

RE: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Planning Team <planning@gaa.design>

Tue 7/5/2022 12:12 PM

To: Karl Dafe <KDafe@Hillingdon.Gov.UK>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Amar Sidhu <Amar@gaa.design>

Hi Karl,

Hope all is well.

With regards to the conditions for the above-referenced application please see below:

Condition 4 – Materials – GAA to action comments.

Condition 5 – WSI – Awaiting revised report from LPArch to issue to LPA.

Condition 6 – Landscape – GAA to action comments.

Condition 7 – SUDs – Consultant has come back with the comment below, do confirm if these are acceptable:

“If the porous surfacing is to be installed on top of the existing surfacing, then this will act as a temporary layer and will need to be perforated with holes at max 1m centres to allow water to pass through from the porous layer. If attenuation is required in the clean stone of the porous surfacing system, then this must be laid on top of the existing surface so that the storage is required. If this is not possible then the existing surface must be removed to allow the correct build up of media to attenuate and allow infiltration of the surface water”

Condition 10 – Lighting – Waiting on LPA decision.

Condition 11 – Noise & Ventilation – Waiting on LPA decision.

Do let us know regarding the conditions which are outstanding, as for the ones which require actioning from ourselves, we will do so shortly.

Kind regards

Amar Sidhu



Planning Team
GAA Planning

01753 965 100
planning@gaa.design
http://www.gaa.design

Suite 1, First Floor, Aquasulis, 10-14 Bath Road, Slough, SL1 3SA









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From: Planning Team

Sent: 23 May 2022 17:38

To: Karl Dafe <KDafe@Hillingdon.Gov.UK>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Amar Sidhu <Amar@gaa.design>

Subject: RE: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Hi Karl,

Hope all is well.

With regards to all the conditions on this application, please see below where things stand and if you could provide updates where possible.

Condition 4 – Materials – GAA to action comments.

Condition 5 – WSI – Awaiting revised report from LPArch to issue to LPA.

Condition 6 – Landscape – GAA to action comments.

Condition 7 – SUDs – GAA to action comments.

Condition 10 – Lighting – Waiting on LPA decision.

Condition 11 – Noise & Ventilation – Waiting on LPA decision.

If you could please provide an update on the matters which are with yourself, that would be much appreciated.

Kind regards

Amar Sidhu

From: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Sent: 12 May 2022 10:24
To: Amar Sidhu <Amar@gaa.design>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Planning Team <planning@gaa.design>
Subject: Re: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

27256/APP/2021/3805 MANOR COURT Details of external materials in
HIGH STREET compliance with condition 4

Dear Amar

I apologise for the delay in responding to the above mentioned details application.

Please find attached comments from our Urban Design and Conservation Team which I have reproduced in full, in view of the amount of outstanding information requested, in order to satisfy the condition.

I would be grateful if you would address outstanding issues as identified in the document.

Please note that there are also outstanding Listed Building Consent conditions linked to this planning condition.

Regards,

Karl

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Amar Sidhu <Amar@gaa.design>
Sent: Tuesday, February 1, 2022 11:53 AM
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Planning Team <planning@gaa.design>
Subject: RE: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Hi Karl,

Hope all is well.

Please could you let me know if you have received the attached from the below email and if so, does it address all the landscaping comments.

With regards to the WSI we are trying to revise this in accordance with the comments.

Could you please provide an update on all the other submitted conditions and the change of status for the Secure by design condition from pre-commencement to pre-occupation as suggested by the secure by design officer.

I look forward to your response.

Kind regards



Amar Sidhu
Architectural Assistant

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07876 418 257
Amar@gaa.design
<http://www.gaa.design>

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From: Amar Sidhu
Sent: 28 January 2022 12:31
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>
Subject: RE: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Hi Karl,

Please find attached revised landscape plan in accordance with that approved under the planning application.

Could you please offer an update on all other conditions.

Kind regards

From: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Sent: 17 January 2022 10:43
To: Amar Sidhu <Amar@gaa.design>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>
Subject: Re: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Amar

27256/APP/2021/3759 MANOR COURT Details of Landscaping in compliance with
HIGH STREET condition 6

Please find attached comments from the Council's Urban Design and Conservation Team for your information and necessary action.

25525/APP/2021/3629 [MANOR COURT](#) Details of a Written Scheme of Investigation
[HIGH STREET](#) (archaeology),

Please find attached the response from Historic England (GLAAS) regarding the archaeological condition. Apologies for the delay in forwarding this to you. I would be grateful if you would address the comments from GLAAS so that we can progress the application.

