13 October 2026
L261013 SAV Cover Letter

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SUBMITTED VIA PLANNING PORTAL: PP-15289302

Dear Sir / Madam

SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PLANNING PERMISSION FOR DEVELOPMENT WITHOUT COMPLIANCE WITH CONDITIONS 5, 6 AND 7 OF PERMISSION 38074/APP/2026/1405 REPLACEMENT OF EXISTING REAR RAMP AND CONSTRUCTION OF REAR TERRACE WITH ASSOCIATED STRUCTURES. REFURBISHMENT OF THE EXISTING FOURTH FLOOR TERRACE WITH ASSOCIATED STRUCTURES AND LANDSCAPING. CONSTRUCTION OF FRONT ENTRANCE CANOPY. ALTERATIONS TO EXISTING FACADE GLAZING. REORGANISATION AND PROVISION OF CAR AND CYCLE PARKING, HARD AND SOFT LANDSCAPING WORKS AND ASSOCIATED DEVELOPMENT.
PROSPECT HOUSE, 97 OXFORD ROAD, UXBRIDGE, UB8 1LU
THE NATIONAL FARMERS UNION MUTUAL INSURANCE SOCIETY LIMITED

Introduction

We write on behalf the National Farmers Union Mutual Insurance Society Limited (the '**Applicant'**) to apply for permission to develop land without compliance with Conditions 5, 6 and 7 of Planning Permission: 38074/APP/2026/1405.

The proposal is to revise wording of a condition to allow for further information to be submitted which should negate the requirement for further survey work and to amend conditions to 'compliance' wording with the submission of further detail.

In accordance with the Town and Country Planning (Development Management Procedure) order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms;
- Completed CIL form;
- The following technical information and drawings:
    - 'New Main Entrance – Arch LED Details' Drawing Ref: 25.062.PL.300;
    - Entrance Arch Technical Sheet from MiD Lighting;
    - 260819.PI.02 Phase I Geo-Environmental Assessment, prepared by Roberts Environmental;
    - 'Terrace Deck Layout' Drawing Ref: 21558 TAK-D-GA001 P4; and
    - 'Rear Terrace – Details' Drawing Ref: 21558 TAK-D-GA004 P2.

The application has been submitted, and the requisite fee (**£608.00**) has been paid electronically via the Planning Portal (Ref: **PP-15289302**).

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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Relevant Planning History

On 17 August 2026, planning permission was granted for the *'Replacement of existing rear ramp and construction of rear terrace with associated structures. Refurbishment of the existing fourth floor terrace with associated structures and landscaping. Construction of front entrance canopy. Alterations to existing facade glazing. Reorganisation and provision of car and cycle parking, hard and soft landscaping works and associated development.'* (Ref: 38074/APP/2026/1405) (the '**2026 Permission**').

There are two live applications relating to the development. One of which is for the discharge of condition 4, relating to materials and the other for advertisement consent.

The Proposed Amendments

The application seeks approval for amendments to conditions as listed on the 2026 Permission. The below sets out the condition as listed on the 2026 Permission, the information submitted to allow the condition to be reworded and suggested wording for the conditions to be attached to any subsequent S73 permission.

Condition 5

Condition 5 relates to the lighting associated with the front entrance canopy and reads as follows:

> *Notwithstanding the approved drawings and prior to the installation of any lighting associated with the front entrance canopy, details of the lighting, including its design, position, luminance levels, hours of operation and colour temperature, shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed and retained in accordance with the approved details.*

The information submitted in relation to this condition is:

- 'New Main Entrance – Arch LED Details' Drawing Ref: 25.062.PL.300; and
- Entrance Arch Technical Sheet from MiD Lighting.

The information submitted provides details relating to how the entrance canopy is proposed to be illuminated. The drawing includes details of the LED neon strip, the position of the lighting, hours of operation and the colour temperature. The technical sheet provided with the application includes details of the luminance levels.

