

DATED

18th February

2026

NNR GLOBAL LOGISTICS UK LIMITED
and
THE LONDON BOROUGH OF HILLINGDON

PLANNING OBLIGATION BY DEED PURSUANT TO SECTION 106
OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND ASSOCIATED
POWERS

RELATING TO THE DEVELOPMENT OF LAND AT
NNR House, Stanwell Road, Hounslow, Feltham, TW14 8NG

PLANNING APPLICATION NUMBER: 57744/APP/2023/2517

Planning & Corporate Team
London Borough of Hillingdon
Civic Centre, High Street
Uxbridge, Middlesex
Ref: 024791/CMCG

THIS PLANNING OBLIGATION BY DEED is dated 18th February 2026

and is made **BETWEEN**:

- A. **NNR Global Logistics UK Limited** (company number **02661240**) a company incorporated in England and Wales whose registered office is situated at NNR House, Stanwell Road Feltham, Middlesex, TW14 8NG ("the Owner");
- B. **THE LONDON BOROUGH OF HILLINGDON** of the Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW ("the Council").

1. BACKGROUND

- 1.1 The Council is the local planning authority for the purposes of the 1990 Act for the area in which the Site is located and by whom the obligations in this Agreement are enforceable.
- 1.2 The Council is the highway authority for the area in which the Site is located.
- 1.3 The Owner has a freehold interest in the Land registered under Title No. NGL243898 at HM Land Registry.
- 1.4 The Adjoining Land is owned by British Airport Authorities which is intended to be used as parking spaces for the Development. This small strip of land is rented by the Owner and the Adjoining Landowner is aware of the Development.
- 1.5 On 24 August 2023, the Owner submitted the Planning Application to the Council for permission to develop the Site for the purposes and in the manner described in the Planning Application.
- 1.6 The Owner intends to develop the Site pursuant to the Planning Permission.
- 1.7 The Council has considered the provisions of the London Borough of Hillingdon Local Plan Part 1 November 2012 and Local Plan Part 2 16 January 2020 and taken into account planning considerations affecting the Site and considers that in the interests of the proper planning of its area the Development should only be permitted subject to the terms of this Agreement and for that purpose the parties are willing to enter into this Agreement.

THIS DEED WITNESSES AS FOLLOWS:-**OPERATIVE PROVISIONS****1 INTERPRETATION**

1.1 For the purposes of the recitals and this Agreement, the following words and expressions shall have the following meaning:

“1980 Act”	means the Highways Act 1980 (as amended);
“1990 Act”	means the Town and Country Planning Act 1990 (as amended);
“Adjoining Land”	means part of the freehold property known as land at Heathrow Airport, Stanwell Road registered at HM Land Registry under title number MX276514 and shown for identification purposes only edged blue on the Plan
“Commencement of Development”	means the carrying out in relation to the Development of any material operation (as defined within section 56(4) of the 1990 Act) on the Site pursuant to the Planning Permission but (for the purposes of this Agreement) excluding operations consisting of: <ul style="list-style-type: none"> - site clearance; - demolition (provided always that such works do not relate to any listed building within the Site); - archaeological investigations and works; - ground investigations; - site survey works; - temporary access construction works; - preparatory or remediation works; - works for the laying termination or diversion of services; - the erection of any temporary means of enclosure or site notices;

	<ul style="list-style-type: none"> - decontamination works; - erection of any fences and hoardings around the Site; and - environmental site investigations <p>and Commence and Commenced shall be construed accordingly;</p>
Director of Planning & Sustainable Growth	means the Council's Director of Planning & Sustainable Growth such person as the Council designates as undertaking this role;
"Development"	means the development of the Site pursuant to the Planning Permission;
"Form PO1"	means the form in the substantial format attached at Appendix 1 ;
Healthy Streets / Active Travel Zone Contribution	means the Index Linked sum of £31,000 (Thirty-One Thousand Pounds) paid by the Owner to the Council pursuant to Schedule 1 and to be used on measures consistent with the 10 Healthy Streets Indicators included in TfL's Healthy Streets for London document.
Healthy Streets / Active Travel Zone Works	means the works to be carried out by the Council as set out in Schedule 2 Part 1 and shown for illustrative purposes on the plan contained in Schedule 2 Part 2 pursuant to the Healthy Streets / Active Travel Zone Contribution
"Index Linked"	means the application of the formula provided at clause 16 ;
"Interest"	means interest at the rate of 4% above the base lending rate of the HSBC Bank Plc from time to time
"Land"	means the freehold property known as NNR House, Stanwell Road, Hounslow, Feltham, TW14 8NG registered at HM Land Registry under title number NGL243898 and described as Covert Farm, Stanwell Road East, Bedfont and