I will get back to you on the other outstanding conditions shortly.

Regards

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

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From: Amar Sidhu <Amar@gaa.design>
Sent: Thursday, January 13, 2022 11:37 AM
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Alex Frazier <alex.frazier@Ldclandscape.co.uk>
Subject: FW: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Hi Karl,

Please see landscape consultants' comments below, I have also copied them in for any further technical queries. However, the below should address all the concerns raised.

Kind regards



Amar Sidhu
Architectural Assistant

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 07876 418 257
 Amar@gaa.design
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From: Alex Frazier <alex.frazier@Ldclandscape.co.uk>
Sent: 13 January 2022 11:31
To: Amar Sidhu <Amar@gaa.design>
Subject: RE: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

1. The post and rail fence helps to divide ownership between private and public. It defines the garden space. It is a natural structure (Which is found onsite). The post and rail fence is to be a traditional chestnut fence with morticed joints. It also allows a degree of permeability.
1. Trees and hedges are pulled some 12 m away from the face of the barn. The hedge is at a lower level, a granite sett edge divides the lawn in two. The hedge would be maintained at heights no greater than 1.2m. We have proposed a native hedge to try and increase opportunities for biodiversity. This hedge is typical of the existing landscape character.
1. Tree species – With climate change being an ever important factor, the cumulative effect of planting more trees helps to increase carbon storage. Please refer to this link by the woodland trust for further information. The trees used have tight light canopies, thus permeability through is maintained. They also bear small fruit which again improves opportunities for biodiversity.

Thanks

Alex Frazier
(BAHons) CMLI
Studio Loci (Design division of LDC Ltd)

The Charcoal House
Blacksmith Lane
Chilworth
Guildford
Surrey, GU4 8NQ

www.studiolocidesign.co.uk
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Direct Dial: 01483 230923
Mobile: 07977102901



From: Amar Sidhu [<mailto:Amar@gaa.design>]
Sent: 13 January 2022 10:56
To: Alex Frazier <alex.frazier@ldclandscape.co.uk>
Subject: FW: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Hi Alex,

Please see further comments below, I have made the officer aware of the beech hedge and forwarded your attachment.

Kind regards



Amar Sidhu
Architectural Assistant

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 07876 418 257
Amar@gaa.design
<http://www.gaa.design>

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From: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Sent: 13 January 2022 10:46
To: Amar Sidhu <Amar@gaa.design>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Mark Butler <mbutler1@hillingdon.gov.uk>; Robert Reeves <RReeves@Hillingdon.Gov.UK>
Subject: Re: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Amar,

27256/APP/2021/3759 MANOR COURT Details of Landscaping in compliance with
 HIGH STREET condition 6

Objections have been received to the landscaping scheme from Historic England and Harmondsworth Conservation Area Advisory Panel, which are set out below.

Historic England

I am writing on behalf of the English Heritage Trust. This organisation, a charitable trust established in 2015 to conserve and present the 420 historic buildings and ancient monuments in State care in England, is therefore responsible for managing the Great Barn of Harmondsworth. I am writing as 'occupier' of this building, which is the property of Historic England. Public access is managed by the Friends of the Great Barn at Harmondsworth. Harmondsworth Barn is Grade I listed and has exceptional architectural and historic interest. Built in 1426

by Winchester College as part of its manor farm at Harmondsworth, the oak-framed barn is an outstanding example of medieval carpentry and contains one of the most intact interiors of its era. It was rescued by English Heritage after years of neglect.

English Heritage does not appear to have been consulted on this application directly by the London Borough of Hillingdon. I would be grateful if you could please directly consult us on all planning applications which may impact on the setting of the barn.

English Heritage wishes to object to some aspects of application 27256/APP/2021/3759 (approval of details for 27256/APP/2017/3721).

We are concerned that the Grade I listed barn is not shown on the proposed landscaping plan.

However, a Beech hedge is proposed to be planted directly against the footings of the barn physically blocking access to the 3 pairs of entrance doors and visually obscuring the barn. A row of 6 trees are also proposed along the length of the barn. The hedge and trees would be incongruous features for what was historically an open farmyard setting, which remains appreciable, and harm the significance of the barn.

