

DATED

15 December

2025

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**THE LONDON BOROUGH OF HILLINGDON**

and

**BELLWAY HOMES LIMITED**

**DEED OF VARIATION UNDER SECTION 106A OF THE TOWN & COUNTRY PLANNING ACT  
1990 RELATING TO LAND AT COMAG TAVISTOCK ROAD, YIEWSLEY**

Planning and Corporate Team  
Legal Services  
London Borough of Hillingdon  
Civic Centre  
High Street  
Uxbridge  
Middlesex UB8 1UW  
Ref: 3E/04/NF/27007

THIS DEED IS DATED

15 December

2025

- (1)

THE LONDON BOROUGH OF HILLINGDON of the Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW ("the Council"); and
- (2)

BELLWAY HOMES LIMITED incorporated and registered in England and Wales with company number 00670176 whose registered office is at Woolsington House, Woolsington, Newcastle Upon Tyne NE13 8BF ("the Owner")
- A

The Council is the Local Planning Authority for the purposes of the 1990 Act within which the Site is situated and by whom the obligations in this Deed are enforceable.
- B

The Owner has a freehold interest in the Site registered under Title Number NGL236994 at the Land Registry.
- C

The Original Planning Permission was granted on 11 June 2024 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 1990 Act on 27 August 2024, the Owner submitted the Second Planning Application.
- F

On 2 October 2025 the Council's Planning Committee approved the Second Planning Application and authorised the completion of this Deed by delegated authority to the Director of Planning and Sustainable Growth.

AGREED TERMS

1. INTERPRETATION

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

"Deed"	means this deed of variation;
"the Original Planning Application"	means the application for planning permission under the Council's reference 24843/APP/2022/2403;
"the Original Planning Permission"	means the planning permission granted on 11 June 2024 in connection with the Original Planning Application;
"the Parties"	means the Council and the Owner;
"Section 106 Agreement"	means the legal agreement made pursuant to Section 106 of the 1990 Act between (1) the Owner and (2) the Council dated 6 June 2024 in relation to the Original Planning Application;

<b>"Second Planning Application"</b>	means the planning application submitted to the Council pursuant to Section 73 of the 1990 Act under reference number 24843/APP/2024/2316 validated by the Council on 27 August 2024 for the variation of conditions 2 (Approved Plans) and 3 (Approved Documents) of the Original Planning Permission
<b>"Second Planning Permission"</b>	means the planning permission granted pursuant to the Second Planning Application substantially in the draft form attached to Appendix 1 of this Deed

- 1.1 Unless the context otherwise requires, all words and phrases defined in the Section 106 Agreement shall have the same meaning in this Deed.
- 1.2 Clause headings shall not affect the interpretation of this Deed.
- 1.3 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4 Unless the context otherwise requires, words in the singular shall include the plural and words in the plural shall include the singular.
- 1.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.6 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.
- 1.7 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.
- 1.8 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.
- 1.9 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 & EFFECT**

- 2.1 This Deed is made pursuant to the provisions of sections 106 and 106A of the 1990 Act, 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.
- 2.2 The Parties agree that this Deed is being entered into to vary the Section 106 Agreement and is a planning obligation for the purposes of section 106 of the 1990 Act which is enforceable by the Council.

- 2.3 Insofar as any clause or clauses of this Deed are found (for whatever reason) to be invalid, illegal or unenforceable then such invalidity, illegality or unenforceability shall not affect the validity or enforceability of the remaining provisions of this Deed.
- 2.4 Nothing in this Deed prohibits or limits the right to develop any part of the Site in accordance with a planning permission, other than the Original Planning Permission or the Second Planning Permission, granted after the date of this Deed, whether or not pursuant to an appeal.
- 2.5 The Parties agree that this Deed takes legal effect on the date hereof except for Clause 3 (Variations to the Section 106 Agreement) and Clause 4 (Owner's covenants) which takes effect on the grant of the Second Planning Permission

### 3. VARIATIONS TO THE SECTION 106 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 agree that upon the grant of the Second Planning Permission the Section 106 Agreement shall be varied as follows:

