

JSW/ljs/1020/61/1

17 August 2012

Mr J Rodger
London Borough of Hillingdon
Civic Centre
High Street
UXBRIDGE
Middlesex
UB8 1UW

Dear Mr Rodger

RE: HYDE PARK HAYES – HPH5

As you are aware through our pre-application discussions and correspondence, we act on behalf of Hyde Park Hayes Ltd in relation to the plot known as 'HPH5' at the Hyde Park Hayes Business Park, Millington Road, Hayes, Middlesex, UB3 4AZ. In these terms we are instructed to submit a planning application for the erection of a four storey office building (plus ground) providing 13,880sqm of Class B1 office floorspace plus 140 car parking spaces at surface and basement level and associated landscaping.

As agreed through the pre-application process, the application documentation submitted consists of:

- (i) Forms and certificates;
- (ii) Site Location Plan (ref: 1020/61/1/1_SLP03);
- (iii) Site Plan Layout (ref: 110475-D-005/Rev A);
- (iv) Site Plan Layout (ref: 110475-D-006);
- (v) East Elevation Plan (ref: 110475-D210);
- (vi) South Elevation Plan (ref: 110475-D211);
- (vii) West Elevation Plan (ref: 110475-D212);
- (viii) North Elevation Plan (ref: 110475-D209);
- (ix) Basement Floor Plan (ref: 110475-D200);
- (x) Ground Floor Plan (ref: 110475-D201);
- (xi) First Floor Plan (ref: 110475-D202);
- (xii) Second Floor Plan (ref: 110475-D203);
- (xiii) Third Floor Plan (ref: 110475-D204);
- (xiv) Fourth Floor Plan (ref: 110475-D205);
- (xv) Roof Plan (ref: 110475-D206B);
- (xvi) Existing Site Drainage Catchment (Figure 1);
- (xvii) Proposed Development Plan (Figure 2);



- (xviii) Proposed Storm Water Drainage Strategy (Figure 3);
- (xix) Landscape Illustrative Masterplan (ref: HED.983.101.REVD);
- (xx) Landscape Masterplan (ref: HED.983.102.REVD);
- (xxi) Planting Plan (ref: HED.107.REVC);
- (xxii) Transport Assessment;
- (xxiii) Phase 1 Environmental Assessment;
- (xxiv) Air Quality Assessment;
- (xxv) Bird Hazard Management Plan (ref: 110475-ON2KD-AFX160712);
- (xxvi) Energy Statement;
- (xxvii) Design and Access Statement, and
- (xxviii) The correct application fee of £30,165.00.

All of the documents and plans noted above, have been uploaded onto the planning portal in electronic format.

The pre-application discussions reveal that in principle the Council Officers supported the application proposal.

The issues raised through these discussions have been explained and argued in accompanying statements and are considered to accord with adopted and interim/permitted policy in all respects and should therefore, result in a positive decision in due course. Please note that the fee cheque has been submitted separately.

I look forward to receiving confirmation of the registration of the planning application, marked for my attention.

Yours sincerely

Jason Lowes BSc (Hons) DipTP MRTPI

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Enc.