Vegetation in such close proximity to a medieval barn could lead to problems with root penetration, subsidence, overshadowing and leaf litter fall which could lead to the physical decay of the structure and make adequate maintenance more difficult to achieve.

HCAAP

I am writing on behalf of the Harmondsworth Conservation Area Advisory Panel and the Friends of the Great Barn at Harmondsworth.

We are concerned to see the current proposals for landscaping are very different to those submitted as part of the original planning application (27256/APP/2017/3721). The new landscape plan does not show the Grade I listed Great Barn (though the outline if its parking area is shown) so the negative impact of the proposed planting on its setting cannot easily be appreciated. The proposed hedge (of unspecified height) and row of six trees running north-south down the boundary between the land belonging to the Barn and that belonging to the L-shaped building to the north of the site is completely unacceptable as it will obscure views of the Barn and will break up the open 'farmyard' area that was carefully preserved when the L-shaped block was given permission in the late 1980s. We also find it strange that it is proposed to install a post and rail fence along the blank wall on the north-west end of the L-shaped building and along the south border of the garden to the studio flat as there is an existing metal estate fence dividing the land around the Barn from the proposed garden area to the north. We also note that the existing trees to the northwest are not within the development site but on land belonging to the Great Barn.

Given the above objections, officers are unable to recommend discharge of the relevant condition.

I would therefore request that your landscape consultant addresses the above concerns and resubmit a revised scheme accordingly.

Regards

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

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From: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Sent: Thursday, January 13, 2022 10:31 AM
To: Amar Sidhu <Amar@gaa.design>
Subject: Re: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Amar

Objections have been received to the landscaping scheme from Historic England and Harmondsworth Conservation Area Advisory Panel, which are set out below.

I am writing on behalf of the English Heritage Trust. This organisation, a charitable trust established in 2015 to conserve and present the 420 historic buildings and ancient monuments in State care in England, is therefore responsible for managing the Great Barn of Harmondsworth. I am writing as 'occupier' of this building, which is the property of Historic England. Public access is managed by the Friends of the Great Barn at Harmondsworth.

Harmondsworth Barn is Grade I listed and has exceptional architectural and historic interest. Built in 1426 by Winchester College as part of its manor farm at Harmondsworth, the oak-framed barn is an outstanding example of medieval carpentry and contains one of the most intact interiors of its era. It was rescued by English Heritage after years of neglect.

English Heritage does not appear to have been consulted on this application directly by the London Borough of Hillingdon. I would be grateful if you could please directly consult us on all planning applications which may impact on the setting of the barn.

English Heritage wishes to object to some aspects of application 27256/APP/2021/3759 (approval of details for 27256/APP/2017/3721).

We are concerned that the Grade I listed barn is not shown on the proposed landscaping plan.

However, a Beech hedge is proposed to be planted directly against the footings of the barn physically blocking access to the 3 pairs of entrance doors and visually obscuring the barn. A row of 6 trees are also proposed along the length of the barn. The hedge and trees would be incongruous features for what was historically an open farmyard setting, which remains appreciable, and harm the significance of the barn.

Vegetation in such close proximity to a medieval barn could lead to problems with root penetration, subsidence, overshadowing and leaf litter fall which could lead to the physical decay of the structure and make adequate maintenance more difficult to achieve

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

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From: Amar Sidhu <Amar@gaa.design>
Sent: Monday, January 10, 2022 11:45 AM
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Planning Team <planning@gaa.design>
Subject: RE: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Morning Karl,

Hope all is well.

Please could you provide me with an update regarding these conditions.

Kind regards



Amar Sidhu
Architectural Assistant

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Amar@gaa.design
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From: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Sent: 06 January 2022 11:07
To: Amar Sidhu <Amar@gaa.design>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Planning Team <planning@gaa.design>
Subject: Re: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Amar

Thank you for sending through the updated documents, which are currently under review.

I will update you on the outstanding conditions shortly under separate cover.

Regards

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

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From: Amar Sidhu <Amar@gaa.design>
Sent: Tuesday, January 4, 2022 12:26 PM
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Robert Reeves <RReeves@Hillingdon.Gov.UK>; Planning Team <planning@gaa.design>
Subject: RE: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Good afternoon Karl,

Hope all is well and trust you had an enjoyable break with a happy new year.

Please see attached the revised documents as below to action comments made by LPA.

Condition 12 (27256/APP/2021/3620) – Revised CEMP
Condition 13 (25525/APP/2021/3630) – Revised Travel Plan

Please do review and confirm if there are any further comments.

