works on the health care centre, details of on-site refuse storage (including clinical waste) for refuse material arising from the development, shall be submitted to and approved by the Local Planning Authority. Such details shall include any screening and means of collection. The facilities shall be provided prior to occupation of the development hereby approved and thereafter permanently retained for the lifetime of the development.

REASON

- To avoid adverse visual impacts and nuisance to both occupiers and neighbours.
- To make sufficient provision for well designed internal and external storage space for general, recycling, organic and clinical waste, with suitable access for collection.
- To comply with Policy EM11 of the Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy S17 of the London Plan (2021).

23

HEALTH CENTRE DEVELOPMENT

Prior to the commencement of above ground works on the health centre, a landscape scheme shall 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 to include pollution absorbing trees.

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments with the Pinner Road boundary treatment to not exceed 0.6m in height;
- 2.d Car parking layouts:-
 - 51 parking spaces including 5 disabled compliant parking spaces
 - 1 'active', 1 rapid charger and 50 'passive' electric charging points
 - 2 mobility scooter parking spaces and 3 pram spaces
 - 20 cycle spaces
- 2.e Hard Surfacing Materials
- 2.f External Lighting
- 2.g Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of sowing/seedling within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours
- Thereafter the development shall be carried out and maintained in full accordance with the approved details.

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 DMHB 11, DMHB 12,

DMHB 14, DME1 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

HEALTH CENTRE DEVELOPMENT:

The health care centre development hereby approved shall not be occupied until a Health Care Centre Parking Management and Design Strategy (PMD5) has been submitted to, and approved in writing by, the Local Planning Authority. The PMD5 shall, as a minimum, include a requirement that the health centre parking hereby approved shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To demonstrate that the parking layout is workable in terms of reasonable accessibility to and to ensure that an appropriate level of car parking provision is provided on site, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

HEALTH CENTRE DEVELOPMENT:

The development (excluding demolition and site clearance) of the health care centre shall not begin until a detailed baseline noise survey and assessment has been undertaken for this element of the works to confirm the scheme to control plant noise emanating from the site, in accordance with the Noise SPD2 and BS 4142, has been submitted to, and approved in writing by the Local Planning Authority.

Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

. To avoid potentially unreasonable internal noise levels, from windows required to be open, and ensure an acceptable development;

. To safeguard the amenity of the surrounding area in accordance with policy E8 of the Hillingdon Local Plan Part 1 (2012 policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy D14 of the London Plan (2021).

HEALTH CENTRE DEVELOPMENT:

Prior to occupation of the development, a scheme for the control of internal and external lighting, including car park lighting shall be submitted to and approved in writing by the Local Planning Authority. This should detail the times when lights will be turned on and off during the day and night. The lighting of the health centre shall also employ devices that automatically turn the lights off when the rooms are not in use. Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy SI 2 of the London Plan (2021).

HEALTH CENTRE DEVELOPMENT

A final Overheating Assessment, based on the submitted Energy and Sustainability Strategy which details all the mitigation measures to prevent overheating of the health centre shall be submitted to, and approved in writing by, the Local Planning Authority prior to commencement of above ground works on the health centre.

The development shall be carried out in accordance with the details as approved.

REASON

To ensure the development does not give rise to adverse temperatures that would need mitigating and thus reduce the contribution made towards a reduction in CO2 in accordance with Policies SI2 and SI4 of the London Plan (March 2021).

RESIDENTIAL DEVELOPMENT:

Prior to above ground works on the residential units, details of their materials and external surfaces, including details of balconies, balcony / terrace privacy screens, detailed drawings

of the windows and doors shall be submitted to and approved in writing by the Local Planning Authority.

Details should include information relating to make, product/type, colour and photographs/images.

Sample panels of brickwork showing the proposed brick, method of bonding, colour or mortar and type of pointing to be used in the construction of the walls; shall be prepared on site and approved by the Local Planning Authority in writing before the commencement of the brickwork. The work shall be undertaken in accordance with the approved details. 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

RESIDENTIAL DEVELOPMENT:

29

Prior to the above ground works on the residential development relevant to each individual phase, the applicant must submit a detailed energy assessment that demonstrates a minimum of 5% saving in carbon as set out in the energy strategy (Sweco, March 21). The assessment shall provide full details of the baseline energy demand and associated CO2 emissions in accordance with a 2013 Building Regulation compliant development. The assessment shall then set out the full details and specifications of the measures to achieve the target referenced above.