	shown for identification purposes only edged red on the Plan ;
“Plan ”	means the plan attached to this Agreement at Appendix 2 ;
“Planning Application”	means the application for planning permission for the extension and refurbishment of existing office and warehouse building for provision of additional B2, B8 and Eg (iii) floorspace with ancillary offices, including parking, landscaping and servicing under the Council’s reference number 57744/APP/2023/2517 including any approved plans and particulars accompanying it made pursuant to the 1990 Act or any amendment thereof approved by the Council;
“Planning Permission”	means the full planning permission that may be granted in pursuance of the Planning Application substantially in the form of the draft permission at Appendix 3 or any amendment of the same approved by the Council subject to s73 of the 1990 Act or otherwise including a non-material amendment;
“Planning Reference”	means planning reference 57744/APP/2023/2517;
“Project Management and Monitoring Fee”	means the sum equivalent to five percent (5%) of the total Healthy Streets/Active Travel Zone Contribution to be used by the Council at its discretion for to cover its costs incurred in administering, monitoring, reviewing and implementing this Agreement;
“RPI”	means the Retail Prices Index published monthly by the Office for National Statistics or, if the Retail Prices Index is no longer maintained, such replacement or

	alternative index as the Council may determine, acting reasonably;
“Site”	means the Land and Adjoining Land and shown for identification purposes only edged red and blue respectively on the Plan ;
“Specified Date”	means the date upon which an obligation arising under this Agreement is due to be performed;
“VAT”	means value added tax chargeable under the Value Added Tax Act 1994 and any similar replacement tax and any similar additional tax; and
“Working Day”	means any day except Saturday, Sunday and any bank or public holiday and Working Days shall be construed accordingly.

1.2 In this Agreement:

- 1.2.1 the clause headings do not affect its interpretation;
- 1.2.2 unless the context otherwise requires, words denoting the singular shall include the plural and vice versa and words denoting any one gender shall include all genders and words denoting persons shall include bodies corporate, unincorporated associations and partnerships;
- 1.2.3 a reference to any party shall include that party's personal representatives, successors in title and permitted assigns and in the case of the Council the successors to its respective statutory functions to include any successor local planning authority exercising planning powers under the 1990 Act or any successor local highway authority exercising powers under the 1980 Act;
- 1.2.4 unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time;
- 1.2.5 unless otherwise indicated, references to clauses and Schedules are to clauses of and Schedules to this Agreement and references in a Schedule to a Part or paragraph are to a Part of paragraph of that Schedule;

- 1.2.6 where the agreement, approval, consent or an expression of satisfaction is required by the Owner under the terms of this Agreement from the Council that agreement, approval, consent or satisfaction shall be given in writing and shall not be unreasonably withheld or delayed;
- 1.2.7 references to any statute or statutory provision include references to:
- 1.2.8.1 all Acts of Parliament and all other legislation having legal effect in the United Kingdom as directly or indirectly amended, consolidated, extended, replaced or re-enacted by subsequent legislation; and
 - 1.2.8.2 any orders, regulations, instruments or other subordinate legislation made under that statute or statutory provision;
- 1.2.8 references to the Site include any part of it;
- 1.2.9 Any words following the term(s) **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
- 1.2.10 any obligation on a party not to do any act or thing includes an obligation not to permit or allow the doing of that act or thing;
- 1.2.11 without prejudice to the terms of any other provision contained in this Agreement the Owner shall pay all costs, charges and expenses (including without prejudice to legal costs and Surveyor's fees) reasonably incurred by the Council for the purpose of or incidental to the enforcement of any right or power of the Council or any obligation of the Owner arising under this Agreement.
- 1.2.12 where two or more people form a party to this Agreement, the obligations they undertake may be enforced against them jointly or against each of them individually; and
- 1.2.13 if any provision is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remainder of the Agreement is to be unaffected.

2 LEGAL BASIS

- 2.1 This Agreement is made pursuant to section 106 of the 1990 Act. To the extent that they fall within the terms of section 106 of the 1990 Act, the obligations contained in this Agreement are planning obligations for the purposes of section 106 of the 1990 Act and are enforceable by the Council as local planning

authority against the Owner, subject to clause 4.6 without limit of time until such time as the obligations have been satisfied in full and discharged (in writing) by the Council

- 2.2 To the extent that any of the obligations contained in this Agreement are not planning obligations within the meaning of the 1990 Act, they are entered into pursuant to the powers contained in section 111 of the Local Government Act 1972, section 16 of the Greater London Council (General Powers) Act 1974, section 2 of the Local Government Act 2000, section 1 of the Localism Act 2011 and all other enabling powers with the intent that it will bind the Owner and their successors in title to the Land.

