

Reference: SJH/RN/DP6046

Date: 23 January 2023

London Borough of Hillingdon
Planning Department
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Dear Planning Team,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PLANNING PERMISSION AT 27 UXBRIDGE ROAD, HAYES, UB4 0JN

On behalf of our client, Infinite Partners, we enclose herewith an application for full planning permission at the above site.

The application relates to the re-cladding of the existing 12-storey building in order to approve its appearance, to meet current Building Regulations in terms of fire safety and to enhance the building's energy performance.

The NPPF attaches significant importance to the need for high-quality design, and provides that decisions should ensure that developments are visually attractive and sympathetic to local character. These aims are reflected in Chapter 3 of the London Plan, which sets out key urban design principles to guide development in London. At a local level, policies BE1 and DMHB11 of the Hillingdon Local Plan require new development to harmonise with its context and ensure the use of high-quality building materials and finishes.

The existing façade does not comply with the latest Building Regulations, suffers from a number of defects and is presently deemed a significant fire risk. Additionally, as acknowledged by the Council in previous correspondence, the façade is of a poor architectural quality and is in urgent need of upgrading. The proposal to re-clad the building with high quality materials using a more unified architectural language will significantly enhance the appearance of the building and improve its relationship with its surroundings, and therefore aligns with planning policy at all levels.

As you will be aware, there is a current application under determination by the London Borough of Hillingdon for the erection of extensions to the existing building to create new hotel and light industrial floorspace (Ref: 2385/APP/2022/2952). Our client wishes to re-clad the existing regardless of the outcome of this application, hence why we are seeking a separate, stand-



alone permission. The cladding proposed in both applications is the same and, in the event that our client chose to implement the application for re-cladding first, the two consents would be compatible.

This application is accompanied by the following documents:

Application Form, certificates and CIL Additional Questions Form DP9

Site location plan Haptic

Existing plans and elevations Haptic

Proposed plans and elevations Haptic

Design and Access Statement Haptic

Payment in the amount of **£1,436.20** has been made via the Planning Portal.

We trust that you have sufficient information to register and validate the application and look forward to receiving confirmation of this in due course.

Should you have any questions or wish to discuss further please do not hesitate to contact either Rebecca Neil or Sam Hine at this office.

Yours faithfully

DP9 Ltd.