With regards to the other conditions, please do provide an update as to the decisions or any further comments.

I look forward to your response.

Kind regards



Amar Sidhu
Architectural Assistant

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07876 418 257
Amar@gaa.design
<http://www.gaa.design>

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From: Amar Sidhu
Sent: 21 December 2021 10:53
To: 'Karl Dafe' <KDafe@Hillingdon.Gov.UK>
Cc: 'Mandip Malhotra' <MMalhotra@hillingdon.gov.uk>; 'Robert Reeves' <RReeves@Hillingdon.Gov.UK>; Planning Team <planning@gaa.design>; Roberto Scalzullo <Roberto@gaa.design>
Subject: RE: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Morning Karl,

Hope all is well.

There is nothing to update yet from our end regarding the amendments required which have been instructed. However, I would request that you provide us with an update on the matters which are in the hands of the LPA. Furthermore, clarification regarding decision dates would be much appreciated.

I look forward to your response.

Any further queries, please do not hesitate to contact me.

Kind regards

From: Amar Sidhu
Sent: 16 December 2021 16:07
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Robert Reeves <RReeves@Hillingdon.Gov.UK>; Planning Team <planning@gaa.design>; Roberto Scalzullo <Roberto@gaa.design>
Subject: RE: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Hi Karl,

Please see updates below regarding the comments issued and those yet to be received, **LPA actionable items have been highlighted in red.**

Condition 04 (27256/APP/2021/3805) – Materials

- Awaiting comments from LPA.

Condition 05 (25525/APP/2021/3629) – Written Scheme of Investigation

- LPA comments issued to consultant who is reviewing and will revert with a response in due course.

Condition 06 (27256/APP/2021/3759) – Landscape

- Revised documents issued to LPA, LPA confirmed all is acceptable awaiting LPA decision notice.

Condition 07 (27256/APP/2021/3690) – SUDS

- Awaiting comments from LPA

Condition 10 (27256/APP/2021/3621) – Lighting

- LPA did not seem to raise issues with the scheme proposed, LPA to provide further clarification as to if further information is required.

Condition 11 (27256/APP/2021/3622) – Noise & Ventilation

- Awaiting comments from LPA

Condition 12 (27256/APP/2021/3620) – CEMP

- LPA comments issued to consultant who is reviewing and will revert with a response in due course.

Condition 13 (25525/APP/2021/3630) – Low Emission Strat

- LPA comments issued to consultant who is reviewing and will revert with a response in due course.

Condition 14 – Secure By Design

- LPA to confirm for condition to be changed to pre-occupation as per advice of SBD officer Robert Palin.

Condition 19 (27256/APP/2021/3619) – Vehicular and pedestrian access

- LPA confirmed all is acceptable awaiting LPA decision notice.

I look forward to your response and update regarding the matters which are to be dealt with by the LPA.

Any further queries, please do not hesitate to contact me.

Kind regards

From: Karl Dafe <KDafe@Hillingdon.Gov.UK>

Sent: 14 December 2021 10:33

To: Amar Sidhu <Amar@gaa.design>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Robert Reeves <RReeves@Hillingdon.Gov.UK>; Planning Team <planning@gaa.design>; Roberto Scalzullo <Roberto@gaa.design>

Subject: Re: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Amar

Documents received. Many thanks.

Regards

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

From: Amar Sidhu <Amar@gaa.design>

Sent: Tuesday, December 14, 2021 9:26 AM

To: Karl Dafe <KDafe@Hillingdon.Gov.UK>

Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Robert Reeves <RReeves@Hillingdon.Gov.UK>; Planning Team <planning@gaa.design>; Roberto Scalzullo <Roberto@gaa.design>

Subject: GAA 21028 - Manor Court, High Street, Harmondsworth, UB7 0NL

Good morning Karl,

Please find attached revised landscape documents for condition 27256/APP/2021/3759.

Any further queries or comments, please do not hesitate to contact me.

Kind regards



Amar Sidhu
Architectural Assistant

 01753 965 100
 07876 418 257
 Amar@gaa.design
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From: Amar Sidhu
Sent: 13 December 2021 18:01
To: 'Karl Dafe' <KDafe@Hillingdon.Gov.UK>
Cc: 'Mandip Malhotra' <MMalhotra@hillingdon.gov.uk>; 'Robert Reeves' <RReeves@Hillingdon.Gov.UK>; Planning Team <planning@gaa.design>; Roberto Scalzullo <Roberto@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Hi Karl,

Following on from my previous email, I have reviewed the schedule provided again. It seems that there is no actions to be taken on Condition 10 & 19. Therefore, will we be receiving a decision shortly?