Where low and zero carbon technology is identified, the assessment shall provide full details of their specification and location within the building and any associated further analysis to demonstrate their efficacy (for example roof plans and elevations where PVs are to be used).

The development must proceed in accordance with the approved details.

REASON

To ensure the development contributes to a reduction in CO2 in accordance with Policy S12 of the London Plan (March 2021).

RESIDENTIAL DEVELOPMENT:

30

No development (excluding demolition and site clearance works) on the residential units relevant to each individual phase approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy S13 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters; ii. include a timetable for its implementation; and

- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

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.
 Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DM1 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policy S113.

RESIDENTIAL DEVELOPMENT

The development of the residential units hereby permitted shall be constructed in accordance with the Land Contamination and Remediation Method Statement (reference 1921134R02(00) details approved under application reference 23658/APP/2024/896 unless otherwise agreed.

AND

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

(iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by 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 DM1 12 of the Local Plan: Part Two - Development Management Policies (2020).

RESIDENTIAL DEVELOPMENT:

Prior to the commencement of above ground works on the residential units, a low emission strategy (LES) shall be submitted to and approved in writing by the Local Planning Authority. The LES shall address but not be restricted to:

1) Secure compliance with the current London Plan (March 2021) and the London Sustainable Design and Construction Supplementary Planning Guidance requirements

2) The implementation of normal charging for the residential units. This is to be implemented in line with the minimum number of charging points required in the London Plan. 3) A clear and effective strategy to encourage residents to: a) use public transport;

b) cycle / walk where practicable;

c) enter car share schemes;

d) purchase and drive zero emission vehicles.

The measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

The application site is within an Air Quality Management Area, and to reduce the impact on air quality, in accordance with policy EM8 of the Local Plan: Part 1 (November 2012), policy DM14 of the London Borough Hillingdon Local Plan (part 2), the London Borough of Hillingdon Air Quality Action Plan 2019-2023, London Plan (2021) policy S11 and T4, and the National Planning Policy Framework

33 RESIDENTIAL DEVELOPMENT (2021)
Prior to the commencement of above ground works relating to the residential site, details of play areas for children shall be submitted to and approved in writing by the Local Planning Authority. Details shall include accessible play equipment for disabled children, including those with a sensory impairment, or complex multiple disabilities. Provisions could include outdoor sound tubes, colour and lighting canopies, and other play equipment that could stimulate the olfactory senses. Thereafter, the play areas shall be provided prior to the occupation of any unit within the development and maintained for this purpose.

REASON
To ensure that the development makes adequate provision of children's play space in accordance with Policy DMHB 19 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policies S4, D5 and D7.
34 RESIDENTIAL DEVELOPMENT

The development hereby approved shall ensure that 7 no. residential units are constructed to accord with the technical specifications of Section M4(3) for a Wheelchair Accessible dwelling as set out in Approved Document M. The dwellings hereby approved shall provide that 90% be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON: To ensure that an appropriate standard of housing stock, in accordance with London Plan (2021) Policies D5 and D7 is achieved and maintained.
35 RESIDENTIAL DEVELOPMENT:

No development shall take place on the residential units relevant to each individual phase, until a scheme to protect and enhance the nature conservation interest of this part of the site, based on the recommendations set out in Update Ecological Appraisal and Bat Survey Report Ref:784-B022083 dated August 2021 has been submitted to and approved by the Local Planning Authority.