- (a) The following definitions shall be deleted: Additional Affordable Housing, Additional Affordable Housing Scheme, Affordable Housing Tenure Split, Affordable Housing Units, Application Stage Build Costs, Application Stage GDV, Average Intermediate Housing Value, Average Low-Cost Rent Housing Value, Average Open Market Housing Value, Block C, Build Costs, Challenge Free Date, Component, Development Viability Information, Disposal, Early Stage Review, Early Stage Review Build Costs, Early Stage Review Date, Early Stage Review GDV, Eligible Purchaser, Eligible Renter, Estimated Build Costs, Estimated GDV, External Consultant, Force Majeure Event, Formula 1b, Formula 2, Formula 3, Formula 4, Fraudulent Transaction, Health Contribution, Household, Household Income, Intermediate Housing, Late Stage Review Actual Build Costs, Late Stage Review Actual GDV, Late Stage Review Contribution, Late Stage Review Date, Late Stage Review Estimated Build Costs, Late Stage Review Estimated GDV, London Affordable Rented Housing, London Affordable Rented Housing Units, London Plan, London Plan Annual Monitoring Report, London Shared Ownership Housing, London Shared Ownership Housing Units, Low-Cost Rent Housing, Market Value, Mayor's Funding Guidance, Protected Tenant, Public Subsidy, Registered Provider, Review Cap, Review Date, Rent Guidance, Rent Standard, Residential Travel Plan Bond, Sale, Service Charges, Social Rented Housing, Staircasing, Substantial Implementation, Substantial Implementation Trigger Date, Target Rents, Target Return, and Tenure Plans.

- (b) The following new definitions shall be inserted into clause 1.1 of the Section 106 Agreement

<p><b>"Affordable Housing Contribution"</b></p>	<p>means the sum of £800,000 (eight hundred thousand pounds) Index Linked to be paid to the Council in accordance with Schedule 1 towards the off-site provision of Affordable Housing within the Authority's Area;</p>
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<b>"First Planning Application"</b>	means the application for planning permission for the erection of a building comprising 105 residential dwellings (Use Class C3) and 107sq.m (GIA) Community Hub (flexible Use Class E/F.1/F.2), ranging from two to seven storeys together with associated accesses, car parking, cycle parking and hard and soft landscaping (REVISED PLANS 23.11.22) under the Council's reference number 24843/APP/2022/2403;
<b>"First Planning Permission"</b>	means the planning permission that has been granted in pursuance of the First Planning Application substantially in the form of the draft permission at Appendix 3;
<b>"Second Planning Application"</b>	the application for planning permission for the variation of Conditions 2 (Approved Plans) and 3 (Approved Documents) of the First Planning Permission under the Council's reference number 24843/APP/2024/2316;
<b>"Second Planning Permission"</b>	means the planning permission that may be granted pursuant to the Second Planning Application substantially in the draft form attached to Appendix 4 of this Agreement

- (c) The following definitions in clause 1.1 shall be deleted and replaced with the following definitions:

<b>"Affordable Housing"</b>	means subsidised housing provided to eligible households whose needs are not met by the open market which include provision for the home to remain at an affordable price for future purchasers / renters;
<b>"Contributions"</b>	means together the Air Quality Contribution, the Carbon Offset Contribution, the Construction Training Contribution (if applicable), the Highway Improvement Works Contribution, the Open Space Contribution, and the Affordable Housing Contribution  and <b>"Contribution"</b> shall be construed accordingly;
<b>"Planning Application"</b>	means the First Planning Application or the Second Planning Application;
<b>"Planning Permission"</b>	means the First Planning Permission, or the Second Planning Permission;

<b>"Project Management and Monitoring Fee"</b>	means the sum equivalent to five percent (5%) of the total Contributions to be used by the Council at its discretion for its costs incurred in administering, monitoring, reviewing and implementing this Agreement;
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- (d) Clause 15 shall be deleted and replaced with a new clause 15 as follows:

**"15. Indexation**

15.1 *The Owner agrees with the Council that any Contributions (other than the Affordable Housing Contribution) payable by the Owner under this Agreement shall be increased or decreased by the application of the formula  $A=B \times C/D$  where:*

- (a) *A is the sum actually payable on the Specified Date;*
- (b) *B is the original sum mentioned in this Agreement;*
- (c) *C is the RPI for the month 2 months before the Specified Date;*
- (d) *D is the RPI for the month 2 months before the date of this Agreement; and*
- (e) *C/D is equal to or greater than 1*

15.2 *The Owner agrees with the Council that the Affordable Housing Contribution payable by the Owner under this Agreement shall be increased or decreased by the application of the formula  $A=B \times C/D$  where:*