Furthermore, please could you clarify what dates you are working to for all the decisions so I can make the consultants & client aware of this.

I look forward to your response.

Kind regards

From: Amar Sidhu
Sent: 13 December 2021 17:08
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Robert Reeves <RReeves@Hillingdon.Gov.UK>; Planning Team <planning@gaa.design>; Roberto Scalzullo <Roberto@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Hi Karl,

Hope all is well.

With regards to the comments issued I have forwarded these to the necessary consultants to action, please could you update me on the status of the other conditions.

I look forward to your response.

Kind regards

From: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Sent: 08 December 2021 10:25
To: Amar Sidhu <Amar@gaa.design>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Robert Reeves <RReeves@Hillingdon.Gov.UK>
Subject: Re: Manor Court Discharge of conditions

Sidhu

27256/APP/2021/3759 MANOR COURT Details of Landscaping in compliance with
 HIGH STREET condition 6

CONDITION 6: Landscape details Landscape proposals have been prepared by Studio Loci. Plans include a general layout plan, ref. 10216-GA-01 Rev 1 showing the general disposition of hard and soft landscape types. Planting plans 1 and 2 of 2 show the general layout of plant typologies (as above) with schedules of plants added. However, the details are incomplete because there is no labelled planting plan to explain which species are to be planted where?

Existing structure planting (trees and hedges) is indicated on plan but should be labelled for the sake of clarity.

Drawing ref. 18216-DT-CD-01 Rev 1 provides a typical tree planting pit design. A landscape management plan (document) specifies the main operational requirements to establish and maintain the planting. The plan includes the monitoring and replacement of any plants that fail. At 3.4 the plan specifies the attention to tree stakes and ties, however, the tree planting detail shows underground guying - which obviates the need for tree stakes? There is no supporting planting specification (document).

RECOMMENDATION Further details and clarification are required to ensure that the LPA (and the landscape contractor) understand what is proposed and to secure a robust and high quality scheme when completed.

Regards

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

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From: Amar Sidhu <Amar@gaa.design>
Sent: Tuesday, December 7, 2021 12:41 PM
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Hi Karl,

Thank you for the schedule of comments regarding the condition discharges, we will make the client and consultants aware of these changes and revert as soon as possible.

Please can we have some clarification regarding the decision dates so the necessary EoT's can be requested.

Any further comments or queries, please do not hesitate to contact me.

Kind regards



Amar Sidhu
Architectural Assistant

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From: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Sent: 07 December 2021 12:27
To: Amar Sidhu <Amar@gaa.design>
Cc: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>
Subject: Re: Manor Court Discharge of conditions

Sidhu

Apologies for the delay in getting back to you.

Please find attached s schedule of the applications for discharge of various conditions attached to planning consent ref:27256/APP/2017/3721 (Alterations and conversion of the Manor Lodge into 2 No. 4-bedroom houses; conversion of the Stable Building into 6 No. 1-bedroom and 2 No. 2-bedroom cottages; conversion of the Office Barn into 1 No. studio flat, 1 No. 1-bedroom flat, 2 No. 2-bedroom houses and 1 No. 3-bedroom house; retention of the Granary Building and conversion to garden store; upgrade of boundary treatments; reinstatement of yard pond, together with associated parking and landscaping)

As you will see, a number of the submissions to discharge conditions require amendment or further information, whilst others are awaiting consultee responses.

I will chase the relevant consultees. Meanwhile, I would be grateful if you would address the issues raised so far.

With regards to the Secure by Design condition, I will respond under separate cover.

kind regards

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

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From: Amar Sidhu <Amar@gaa.design>
Sent: Monday, December 6, 2021 3:43 PM
To: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Good afternoon all,

Hope you are well.

Please could you provide an update as to these application as the decision date for all has passed, no EoT has been agreed and we are yet to receive an update on any of the submitted documents.

Kind regards



Amar Sidhu
Architectural Assistant

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From: Amar Sidhu
Sent: 03 December 2021 10:52
To: 'Mandip Malhotra' <MMalhotra@hillingdon.gov.uk>; 'Karl Dafe' <KDafe@Hillingdon.Gov.UK>
Cc: Roberto Scalzullo <Roberto@gaa.design>; Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Good morning all,

Hope you are well.