REASON
In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with policy DM17 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) G5.
36 RESIDENTIAL DEVELOPMENT

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

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 ensure the development provides a safe and secure environment in accordance with policy DMHB 15 of the Local Plan Part 2 (2020) and London Plan (2021) D12 .
37 RESIDENTIAL DEVELOPMENT:

No site clearance or construction work on the residential units relevant to each individual phase shall take place until details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the residential site including demolition, building works and tree protection measures or include specific tree protection measures and an arboricultural method statement to protect the retained conifer hedge on the boundary with Juniper Court.
 2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.
- Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.
- The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

RESIDENTIAL DEVELOPMENT:

Notwithstanding the submitted plans, prior to the commencement of above ground works on the residential units relevant to each individual phase, details of on-site refuse storage for refuse material arising from the development, shall be submitted to and approved by the Local Planning Authority. Such details shall include any screening and means of collection. The facilities shall be provided prior to occupation of the development hereby approved and thereafter permanently retained for the lifetime of the development.

REASON

To avoid adverse visual impacts and nuisance to both occupiers and neighbours.

To make sufficient provision for well designed internal and external storage space for general, recycling, organic and clinical waste, with suitable access for collection.

To comply with Policy EM11 of the Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy S17 of the London Plan (2021).

RESIDENTIAL DEVELOPMENT:

Prior to the commencement of above ground works on the residential units relevant to each individual phase, a landscape scheme shall 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) to include an appropriate replacement for the fastigate Oak trees along the boundary with Sovereign Court,
 - 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 to include pollution absorbing trees.

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments with the Pinner Road boundary treatment to not exceed 0.6m in height;

2.d Car parking layouts:-

- 69 parking spaces including 7 disabled compliant parking spaces.
- 8 motor cycle spaces
- 14 active and 55 passive electric charging points
- 109 cycle spaces

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years to include a robust and regular management regime to:-

- a) control the height and spread of the retained conifer hedge on the boundary with Juniper Court and

b) the establishment of the planter trees on the boundary of Sovereign Court.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.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 DMHB 11, DMHB 12, DMHB 14, DMEL 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

The residential units relevant to each individual phase, hereby approved shall not be occupied until a Residential Parking Management and Design Strategy (PMDS) has been submitted to, and approved in writing by, the Local Planning Authority. The PMDS shall, as a minimum, include a requirement that all on-site car parking hereby approved shall be allocated and dedicated for the use of each of the residential units and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To demonstrate that the parking layout is workable in terms of reasonable accessibility to and to ensure that an appropriate level of car parking provision is provided on site, in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

RESIDENTIAL DEVELOPMENT:

The development (excluding demolition and site clearance) of the residential units relevant to each individual phase shall not begin until a detailed baseline noise survey and assessment has been undertaken for this element of the works to confirm the scheme to control plant noise emanating from the site, in accordance with the Noise SPD2 and BS 4142, has been submitted to, and approved in writing by the Local Planning Authority

Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON: To avoid potentially unreasonable internal noise levels, from windows required to be open, and ensure an acceptable development; To safeguard the amenity of the surrounding area in accordance with policy EM8 of the Hillingdon Local Plan Part 1 (2012 policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy D14 of the London Plan (2021).

RESIDENTIAL DEVELOPMENT:

The development (excluding demolition and site clearance) of the residential scheme relevant to each individual phase shall not begin until a detailed assessment has been undertaken to confirm the scheme to control existing and likely future environmental noise ingress to the residential units, in accordance with BS 8233, has been submitted and approved in writing by the Local Planning Authority. The scheme shall take into account the ventilation strategy, with any mechanical system noise generated within the habitable rooms being assessed and adequately attenuated.

Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To avoid potentially unreasonable internal noise levels, from windows required to be open, and ensure an acceptable development;

To safeguard the amenity of the surrounding area in accordance with policy EM8 of the Hillingdon Local Plan Part 1 (2012 policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020) and Policy D14 of the London Plan (2021).