3 **CONDITIONALITY**

The obligations contained in the schedules to this Agreement are subject to and conditional upon:

- (i) the grant of the Planning Permission; and
- (ii) Commencement of Development.

All other parts of this Agreement shall be of immediate force and effect unless otherwise stated.

4 **MISCELLANEOUS**

- 4.1 Nothing contained or implied in this Agreement shall prejudice or affect the rights, powers, duties and obligations of the Council in exercise of their functions as local planning authority and their rights, powers, duties and obligations under all public and private statutes, bylaws and regulations may be as fully and effectually exercised as if the Council were not a party to this Agreement.
- 4.2 Nothing in this Agreement prohibits or limits the right to develop any part of the Site in accordance with a planning permission, other than one relating to the Development as specified in the Planning Application, granted after the date of this Agreement, whether or not pursuant to an appeal.
- 4.3 No waiver (whether express or implied) by the Council of any breach or default by the Owner in performing or observing any of the covenants undertakings obligations or restrictions contained in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said covenants undertaking or obligation from acting upon any subsequent breach or default in respect of the Owner.
- 4.4 Nothing in this Agreement shall be construed as a grant of planning permission.

- 4.5 Subject to clause 4.6 and unless expressly agreed otherwise in this Agreement, the covenants in this Agreement shall be enforceable without any limit of time against the Owner and any successors in title to the Land and assigns of the Owner in an interest or estate to the Land or any part or parts of the Land as if that person had also been an original covenanting party in respect of the interest or estate for the time being held by that person until the obligations contained in this Agreement have been satisfied in full and discharged (in writing) by the Council.
- 4.6 No party to this Agreement nor its successors in title nor any person deriving title from or under them shall be liable for any breach of any of the planning obligations or other obligations, contained in this Agreement after it shall have parted with its entire interest in the Land but without prejudice to liability for any subsisting breach arising prior to parting with such interest.
- 4.7 This Agreement shall cease to have effect (insofar only as it has not already been complied with) if the Planning Permission is quashed or revoked or otherwise withdrawn or (without the consent of the Owner or their successors in title) is modified by any statutory procedure or expires prior to Commencement of Development.
- 4.8 In the event that the planning obligations contained in this Agreement being modified a note or memorandum thereof shall be endorsed upon this Agreement.
- 4.9 The Agreement cannot be amended or discharged without the prior consent in writing of the Owner and the Council or their respective successors in title.
- 4.10 If the Council shall after the date of completion of this Agreement grant a planning permission pursuant to an application made under Section 73 of the 1990 Act in respect of the conditions in the Planning Permission (and for no other purpose whatsoever) references in this Agreement to the Planning Application the Planning Permission and the Development shall be deemed to include any such subsequent section 73 planning applications and the planning permissions granted by the Council pursuant to the section 73 planning applications and development of the Site carried out in accordance with planning permissions granted pursuant to such section 73 applications and this Agreement shall apply and take effect and be read and construed accordingly.

5 THE OWNER'S PLANNING OBLIGATIONS

The Owner covenants with the Council so as to bind the Land to observe and perform the obligations contained in this Agreement and Schedule 1.

6 COSTS

- 6.1 The Owner hereby covenants with the Council that on completion of this Agreement it will pay the Council's reasonable and proper legal costs, together with all disbursements, incurred in connection with the negotiation, preparation, completion and registration of this Agreement.
- 6.2 Prior to Commencement of Development the Owner will pay to the Council the Project Management and Monitoring Fee. For the avoidance of doubt the Project Management and Monitoring Fee shall be paid in addition to the costs referred to in clause 6.1 above.

7 REGISTRATION OF AGREEMENT

The Owner recognises and agrees that the covenants in this Agreement shall be treated and registered as local land charges for the purposes of the Local Land Charges Act 1975.

8 CANCELLATION OF ENTRIES

Following the performance and full satisfaction of all the terms of this agreement or if this deed is determined pursuant to clause 4.7 (and subject to the payment of the Council's reasonable and proper costs and charges), the Council shall on the written request of the Owner cancel all entries made in the local land charges register in respect of this Agreement.

9 RIGHT OF ACCESS

Without prejudice to the Council's statutory right of entry the Owner shall permit the Council and its authorised employees and agents upon reasonable written notice to enter the Site at all reasonable times for the purpose of verifying whether or not any obligation arising under the Agreement has been performed or observed.

