

## Richard Phillips

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**From:** Charlotte Thomas <charlotte.thomas@bartonwillmore.co.uk>  
**Sent:** 08 June 2022 12:48  
**To:** Richard Phillips  
**Cc:** Ed Pigott; Scarlett Lambeth  
**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Hi Richard

Thanks for your email.

With regards your other questions, please see below:

On the submitted proposed elevations, the proposed cladding material is 'Tata steel Trisomet panel RAL 7000 (grey)' whereas the submitted manufacturer's information is for 'Euroclad Elite System 51.35 wall cladding'. Can you please clarify if they are the same or different products (I note they are 'both' made by Tata Steel). If the latter is different, you will need to specify the RAL colour.

**The spec to be used is EUROCLAD CLADDING SHEET (HPS200 Alaska Grey RAL7000).**

I also note that no information has been provided for the material / cladding to be used on the roof. Will this be the same? Also, the proposed roof plan / side elevations show a total of 16 panels in the roof (8 on each side) but no information has been provided as to what these are. I assume they are skylights / glazed panels but can you please confirm.

**The cladding on the roof will be EUROCLAD TOP SHEET (HPS200 Alaska Grey RAL7000) and the 16 panels are to be rooflights.**

Many thanks,

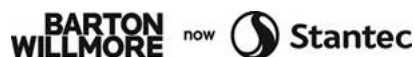
**Charlotte Thomas**

Senior Planner

Direct: 0121 711 5157

bartonwillmore.co.uk

9th Floor, Bank House, 8 Cherry Street, Birmingham, West Midlands, B2 5AL



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**From:** Richard Phillips <RPhillips@Hillingdon.Gov.UK>  
**Sent:** 08 June 2022 12:07  
**To:** Charlotte Thomas <charlotte.thomas@bartonwillmore.co.uk>  
**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Charlotte,

I am just running this past the Air Quality Officer. I am suggesting this could become a compliance condition or even an informative to ensure 'best practice'.

Have you been able to look into my other queries from last week?

Regards,

Richard

---

**From:** Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>  
**Sent:** 08 June 2022 11:26  
**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>  
**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Hi Richard

I hope this email finds you well.

I have tried to ring you a couple of times but can't get through. Whilst we don't consider the below conditions are required, if you still consider that the dust management conditions are needed, could you let us know as soon as possible, to enable us to seek confirmation from our client, as we are keen to release the decision notice as soon as possible.

If I can be of further assistance, please don't hesitate to give me a call.

Many thanks,

**Charlotte Thomas**  
Senior Planner

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**From:** Charlotte Thomas  
**Sent:** 06 June 2022 09:25  
**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>  
**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Hi Richard,

I hope you are well.

With regards the below conditions, the proposed works are for the recladding of the existing building, therefore we don't consider either of the conditions as necessary, as we won't be making any dust. In addition, we wouldn't expect any plant on site. The site will then continue as before.

Many thanks,

**Charlotte Thomas**  
Senior Planner

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**From:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Sent:** 01 June 2022 11:46  
**To:** Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>  
**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Charlotte,

The acoustic fencing condition would read:-

'The acoustic fencing hereby approved shall not exceed a height of 3m above ground level'.

As regards the dust condition(s), this would read:

'No development shall commence until a Plan has been submitted to, and approved in writing by, the LPA. This must demonstrate compliance (drawn up accordance with) the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).

Reason: Compliance with London Plan and in accordance with Mayor of London "The Non-road mobile machinery (standard condition recommended by Mayor of London, London Local Air Quality Management Policy Guidance 2019).

Also, if there is major plant to be used on-site, this additional condition may be required (please advise):-

'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'

Kind regards,

Richard

---

**From:** Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>  
**Sent:** 01 June 2022 09:54  
**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>  
**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

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Hi Richard

Thanks for your email.

We will come back to you on your questions in due course.

Regarding the conditions, could we please review the wording of these?

In addition, our client has agreed an extension of time to 10<sup>th</sup> June 2022.

Many thanks,

**Charlotte Thomas**

Senior Planner

Direct: 0121 711 5157

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**From:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Sent:** 01 June 2022 09:12

**To:** Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Charlotte,

I just sent this email to Scarlett:-

Scarlett,

I have been finalising my report and I do have a few queries.

On the submitted proposed elevations, the proposed cladding material is 'Tata steel Trisomet panel RAL 7000 (grey)' whereas the submitted manufacturer's information is for 'Euroclad Elite System 51.35 wall cladding'. Can you please clarify if they are the same or different products (I note they are 'both' made by Tata Steel). If the latter is different, you will need to specify the RAL colour.

I also note that no information has been provided for the material / cladding to be used on the roof. Will this be the same? Also, the proposed roof plan / side elevations show a total of 16 panels in the roof (8 on each side) but no information has been provided as to what these are. I assume they are skylights / glazed panels but can you please confirm.

I intend to attach a condition, restricting the height of the acoustic fence to a max. of 3m.

I have also been asked to attach a pre-commencement condition, requiring details of a dust mitigation scheme during construction.

Would you be able to agree an ext. of time whilst these matters are clarified to say the end of next week (10/6/22).

Kind regards,

Richard

---

**From:** Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>

**Sent:** 01 June 2022 09:05

**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

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Hi Richard,

I hope you are well.

In Scarlett's absence, are you able to provide us with an update regarding the position of the above application? In addition, could you clarify if there are any pre-commencement conditions we need to review prior to the decision being issued?