Therefore, the necessary information to 'discharge' the condition has been provided, and we request that it is worded to the S73 permission to require compliance with the relevant information. The suggested wording is set out below:

> *The lighting associated with the front entrance canopy shall be installed and thereafter retained in accordance with the approved details contained within the 'New Main Entrance – Arch LED Details Drawing Ref: 25.062.PL.300' and the associated technical sheet. The lighting shall be maintained in accordance with the approved design, position, luminance levels, hours of operation and colour temperature at all times.*

Condition 6

Condition 6 relates to land contamination and currently reads as follows:

> *(i) No below-ground works shall commence until a scheme to deal with contamination has been submitted to and approved in writing by the Local Planning Authority. For the purposes of this condition, below-ground works include, but are not limited to, site clearance involving ground disturbance, excavation, trenching, drilling, piling, foundation works, service installation, drainage works, hard landscaping involving excavation and/or ground*

disturbance, ground reduction, ground improvement works and any other operation which breaks or disturbs the ground.
All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless otherwise agreed in writing by the Local Planning Authority:
(a) A site investigation, including where relevant soil, soil gas, surface water, and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations, and recommendations for remedial measures to make the site suitable for the proposed use; and
(b) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement of below ground works, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.
(ii) 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
(iii) 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 have been carried out in full and in accordance with the approved methodology.
(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

The 2026 Permission included a high-level assessment for the purposes of the sale of the property, not for planning purposes and therefore it was agreed that the above condition be attached. However, a desk-based assessment by Roberts Environmental has now been undertaken for the purposes of a planning application which concludes that no site investigation is required. We therefore request that the wording of condition 6 is reworded to the following:

The development shall be carried out in accordance with the findings and recommendations of the approved Desk-Based Assessment 260819.PI.02 Phase I Geo-Environmental Assessment, which concludes that the site is not affected by land contamination that would pose an unacceptable risk to human health, controlled waters, property, ecological systems or future users of the site.
In the event that previously unidentified contamination is encountered during any excavation works, piling, foundation works, landscaping works requiring excavation or ground disturbance, drainage works, service trenching, removal of hard surfacing, ground reduction, or other intrusive groundworks, all works in the affected area shall cease immediately and the Local Planning Authority shall be notified in writing. A remediation strategy shall be submitted to and approved in writing by the Local Planning Authority before works recommence in the affected area.

Condition 7

Condition 7 relates to the proposed rear decking and reads as follows:

Notwithstanding the approved plans, prior to the commencement of works to the canal-side terrace, detailed construction drawings of the proposed decking adjacent to trees T019 and T020 shall be submitted to and approved in writing by the Local Planning Authority.

The information submitted provides details relating to how the existing trees will be protected during construction of the proposed rear terrace. The drawings Terrace Deck Layout Drawing Ref: 21558 TAK-D-GA001 P4; and Rear Terrace – Details Drawing Ref: 21558 TAK-D-GA004 P2 have been drafted in accordance with the measures as set out in the Arboricultural Impact Assessment submitted with the 2026 Permission.

Therefore, the necessary information to 'discharge' the condition has been provided, and we request that it is worded to the S73 permission to require compliance with the relevant information. The suggested wording is set out below:

The canal-side terrace decking adjacent to trees T019 and T020 shall be constructed and thereafter retained in accordance with: Terrace Deck Layout Drawing Ref: 21558 TAK-D-GA001 P4; and Rear Terrace – Details Drawing Ref: 21558 TAK-D-GA004 P2. The development shall be carried out and maintained in accordance with these approved details.

Summary and Conclusion

The application seeks permission to develop land without compliance with Conditions 5, 6 and 7 of the 2026 Permission at Prospect House, 97 Oxford Road, Uxbridge.

The information submitted allows for the conditions to be reworded to ensure compliance with the necessary detail and specifically for no site investigation to be required or further information relating to land contamination to be provided.

We trust that the details included above and on the enclosed drawings provide you with sufficient information to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Amelia Robson or Kate Phipps at these offices.

Yours faithfully,

Savills

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