- (a) *A is the sum actually payable on the Specified Date;*
- (b) *B is the original sum mentioned in this Agreement;*
- (c) *C is the RPI for the month 2 months before the Specified Date;*
- (d) *D is the RPI on the date of grant of the Second Planning Permission; and*
- (e) *C/D is equal to or greater than 1."*

- (e) At clause 19.1 the words in brackets shall be deleted in their entirety.
- (f) Schedule 1 (Affordable Housing) shall be deleted and replaced with a new Schedule 1 (Affordable Housing Contribution) as follows:

**"Schedule 1 - Affordable Housing Contribution**

*The Owner hereby covenants and agrees with the Council to pay to the Council the Affordable Housing Contribution prior to Commencement of the Development."*

- (g) The Annexes to Schedule 1 shall be deleted in their entirety.
- (h) Schedule 5 (Health Contribution) shall be deleted in its entirety.

(i) Paragraphs 10 to 12 of Schedule 9 (obligations relating to the Residential Travel Plan Bond) shall be deleted in their entirety.

(j) Appendix 4 shall be deleted and replaced with Appendix 1 of this Deed.

**4. COVENANTS TO THE COUNCIL**

The Owner covenants to observe and perform the covenants, restrictions and obligations contained in the Section 106 Agreement as varied by this Deed.

**5. LOCAL LAND CHARGE**

This Deed shall be registered as a local land charge.

**6. COUNCIL'S COSTS**

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

**7. VALUE ADDED TAX**

7.1 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.

**APPENDIX 1**

**APPENDIX 4**  
**Draft Second Planning Permission**



# DRAFT

Emily Brosnan  
Savills  
33 Margaret Street  
London  
W1G 0JD

Application Ref: 24843/APP/2024/2316

## 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:

Variation of Conditions 2 (Approved Plans) and 3 (Approved Documents) of planning permission reference 24843/APP/2022/2403, dated 11-06-2024 for the 'Erection of building comprising residential dwellings (Use Class C3), ranging from two to seven storeys together with associated accesses, car parking, cycle parking and hard and soft landscaping'(description amended via s96a application 24843/APP/2024/1586).'

Amendments include ground floor community hub replaced with residents' lounge and ancillary space; removal of separating wall between blocks B and C; replacing 6 x 3-bedroom 5-person residential units with 6 x 3-bedroom 4-person residential units; construction of a 6-storey rear extension; installation of external staircase from the roof terrace to level 6; replacement of glazed balcony balustrades with metal balustrades; replacement of metal panels with brick panels; reconfiguration of green roof; lobby areas to Blocks B and C rearranged; cycle store layouts amended; cycle store enclosure amended from brickwork to hit and miss brickwork; balcony and window positions amended; and lift overruns and roof vents amended.

**Location of development:** Comag Tavistock Road Yiewsley

**Date of application:** 27th August 2024

**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

- 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).

# DRAFT

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### GRANT OF PLANNING PERMISSION

Application Ref: 24843/APP/2024/2316

### SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from 11-06-2024 (the date of the original 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, numbers

PP-11377720\_CWD-RMA-XX-ZZ-DR-A-0001\_P1

7943.FF.PP.1.1D

CWD-RMA-XX-ZZ-DR-A-0341\_P0

CWD-RMA-XX-ZZ-DR-A-0343\_P0

CWD-RMA-ZZ-00-DR-A-0201\_P7

CWD-RMA-ZZ-00-DR-A-0210\_P5

CWD-RMA-ZZ-01-DR-A-0101\_P8

CWD-RMA-ZZ-02-DR-A-0102\_P8

CWD-RMA-ZZ-03-DR-A-0103\_P8

CWD-RMA-ZZ-04-DR-A-0104\_P8

CWD-RMA-ZZ-05-DR-A-0105\_P8

CWD-RMA-ZZ-06-DR-A-0106\_P8

CWD-RMA-ZZ-07-DR-A-0107\_P8

CWD-RMA-ZZ-07-DR-A-0108\_P9

CWD-RMA-ZZ-00-DR-A-0200\_P7

CWD-RMA-XX-ZZ-DR-A-0320\_P0

CWD-RMA-ZZ-00-DR-A-0380\_P1

CWD-RMA-XX-ZZ-DR-A-0342\_P0

CWD-RMA-XX-ZZ-DR-A-0320\_P0

CWD-RMA-ZZ-00-DR-A-0100\_P10

7943.TRG.HS.2.2B

7943.FF.HS.2.1B

7943.PSD.4.0A

2202380-010

7943.GF.PP.1.0B

7943.TRG.PP.1.2G

5380 - 221130;