Please could you provide me with an update as most conditions should have been discharged by now, if there are amendments to be made please do let me know prior to issuing any formal decision so that any issues can be rectified.

Any queries or comments, please do let me know.

Kind regards

From: Amar Sidhu
Sent: 01 December 2021 14:19
To: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Roberto Scalzullo <Roberto@gaa.design>; Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Hi Mandip,

Thanks for the response, I look forward to your future email regarding the status of these conditions.

Kind regards

From: Mandip Malhotra <MMalhotra@hillingdon.gov.uk>
Sent: 01 December 2021 14:14
To: Amar Sidhu <Amar@gaa.design>; Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Roberto Scalzullo <Roberto@gaa.design>; Planning Team <planning@gaa.design>
Subject: Re: Manor Court Discharge of conditions

Dear Amar

Please accept my apologies for the Lack of response. Karl has been having problems with his computer the last few days but will be in touch before the end of the week.

Kind regards
Mandip

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From: Amar Sidhu <Amar@gaa.design>
Sent: Wednesday, December 1, 2021 1:02:11 PM
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Roberto Scalzullo <Roberto@gaa.design>; Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Hi Karl,

Please could you provide an update as we are past the decision date for the majority of these decisions and the remainder of the decision dates are fast approaching.

Any amendments please notify me, and we will make the revisions promptly.

Kind regards



Amar Sidhu
Architectural Assistant

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From: Amar Sidhu
Sent: 30 November 2021 15:31
To: 'Karl Dafe' <KDafe@Hillingdon.Gov.UK>
Cc: Roberto Scalzullo <Roberto@gaa.design>; 'Mandip Malhotra' <MMalhotra@hillingdon.gov.uk>; Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Hi Karl,

Hope all is well.

Please could you provide an update regarding the discharge of conditions.

Kind regards

From: Amar Sidhu
Sent: 29 November 2021 11:24
To: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Roberto Scalzullo <Roberto@gaa.design>; Mandip Malhotra <MMalhotra@hillingdon.gov.uk>; Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Hi Karl,

Hope you are well.

Please could you provide me with an update as to the status of these application as many of them are past their decision date. If amendments are required, then please do let me know.

Any further queries or comments, please do let me know.

Kind regards

From: Amar Sidhu
Sent: 25 November 2021 12:16

To: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Roberto Scalzullo <Roberto@gaa.design>; Mandip Malhotra <MMalhotra@hillingdon.gov.uk>
Subject: RE: Manor Court Discharge of conditions

Hi Karl,

Thank you for the response, it is much appreciated.

With regards to the applications, we have submitted 9 total applications. I am aware that the decision date for some of these has already passed, if you require an extension of time, please do let me know as soon as possible as this will need to be agreed and the client informed.

Any further queries, please do not hesitate to contact me.

Kind regards

From: Karl Dafe <KDafe@Hillingdon.Gov.UK>
Sent: 25 November 2021 12:11
To: Amar Sidhu <Amar@gaa.design>
Cc: Roberto Scalzullo <Roberto@gaa.design>; Roz Johnson <RJohnson@hillingdon.gov.uk>; Mandip Malhotra <MMalhotra@hillingdon.gov.uk>
Subject: Re: Manor Court Discharge of conditions

Amar

I am sorry for the delay in responding. I have instructed that all the remaining details applications be validated.

According to our records there are now 9 details applications submitted for this site.

I will do my best to deal with the applications expeditiously.

Kind regards

K Dafe

Amechi Karl Dafe

Planning Case Manager
Major Applications Team

Residents Services

London Borough of Hillingdon
Tel: 01895 250230

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From: Amar Sidhu <Amar@gaa.design>
Sent: Thursday, November 25, 2021 10:37 AM
To: Planning <planning@hillingdon.gov.uk>; Roz Johnson <RJohnson@hillingdon.gov.uk>; Karl Dafe <KDafe@Hillingdon.Gov.UK>
Cc: Roberto Scalzullo <Roberto@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Good morning all,

I am becoming rather concerned with the lack of attention being paid to these applications, please could I have a response regarding the validation of the applications listed below and the decision status of the remainder of the applications. As stated below we are aware that times are busy but a response to confirm receipt would be a minimum expectation.