Many thanks,

**Charlotte Thomas**  
Senior Planner



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**From:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Sent:** 27 May 2022 12:30

**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Hi Richard,

Thanks for the update.

That's good news and we look forward to receiving the approval next week. Could you confirm if there will be any pre-commencement conditions that need sign-off from our side.

Kind regards,  
Scarlett

**Scarlett Lambeth**  
Graduate Planner



Direct: 0121 711 5153

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**From:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Sent:** 27 May 2022 12:03

**To:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Scarlett,

Thank you for your email.

I hope to finalise my report over next couple of days when other commitments allow.

I believe I have everything I need.

Regards,

Richard

---

**From:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Sent:** 27 May 2022 09:12

**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Hi Richard,

Apologies for another email.

We're conscious that the determination date is the 3<sup>rd</sup> June and given the bank holiday is next week we wanted to check if you required any further information from us.

Kind regards,  
Scarlett

**Scarlett Lambeth**

Graduate Planner

Direct: 0121 711 5153

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**From:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Sent:** 19 May 2022 10:08

**To:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Scarlett,

I just need to write this up now – I will come back to you if any concerns re material info. submitted.

Only comment received is from Cadent Gas who are not objecting but are asking for informative to advise of need to safeguard their assets.

Regards,

Richard

---

**From:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Sent:** 18 May 2022 08:57

**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Hi Richard,

Further to the below, are you able to provide any further updates on the materials documents and if there have been any additional consultation responses?

Many thanks,  
Scarlett

**Scarlett Lambeth**  
Graduate Planner



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**From:** Scarlett Lambeth  
**Sent:** 12 May 2022 09:03  
**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>  
**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Hi Richard,

We have reviewed the specification material for the cladding and our client is seeking to install the materials as set out within the attached documents.

Also, are you able to confirm if there have been any further consultation responses as we believe the consultation period is due to finish today?

Many thanks,  
Scarlett

**Scarlett Lambeth**  
Graduate Planner



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**From:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Sent:** 10 May 2022 17:56  
**To:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>  
**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Scarlett,

Thank you for your email.

Not surprisingly, cladding is a hot topic and Managers (and Members if committee resolution is required) will want to satisfy themselves that the cladding is safe and sustainability so this comes before any Building Regulation application is made.

Are you able to supply the manufacturer's specification material for the cladding?

I also have still not received anything from neighbours.

Regards,

Richard

---

**From:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Sent:** 10 May 2022 15:36

**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Hi Richard,

As requested, we've asked the architect to provide some more information in terms of the cladding and they have confirmed they will meet with the required Building Regulations. More specifically, we are proposing a minimum of 120mm insulation, coated steel liners and coated steel outer sheets. Consequently, our understanding is the cladding system (once detailed design has been undertaken) is certified for up to four hours integrity and 15 minutes insulation regarding reaction to fire.

Having undertaken a review of the relevant planning policy, the proposed cladding is in compliance with both the Hillingdon Local Plan and London Plan. The cladding ensures high quality design is achieved, as per Policy BE1 & DMHB11 of the Hillingdon Local Plan and Policy D3 of the London Plan. In addition, the specification of the cladding is of high specification, above and beyond the existing, and therefore in compliance with Policy D11 of the London Plan. Policy D12 only requires Fire Statements for major applications.

In terms of how environmentally friendly the proposals will be, we will be seeking to comply with all relevant building regulations as the project moves forwards.

Are you able to confirm if there have been any further consultation responses and if there is any further update you can give?

Many thanks,  
Scarlett

**Scarlett Lambeth**

Graduate Planner

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**From:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Sent:** 05 May 2022 15:55

**To:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Scarlett,

Thank you for your email.

The consultation period has another week to run due to the date when the site notice was put up on site.

There are a few consultations with our specialist officers I am awaiting for so if I have not heard anything shortly, I will chase.

---

Would you be able to provide further information on the proposed cladding materials – fire safety and whether environmentally friendly being particularly important.

Thanks,

Richard

**From:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Sent:** 05 May 2022 11:16

**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

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Hi Richard,

Thanks for this, just to clarify when are you expecting the other necessary consultation responses on the application?

In the meantime, could you let us know where you are with the assessment of the application?

If there is anything else you need from us, please let us know.

Many thanks,  
Scarlett

**Scarlett Lambeth**

Graduate Planner

Direct: 0121 711 5153

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**From:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Sent:** 05 May 2022 10:04

**To:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Subject:** RE: Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

Scarlett,

The only response I have received is from Cadent Gas who do not object but are asking for a standard informative to be added.

Regards,

Richard

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**From:** Scarlett Lambeth <[scarlett.lambeth@bartonwillmore.co.uk](mailto:scarlett.lambeth@bartonwillmore.co.uk)>

**Sent:** 05 May 2022 09:36

**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>

**Cc:** Ed Pigott <[Ed.Pigott@bartonwillmore.co.uk](mailto:Ed.Pigott@bartonwillmore.co.uk)>; Charlotte Thomas <[charlotte.thomas@bartonwillmore.co.uk](mailto:charlotte.thomas@bartonwillmore.co.uk)>

**Subject:** Silverdale House, Pump Lane, Hayes (Application Ref: 49670/APP/2022/974)

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Hi Richard,

In regard to the above planning application, could you please advise us if there are any updates given the consultation period ends today.

Many thanks,  
Scarlett

**Scarlett Lambeth**

Graduate Planner

Direct: 0121 711 5153

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