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 Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

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

2202380-03 - Ardent Car Parking Management Plan  
2202380-04 - Ardent Delivery and Servicing Management Plan  
Turley TVIA Viewpoints part 2  
Contaminated land report  
2211 Comag West Drayton\_Addendum  
Fire Statement Form (1)  
Fire Statement Form (2)  
Planning Fire Safety Strategy-Issue-01, prepared by Ashton Fire, dated 25.01.2024  
Healthy Streets Transport Assessment (FINAL)\_Part1  
Healthy Streets Transport Assessment (FINAL)\_Part2\_Part1  
Healthy Streets Transport Assessment (FINAL)\_Part2\_Part2  
Utilities and Servicing Statement - FINAL\_Part1  
Utilities and Servicing Statement - FINAL\_Part2\_Part1  
Utilities and Servicing Statement - FINAL\_Part2\_Part1  
Utilities and Servicing Statement - FINAL\_Part3  
Mayor Brown noise and vibration assessment  
BH Air quality assessment  
Daylight and sunlight report part 1  
Daylight and sunlight report part 1  
Daylight and sunlight report part 2 / 2  
Biodiversity assessment  
Town visual impact assessment part 1  
Turley TVIA Viewpoints part 1  
Energy and Sustainability Statement  
Energy and Sustainability Statement -SAP calcs  
Planning Statement FV\_compressed-1  
Planning Statement FV\_compressed- 2  
Planning Statement FV\_compressed-3  
Planning Statement FV\_compressed-4  
Planning Statement FV\_compressed-5  
7943 UGF Calculation Rev D  
S73 Updated AY FVA Appraisal 17 September 2025

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

#### REASON

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

- 4 No development shall take place above ground level until details of all materials and external surfaces, including details of balconies, have been 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.

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

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 5 The development hereby permitted shall be constructed in accordance with the details approved under

planning consent reference 24843/APP/2025/585.

#### 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, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

- 6 Prior to the commencement of the development a Crane Operation Plan shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Heathrow Airport Limited. The submitted plan shall include details of;

- cranes and other tall construction equipment (including the details of obstacle lighting)

The approved Crane Operation Plan (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

#### REASON

In the interests of aircraft safety in compliance with Policy DMAV 1 of the London Borough of Hillingdon Local Plan : Part 2 - Development Management Policies (2020).

- 7 Prior to the commencement of the development hereby approved (including demolition), a Demolition and Construction Logistics Plan (DLP/CLP) and a Demolition and Construction Management Plan (DMP/CMP) shall be submitted to, and approved in writing by, the Local Planning Authority, to minimise impacts to the local highway network, and to control noise, vibration and air pollutants generated as a result of the construction process. These documents shall be prepared in accordance with the London Freight Plan, 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance, BRE Pollution Control Guides 'Controlling particles and noise pollution from construction sites' and 'Controlling particles, vapour and noise pollution from construction sites'.

The DLP/CLP and DMP/CMP shall include details of (but shall not necessarily be limited to):

- (i) a programme of works, including hours of construction;
- (ii) the measures for traffic management and encouragement of sustainable modes of transport for workers, including prohibition of construction vehicles parking on the local highway network within the vicinity of the application site;
- (iii) the haulage routes and details of a vehicle booking system including use of a banksman (if applicable), ensuring construction deliveries are received outside peak hours;
- (iv) any closures of public routes and diversions, demonstrating how time spent closed to the public has been minimised;
- (v) the provision of secured restricted access as the sole means of entry to site for cyclists along with a secured turnstile entrance for pedestrians;
- (vi) a site plan identifying the location of the site entrance, exit, visibility zones, wheel washing, hard standing, hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- (vii) the loading, unloading and storage of equipment, plant, fuel, oil, materials and chemicals;
- (viii) details of cranes and other tall construction equipment (including the details of obstacle lighting);
- (ix) the means to prevent deposition of mud on the highway and chemical and/or fuel run-off from into nearby watercourse(s);
- (x) a dust risk assessment, including means to monitor and control dust, noise and vibrations, following the published guidance by The Institute of Air Quality Management (IAQM) on how to assess impacts of emissions of dust from demolition and construction sites.
- (xi) the likely noise levels to be generated from plant and construction works and the precautions set out to eliminate or reduce noise levels where the operational risk levels illustrated within The Control of Noise at Work Regulations 2005 could be exceeded;