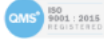
Kind regards



Amar Sidhu
Architectural Assistant

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From: Amar Sidhu

Sent: 24 November 2021 12:47

To: 'Planning' <planning@hillingdon.gov.uk>; 'Roz Johnson' <RJohnson@hillingdon.gov.uk>; 'Kdfe@hillingdon.gov.uk' <Kdfe@hillingdon.gov.uk>

Cc: Planning Team <planning@gaa.design>; Roberto Scalzullo <Roberto@gaa.design>

Subject: RE: Manor Court Discharge of conditions

Good afternoon all,

Hope you are well.

Please could you provide me with an update as the decision date on some of these conditions is dated as today and we are yet to even have any contact from yourselves, if there are amendments required to approve the application, please do let us know. If a refusal is received, we will be questioning the reason as to why we were not made aware of this prior to it being issued and given the time to make the necessary amendments.

Further we would like to address our concern for the lack of communication, which is unacceptable and although times are busy a confirmation of receipt to the email chain below would be a minimum expectation.

We look forward to receiving your response promptly.

Kind regards

From: Amar Sidhu

Sent: 23 November 2021 09:32

To: Planning <planning@hillingdon.gov.uk>; Roz Johnson <RJohnson@hillingdon.gov.uk>; Kdfe@hillingdon.gov.uk

Cc: Planning Team <planning@gaa.design>; Roberto Scalzullo <Roberto@gaa.design>

Subject: RE: Manor Court Discharge of conditions

Good morning All,

Please may I have some response regarding these conditions as we are currently without any feedback regarding the submitted documents and the decision date for the majority is this week with certain conditions yet to be updated on the website.

Kind regards

From: Amar Sidhu

Sent: 22 November 2021 10:47

To: Planning <planning@hillingdon.gov.uk>; Roz Johnson <RJohnson@hillingdon.gov.uk>; Kdfe@hillingdon.gov.uk

Cc: Planning Team <planning@gaa.design>; Roberto Scalzullo <Roberto@gaa.design>

Subject: RE: Manor Court Discharge of conditions

Good morning Karl,

Hope all is well.

With regards to the discharge of conditions for this site, please could you provide me with an update as to if Condition 4 (Materials) & 6 (Landscaping) have been validated as they do not show up on the Hillingdon Planning Website.

Furthermore, the conditions listed below all have a decision date set for this week or next and we are yet to have any correspondence regarding the LPA's standing on the submitted documentation.

- Condition 5 – Ref No. 25525/APP/2021/3629

- Condition 7 – Ref No. 27256/APP/2021/3690
- Condition 10 – Ref No. 27256/APP/2021/3621
- Condition 11 – Ref No. 27256/APP/2021/3622
- Condition 12 – Ref No. 27256/APP/2021/3620
- Condition 13 – Ref No. 25525/APP/2021/3630
- Condition 19 – Ref No. 27256/APP/2021/3619

Please do let me know of any comments.

Any queries, please do not hesitate to contact me.

Kind regards

From: Amar Sidhu
Sent: 17 November 2021 12:26
To: 'Planning' <planning@hillingdon.gov.uk>
Cc: Planning Team <planning@gaa.design>; 'Roz Johnson' <RJohnson@hillingdon.gov.uk>
Subject: RE: Manor Court Discharge of conditions

Dear Sir/ Madam,

Hope all is well.

Please could you provide me with Karl Dafe's contact information as the decision date for these applications is fast approaching and we are yet to have any feedback regarding our submission. Furthermore, the application listed below are yet to have their validation confirmed which is rather frustrating as submission was at the end of September/ beginning of October.

Any further queries, please do not hesitate to contact me.

Kind regards

From: Amar Sidhu
Sent: 08 November 2021 11:54
To: Planning <planning@hillingdon.gov.uk>
Cc: Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Good morning Richard,

Hope all is well.

Please could you provide me with Karl Dafe's contact details and apologies for the confusion however, I am still not certain as to the status of the applications listed below (planning portal reference provided).

Condition Discharge 04 – Materials – PP-10247018v1
Condition Discharge 05 – Written Site Investigation - PP-10246408
Condition Discharge 06 – Landscape - PP10246575v1

Any further queries, please do not hesitate to contact me.

Kind regards

From: Planning <planning@hillingdon.gov.uk>
Sent: 03 November 2021 15:59
To: Amar Sidhu <Amar@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Amar,

Thanks for confirming that.