RESIDENTIAL DEVELOPMENT:

Prior to commencement of superstructure works relevant to each individual phase, the final Overheating Strategy shall be submitted to and approved in writing by the Local Planning Authority. The submission shall demonstrate how the development will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:

40

41

42

43

Reason To ensure that occupants of existing dwellings would not be exposed to noise caused by the permitted development that would be likely to cause an adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation

Standards Institution BS4142 2014.'
accordance with 'Methods for rating and assessing industrial and commercial sound' British window or door of any permanent residential, or equivalently noise sensitive premises, in one-hour period between 0700 and 2300, determined one metre free field external to any 15 min for any fifteen minute period between 2300 and 0700, and 50 dB LAr 1 hour for any permitted the rating level (LAr) of noise caused by its operation shall not exceed: 40 dB LAr For the lifetime of the plant equipment associated with the Healthcare Centre hereby

46

systems, in accordance with Policy DMAV 1 of the Hillingdon Local Plan: Part 2 (2020). or otherwise impede the effective operation of air traffic navigation transmitter/receiver construction equipment on the site and adjoining land does not obstruct air traffic movements SI 1, T4 and T7 of the London Plan (2021). Also, to ensure that construction work and Policies DMT 1, DMT 2 and DME1 14 of the Hillingdon Local Plan: Part 2 (2020) and Policies D14, and efficient operation of the local highway network and local air quality, in accordance with include appropriate efficiency and sustainability measures so as not to compromise the safe To safeguard the amenity of surrounding areas and to ensure that the construction works

REASON

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

details shall be implemented and maintained throughout the duration of the demolition and construction process.
23658/APP/2024/405 (Approved 17 April 2024), unless otherwise agreed. The approved Management and Logistics Plan details approved under application reference

45

The development hereby permitted shall be constructed in accordance with the Construction 51 and 52 of the London Plan 2021 and policy DMCI 2 of the Local Plan Part 2 (2020).

REASON

the new Health centre facility is completed and operational.
shall be delivered in Phase 1. Phase 2, which comprises Block B shall not be occupied until The works comprising the new Health centre building of the development hereby approved

44

if the London Plan (2021).
To demonstrate that the final strategy will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy and Policy SI 4

REASON

The approved details shall thereafter be implemented and retained for the lifetime of the development.

- 6) provide active cooling systems.
- 5) provide mechanical ventilation; and
- 4) provide passive ventilation;
- 3) manage the heat within the building through exposed internal thermal mass and high ceilings;
- 2) minimise internal heat generation through energy efficient design;
- 1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure;

and Noise Reduction for Buildings' BS8233 2014, with windows open for the purposes of ventilation and cooling.

INFORMATIVES

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, 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 Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 35/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).
- 3 Your attention is drawn to the attached note 'Environmental Control on Construction Sites'. All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).
- 5 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.
- 3 Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.
- 4 For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).
- 6 For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.
- 6 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 7 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL).

This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whatsubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

CADENT GAS
Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works

Waste Comments
With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy S1 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website <https://gbp01.safelinks.protection.outlook.com?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2F>

2Developing-a-large-site%2FApply-and-pay-for-services%2FWastewaterservices&data=04%7C01%7CPlanningEConsult%40Hillingdon.Gov.UK%7C0B00329516884c855ec508
known%7CTWfPbgZsb3d8eyJWjoiM4wLjAwwDAiLCJQjoiV2luziMzhlLCJBTi16ik1haWwLjCjXVCi6Mn
0%3D%7C1000&data=ka0UwIwEbbPcknQFjP9B08%2FjPH%2FUGhbsH5Lk5JmUz0%3DBreserved=

0.
We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://gbp01.safelinks.protection.outlook.com?url=https%3A%2F%2Fwww.thameswater.co.uk/k%2F&data=04%7C01%7CPlanningEConsult%40Hillingdon.Gov.UK%7C0B00329516884c855ec508d96c6e80>

%7Caacb679c38148fb320f9d581ee948f%7C0%7C0%7C637660044128724571%7CUnknown%7CT

3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

DRAFT

Application Ref: 23658/APP/2023/2980

SCHEDULE OF PLANS

- Minor Amendment Northwood & Pinner Health Centre - received 03 May 2024
- West and East elevation - received 03 May 2024
- North and South elevation - received 03 May 2024
- Wider Elevation - received 03 May 2024
- Sections plant - received 03 May 2024
- West bay infill section - received 03 May 2024
- Cover Letter - received 13 Oct 2023

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

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 website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

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.