- (xii) confirmation that a mobile crusher will/won't be used on site and if so, a copy of the permit and intended dates of operation;
- (xiii) confirmation of all Non-Road Mobile Machinery (NRMM) to be used, or a statement confirming that NRMM will not be used. All Non-Road Mobile Machinery (NRMM) and plant to be used on site of net power between 37kW and 560 kW 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" and must be registered at <http://nrmm.london/>;
- (xiv) an asbestos survey and management plan; and
- (xv) the arrangement for monitoring and responding to complaints relating to demolition and construction.

and, for the avoidance of doubt:

- (i) all Heavy Goods Vehicles associated with the development shall comply with the Direct Vision Standard, with a rating of 3 stars (or more).
- (ii) all deliveries to the site, particularly Heavy Goods Vehicles, shall be made using vehicles which have a Class VI mirror fitted in accordance with EU directive 2007/38/EC;

The development hereby approved shall be implemented in accordance with the approved DLP/CLP and DMP/CMP.

#### REASON

To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties, in accordance with Policies DMT 1, DMT 2, and DME1 14 of the Hillingdon Local Plan: Development Management Policies (2020) and Policies D14, SI 1, T4, and T7 of the London Plan (2021). Also, 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 accordance with Policy DMAV 1 of the Hillingdon Local Plan: Development Management Policies (2020).

- 8 Prior to the first use of the industrial floorspace hereby approved, a Delivery and Servicing Plan, including tracked vehicle movements where necessary, shall be submitted to, and approved in writing by, the Local Planning Authority.

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

#### REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy T7 of the London Plan (2021) and Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020).

- 9 The development hereby permitted shall be constructed in accordance with the details approved under planning consent reference 24843/APP/2025/88.

#### REASON

To ensure the appropriate operation of the car parking spaces in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Development Management Policies (2020) and Policies T6 and T6.1 of the London Plan (2021).

- 10 The development hereby permitted shall be constructed in accordance with the details approved under planning consent reference 24843/APP/2025/588.

#### REASON

As 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 DME1 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 paragraphs 174(e), 186 and 188 of the National Planning Policy Framework (2021).

- 11 All Non-Road Mobile Machinery (NRMM) 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 NRMM 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 NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>."

#### REASON

Compliance with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy in accordance with Policy EM8 of the Local Plan: Part 1 (November 2012), Policy DME1 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 paragraphs 187 and 199 of the National Planning Policy Framework (2024).

- 12 No external lighting related to the development hereby permitted 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.

#### REASON

In the interests of protecting residential amenity in accordance with Policy DMHB 11 of the Hillingdon Local Plan : Part Two - Development Management Policies.

- 13 The development hereby permitted shall be constructed in accordance with the details approved under planning consent reference 24843/APP/2025/675.

#### REASON

In the interests of aircraft safety in compliance with Policy DMAV 1 of the London Borough of Hillingdon Local Plan Part 2 - Development Management Policies (January 2020).

- 14 For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 1 hr, for any one hour period between 2300 and 0700, measured inside any room of any permitted dwelling having regard to the guidance set out in British Standard 8233: 2014 whilst achieving acceptable internal living conditions with respect to ventilation and temperature.

#### REASON

To safeguard the amenity of the occupants of the development in accordance with Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMHB 11 of the Hillingdon Local Plan : Part Two - Development Management Policies (2020).

- 15 Prior to occupation, a detailed monitoring and reporting plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall provide full details of how the carbon savings set out in the energy strategy shall be monitored with details of how and when these will be reported to Local Authority. The submitted report shall demonstrate the carbon reduction proposals have been implemented and that the development is compliant with the savings set out in the energy strategy. Measures to remedy any shortfall in carbon savings will be required. The development must be operated in accordance with the approved plan.

**REASON**

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

- 16 Prior to above ground works an Energy Strategy for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall set out the annual baseline regulated energy demand (kwhr) as per 2013 Building Regulations (or subsequent amendments) and associated carbon emissions (kgCO2 and tCO2). The assessment shall then set out the measures and technology required to achieve a 100% reduction (zero carbon) in the CO2 associated with the baseline regulated energy demand; these measures must be sufficiently evidenced with corresponding details and specifications including the location of low and zero carbon technology (i.e. roof plans showing the inclusion of PV panels).