All bar the latest two applications (27256/APP/2021/3759 & 3805) are with Karl Dafe for determination and he is allocated to register the two applications 27256/APP/2021/3759 & 3805:-

27256 MANOR COURT HIGH STREET HARMONDSWORTH UB7 0AQ							
Reference	Description	Type	Decision	Date	Received	Appeal	
27256/B	T/P Pre-corres (Change of use of farm from res.						
27256/A	Housing site 435.						
27256/APP/2021/3805	Alterations and conversion of the Manor Lodge into 2 No. 4-b	DET			11-10-21		
27256/APP/2021/3759	Alterations and conversion of the Manor Lodge into 2 No. 4-b	DET			06-10-21		
27256/APP/2021/3690	Details of Drainage Maintenance Plan, Drainage Strategy and	DET			30-09-21		
27256/APP/2021/3620	Details of a Construction Management Plan, in compliance wit	DET			27-09-21		
27256/APP/2021/3619	Details of Access Management Plan, in compliance with condit	DET			27-09-21		
27256/APP/2021/3621	Details of External Lighting, in compliance with condition 1	DET			27-09-21		
27256/APP/2021/3622	Details of a Sound Insulation and Ventilation Strategy, in c	DET			27-09-21		
27256/APP/2017/3723	Alterations and conversion of the Manor Lodge into 2 No. 4-b	LBC	APP	19-06-19	11-10-17		
27256/APP/2017/3721	Alterations and conversion of the Manor Lodge into 2 No. 4-b	FUL	APP	19-06-19	11-10-17		

I shall forward this e-mail to him.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton
BA (Hons) Dip TP
Planning Information Officer
Planning
Residents Services
Location, Civic Centre
London Borough of Hillingdon
01895 250230
rbuxton@hillingsdon.gov.uk

From: Amar Sidhu <Amar@gaa.design>
Sent: 02 November 2021 10:03
To: Planning <planning@hillingsdon.gov.uk>
Cc: Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Morning Richard,

Thank you for the response, the planning reference number for the root application is 27256/APP/2017/3721, the address listed on the decision notice is Manor Court, High Street, Harmondsworth.

I look forward to your response.

Any further queries, please do not hesitate to contact me.

Kind regards



Amar Sidhu
Architectural Assistant

01753 965 100
07876 418 257
Amar@gaa.design
<http://www.gaa.design>

Suite 1, First Floor, Aquasulis, 10-14 Bath Road, Slough, SL1 3SA



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From: Planning <planning@hillingdon.gov.uk>
Sent: 02 November 2021 08:44
To: Amar Sidhu <Amar@gaa.design>; Planning <planning@hillingdon.gov.uk>
Cc: Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

Amar,

Thanks but could you be a bit more specific with the address and root planning permission please.

Please note that the comments made in this email represent officer opinion and cannot be seen to prejudice the Local Planning Authority's formal determination in relation to any application or planning matter.

Regards

Richard Buxton
BA (Hons) Dip TP
Planning Information Officer
Planning
Residents Services
Location, Civic Centre
London Borough of Hillingdon
01895 250230
rbuxton@hillingdon.gov.uk

From: Amar Sidhu <Amar@gaa.design>
Sent: 01 November 2021 12:30
To: Planning <planning@hillingdon.gov.uk>
Cc: Planning Team <planning@gaa.design>
Subject: RE: Manor Court Discharge of conditions

You don't often get email from amar@gaa.design. [Learn why this is important](#)

Dear Sir/ Madam,

Hope all is well.

Please could you provide me with an update on the validation status of the below mentioned applications.

Any further queries, please do not hesitate to contact me.

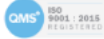
Kind regards



Amar Sidhu
Architectural Assistant

01753 965 100
07876 418 257
Amar@gaa.design
<http://www.gaa.design>

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From: Amar Sidhu
Sent: 26 October 2021 13:29
To: Planning <planning@hillingdon.gov.uk>
Cc: Planning Team <planning@gaa.design>
Subject: Manor Court Discharge of conditions

Dear Sir/ Madam

Hope all is well.

With regards to the above-mentioned site, we have submitted some applications concerning the discharge of conditions. Please could you provide us with an update as to the status of their validation.

Planning portal references are as below:

- PP-10247018v1
- PP-10246408
- PP-10246575v1
- PP-10246828v1

If we have missed the validation letter, our apologies. However, if not, then please could you issue this as soon as possible.

Any further queries, please do not hesitate to contact me.

Kind regards

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