The Energy Strategy must clearly set out any shortfall (tCO2) of the zero-carbon requirement.

The development must proceed in accordance with the approved updated Energy Assessment.

**REASON**

To ensure that the development complies with zero-carbon targets, in accordance with Policy SI 2 of the London Plan (2021).

- 17 Prior to above ground level works a revised Fire Safety Strategy shall be submitted to and approved in writing by the Local Planning Authority in consultation with the London Fire Brigade.

**REASON**

To ensure that the development meets Fire Safety Standards in accordance with Policy D12 of the draft London Plan (2021).

- 18 The buildings and car park areas 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 building 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 Hillingdon Local Plan Part 2 Policy DMHB 15 and London Plan Policy D11.

- 19 The development hereby approved shall accord with London Plan Policies D5(B5) and D12(A) to include a minimum of one fire evacuation lift per core designed to meet the technical standards set out in BS EN 81-76, BS 9991 and/or BS 9999. The required evacuation lifts shall serve all floors, including the roof garden/terrace and remain in place for the life of the development.

**REASON**

To ensure the development provides reliable, convenient and dignified means of escape for all building uses in accordance with London Plan Policies D5 and D12.

- 20 The dwellings hereby approved shall, as a minimum standard, 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 allow the Building Control body to check compliance of the development against the optional Building Regulations standards, and ensure an appropriate standard of housing, in accordance with Policy D7 of the 2021 London Plan.



- 21 The dwellings hereby approved shall ensure that 2 x 1 bed and 9 x 2 bed are constructed to meet the standards for a Category 3, M4(3)(2)(a) Wheelchair Adaptable Standard 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 allow the Building Control body to check compliance of the development against the optional Building Regulations standards, and ensure an appropriate standard of housing, in accordance with Policy D7 of the 2021 London Plan.

- 22 The development hereby permitted shall be constructed in accordance with the details approved under planning reference 24843/APP/2025/586

**REASON**

To ensure the development provides inclusive play for all children, including those with complex multiple disabilities, in accordance with London Plan Policy D5.

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

(ii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works for each phase have been carried out in full and in accordance with the approved methodology.

(iii) 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 factual and interpretive results of this testing shall be submitted 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.

**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 Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

- 24 Prior to the commencement of development a detailed drainage strategy shall be submitted and approved in writing by the Local Planning Authority. The drainage plan shall include:

- Demonstrates that rainwater harvesting techniques have been included or provide a sufficient justification for their non-inclusion.
- Confirms the method of flow control from the site.
- Provides the runoff volume for the greenfield, existing, and proposed rate for the 1 in 100-year 6 hr storm event.
- Provides the model input data and flow control device information along with drainage calculations to clarify which SuDS features and volumes have been modelled.
- Provides calculations to demonstrate that the site will not flood as a result of the 1 in 30-year rainfall event, that there will be no flooding of buildings as a result of events up to and including the 1 in 100-year rainfall event, and on-site flow as a result of the 1 in 100 year event with a climate change consideration will be suitably managed (via an exceedance flow route drawing).
- Provides the name of the management company who will be in charge of the SuDS maintenance

tasks.

- Provides evidence that Thames Water has approved the discharge rate into their system.

#### REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and Policy SI 12 of the London Plan (2021).

- 25 The development hereby permitted shall be constructed in accordance with the details approved under planning consent reference 24843/APP/2025/670.

#### REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Development Management Policies (2020) and Policies G5 and G6 of the London Plan (2021).

- 26 The development hereby permitted shall be constructed in accordance with the details approved under planning consent reference 24843/APP/2024/2418.

#### REASON

To ensure the development does not increase the risk to sewerage utility infrastructure in accordance with Policy SI 5 of the London Plan (2021).

- 27 Prior to commencement of superstructure works, an 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:

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

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

#### REASON

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 of the London Plan (2021).

- 28 Prior to the installation of the balconies, details of the laser-cut balustrades shall be submitted to and approved by the Local Planning Authority. Details shall include a detailed drawing and samples of the laser-cut design and 1:20 or 1:10 detail illustrating the brick between the paired windows. Details shall be implemented as approved and thereafter retained as such in perpetuity.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### INFORMATIVES

- 1 There are public sewers crossing or close to your development. If you're planning significant work near

our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

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 SI 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.

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](mailto:trade.effluent@thameswater.co.uk). Application forms should be completed on line. Please refer to the Wholesale; Business customers; Groundwater discharges section.

As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-2:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information.

#### Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

- 2 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).
- 3 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 2019. 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 [cil@hillingdon.gov.uk](mailto:cil@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/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/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.

- 4 You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
- 5 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.

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

#### Part 1 Policies

PT1.BE1	(2012) Built Environment
PT1.EM6	(2012) Flood Risk Management
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.H1	(2012) Housing Growth
PT1.E1	(2012) Managing the Supply of Employment Land
PT1.EM1	(2012) Climate Change Adaptation and Mitigation
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM4	(2012) Open Space and Informal Recreation
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.H2	(2012) Affordable Housing
PT1.HE1	(2012) Heritage

#### Part 2 Policies

DMAV 1	Safe Operation of Airports
DMEI 10	Water Management, Efficiency and Quality

DMEI 12	Development of Land Affected by Contamination
DMCI 4	Open Spaces in New Development
DMCI 5	Childrens Play Area
DMEI 14	Air Quality
DME 2	Employment Uses Outside of Designated Sites
DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMEI 1	Living Walls and Roofs and Onsite Vegetation
DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHB 7	Archaeological Priority Areas and archaeological Priority Zones
DMT 1	Managing Transport Impacts
DMH 7	Provision of Affordable Housing
DMHB 1	Heritage Assets
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMHB 10	High Buildings and Structures
LPP D11	(2021) Safety, security and resilience to emergency
LPP D14	(2021) Noise
DMHB 12	Streets and Public Realm
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design

LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
DMHB 17	Residential Density
LPP DF1	(2021) Delivery of the Plan and Planning Obligations
LPP G6	(2021) Biodiversity and access to nature
DMHB 19	Play Space
DMHB 2	Listed Buildings
LPP G7	(2021) Trees and woodlands
LPP H1	(2021) Increasing housing supply
DMHB 3	Locally Listed Buildings
LPP H10	(2021) Housing size mix
LPP HC1	(2021) Heritage conservation and growth
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
DMT 3	Road Safeguarding
DMT 4	Public Transport
LPP SI13	(2021) Sustainable drainage
LPP T4	(2021) Assessing and mitigating transport impacts
DMT 5	Pedestrians and Cyclists
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
LPP H2	(2021) Small sites
LPP D12	(2021) Fire safety
LPP T6.5	(2021) Non-residential disabled persons parking
LPP D1	(2021) London's form, character and capacity for growth
LPP D13	(2021) Agent of change
LPP D4	(2021) Delivering good design

LPP D8	(2021) Public realm
LPP GG1	(2021) Building strong and inclusive communities
LPP GG4	(2021) Delivering the homes Londoners needs
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP E7	(2021) Industrial intensification, co-location and substitution
LPP G1	(2021) Green infrastructure
LPP G4	(2021) Open space
LPP G5	(2021) Urban greening
LPP GG2	(2021) Making the best use of land
LPP GG3	(2021) Creating a healthy city
LPP GG5	(2021) Growing a good economy
LPP GG6	(2021) Increasing efficiency and resilience
LPP H4	(2021) Delivering affordable housing
LPP H5	(2021) Threshold approach to applications
LPP H6	(2021) Affordable housing tenure
LPP H7	(2021) Monitoring of affordable housing
LPP S4	(2021) Play and informal recreation
LPP SI3	(2021) Energy infrastructure
LPP SI4	(2021) Managing heat risk
LPP T1	(2021) Strategic approach to transport
LPP T2	(2021) Healthy Streets
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T6.2	(2021) Office parking
LPP T7	(2021) Deliveries, servicing and construction
LPP T8	(2021) Aviation
LPP T9	(2021) Funding transport infrastructure through planning
NPPF11 - 24	NPPF11 2024 - Making effective use of land

- NPPF14 - 24 NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
- NPPF16 - 24 NPPF16 2024 - Conserving and enhancing the historic environment
- NPPF2 -24 NPPF2 2024 - Achieving sustainable development
- NPPF4 -24 NPPF4 2024 - Decision making
- NPPF5 -24 NPPF5 2024 - Delivering a sufficient supply of homes
- NPPF9 -24 NPPF9 2024 - Promoting sustainable transport
- NPPF12 - 24 NPPF12 2024 - Achieving well-designed places
- NPPF8 -24 NPPF8 2024 - Promoting healthy and safe communities

## **END OF SCHEDULE**

### **Address:**

Development Management  
Directorate of Place  
Hillingdon Council  
3 North, Civic Centre, High Street, Uxbridge UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



## GRANT OF PLANNING PERMISSION

Application Ref: 24843/APP/2024/2316

### SCHEDULE OF PLANS

CWD-RMA-ZZ-01-DR-A-0101 Rev P07 - received 22 Sep 2025  
CWD-RMA-ZZ-00-DR-A-0201-REV P5 - received 27 Aug 2024  
CWD-RMA-ZZ-00-DR-A-0200-REV P7 - received 27 Aug 2024  
CWD-RMA-ZZ-00-DR-A-0200-REV P5 - received 27 Aug 2024  
CWD-RMA-ZZ-00-DR-A-0100-REV P8 - received 27 Aug 2024  
CWD-RMA-ZZ-00-DR-A-0100-REV P10 - received 27 Aug 2024  
CWD-RMA-ZZ-06-DR-A-0106 Rev P8 - received 22 Sep 2025  
CWD-RMA-ZZ-05-DR-A-0105 Rev P8 - received 22 Sep 2025  
CWD-RMA-ZZ-04-DR-A-0104 Rev P8 - received 22 Sep 2025  
CWD-RMA-ZZ-03-DR-A-0103 Rev P8 - received 22 Sep 2025  
CWD-RMA-ZZ-02-DR-A-0102 Rev P8 - received 22 Sep 2025  
CWD-RMA-ZZ-01-DR-A-0101 Rev P8 - received 22 Sep 2025  
CWD-RMA-ZZ-07-DR-A-0107 Rev P7 - received 22 Sep 2025  
CWD-RMA-ZZ-06-DR-A-0106 Rev P7 - received 22 Sep 2025  
CWD-RMA-ZZ-05-DR-A-0105 Rev P7 - received 22 Sep 2025  
CWD-RMA-ZZ-04-DR-A-0104 Rev P7 - received 22 Sep 2025  
CWD-RMA-ZZ-03-DR-A-0103 P7 - received 22 Sep 2025  
CWD-RMA-ZZ-02-DR-A-0102 P7 - received 22 Sep 2025  
S73 Updated AY FVA Appraisal 17 September 2025 - received 22 Sep 2025  
Planning Fire Safety Strategy-Issue-01, prepared by Ashton Fire, dated 25.01.2024 - received 30 Aug 2024  
Design Summary, prepared by RMA, dated August 2024 - received 30 Aug 2024  
Viability Report, prepared by James R Brown and Company Ltd, dated 05.09.2024 - received 08 Oct 2024  
Cover Letter, prepared by Savills, dated 09.09.2024 - received 08 Oct 2024  
Letter, RE Daylight and Sunlight, prepared by EB7, dated 12.11.2024 - received 12 Nov 2024  
Letter, RE Viability, prepared by Mr J Brown, dated 21.01.2025 - received 21 Jan 2025  
CWD-RMA-ZZ-08-DR-A-0108-REV P9 - received 27 Aug 2024  
CWD-RMA-ZZ-08-DR-A-0108-REV P7 - received 27 Aug 2024  
CWD-RMA-ZZ-07-DR-A-0107-REV P8 - received 27 Aug 2024  
CWD-RMA-ZZ-07-DR-A-0107-REV P5 - received 27 Aug 2024  
CWD-RMA-ZZ-00-DR-A-0201-REV P7 - received 27 Aug 2024  
Cover Letter, prepared by Savills, dated 23.08.2024 - received 27 Aug 2024

## **RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY**

### **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

#### **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 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 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at [www.planningportal.gov.uk](http://www.planningportal.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 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 office 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 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. 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.

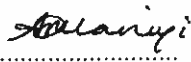
This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

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

MEMBER OF THE  
COUNCIL.....



AUTHORISED  
OFFICER.....



**EXECUTED as a DEED by  
BELLWAY HOMES LIMITED**  
Acting by its attorney  
**DUNCAN FISHER**  
Under a power of attorney dated 24 February 2025

Signed by:  


Signed: .....EFD000DFAEE2451.....

**BELLWAY HOMES LIMITED** by its attorney named above

In the presence of:

Signed by:



.....B31A472BACA24FD.....

[SIGNATURE OF WITNESS]

.....DALE ARMSTRONG.....  
[NAME OF WITNESS]

Woolsington House  
.....  
Woolsington  
.....  
Newcastle Upon Tyne  
.....

.....  
[ADDRESS OF WITNESS]