10. ARBITRATION

- 10.1 Any dispute, controversy or claim arising out of or relating to this Agreement, including any question regarding its breach, existence, validity or termination or legal relationship established by this Agreement shall be finally resolved by arbitration in accordance with the Arbitration Act 1996. It is agreed that:

10.1.1 the tribunal shall consist of one other arbitrator appointed jointly by the parties;

10.1.2 in default of the parties' agreement as to the arbitrator, the arbitrator shall be appointed on either party's request by the President for the time being of the Royal Institution of Chartered Surveyors;

10.1.3 the costs of the arbitration shall be payable by the parties in the proportions determined by the arbitrator (or if the arbitrator makes no direction, then equally); and

10.1.4 the seat of the arbitration shall be London

11. THIRD PARTIES

A person who is not named in this Agreement does not have any right to enforce any term of this Agreement under the Contracts (Rights of Third Parties) Act 1999.

12. NOTICES

12.1 All notices served under or in connection with this Agreement shall be deemed to have been properly served if sent by recorded delivery to the principal address or registered office (as appropriate) of the relevant party;

12.2 Any notice to be served under or in connection with this Agreement shall be in writing and sent to the:

a) Director of Planning & Sustainable Growth, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW and shall cite the Planning Reference for this Agreement; and

b) The Owner at NNR House, Stanwell Road Feltham, Middlesex, TW14 8NG

13. FORM PO1

Prior to Commencement of Development the Owner shall notify the Council that it intends to Commence Development by completing and sending Form PO1 to the Council addressed to the Director of Place, 3 North, London Borough of Hillingdon, High Street Uxbridge UB8 1UW and shall cite the Planning Reference.

14. CHANGE IN OWNERSHIP

The Owner agrees to provide the Council within 5 Working Days written notification of any change in ownership of any of its interest in the Land occurring before all of the obligations under this Agreement have been

discharged (such notice to give details of the transferee's full name and registered office) together with the area of the Land or unit of occupation purchased by reference to a plan and the reference number of this Agreement.

15. THE CONTRIBUTION

15.1 The Council covenants with the Owner so as to bind the Site to observe and perform the obligations contained in this Agreement.

15.2 Payment of the Healthy Streets / Active Travel Zone Contribution required by this Agreement shall be made on the following basis:

- (a) The Healthy Streets / Active Travel Zone Contribution due under this Agreement shall be delivered to the person and address specified in clause 12 above;
- (b) pursuant to the Local Government Act 2003, the Council shall be at liberty to charge the Healthy Streets / Active Travel Zone Contribution to a Council revenue account and for the avoidance of doubt it is agreed and declared that this shall be without prejudice to the Council's right to apply the Healthy Streets / Active Travel Zone Contribution or any part or parts thereof to revenue purposes or to capital purposes or partly to the one and partly to the other;
- (c) where any sum is paid for a particular purpose in accordance with this Agreement the Council shall not use the payment otherwise than for that purpose or for such other purpose as the Owner (at its absolute discretion) and the Council may agree in writing; and
- (d) in the event that the Healthy Streets / Active Travel Zone Contribution or any element or part of the Healthy Streets / Active Travel Zone Contribution remains unspent or committed unconditionally to be spent within seven (7) years after the date on which the Healthy Streets / Active Travel Zone Contribution was paid to the Council, then the Council shall within 28 days of a written demand return to the Owner the unexpended or uncommitted (as the case may be) part of the Healthy Streets / Active Travel Zone Contribution (with any accrued interest).

16. INDEXATION

The Owner agrees with the Council that any sums payable by the Owner to the Council under this Agreement shall be increased 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.

17. INTEREST

All costs, payments and expenses payable to the Council under this Agreement shall bear the Interest rate from time to time being charged from the date such payment is due until the payment is received by the Council.

18. VAT

18.1 All consideration given in accordance with the terms of this Agreement shall be exclusive of any VAT properly payable.

18.2 The Owner hereby acknowledges and agrees that if at any time VAT is required to be paid in respect of the Land and the Contributions then to the extent that VAT had not been previously charged in respect of that payment the Council shall have the right to issue a VAT invoice to the Owner and the VAT shall be paid accordingly.

19. JURISDICTION

This Agreement 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) is governed by and interpreted in accordance with the law of England and Wales.

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

SCHEDULE 1

HEALTHY STREETS/ACTIVE TRAVEL ZONE CONTRIBUTION

The Owner hereby covenants and agrees with the Council as follows:

1. Prior to Commencement of Development to pay the Healthy Streets/Active Travel Zone Contribution to the Council.
2. Not to Commence or cause or allow or permit to be Commenced any part of the Development until the Healthy Streets/Active Travel Zone Contribution has been paid in full to the Council.

SCHEDULE 2

PART 1

HEALTHY STREETS / ACTIVE TRAVEL ZONE WORKS

The Healthy Streets / Active Travel Zone Contribution is to be used by the Council towards the Healthy Streets / Active Travel Zone Works for measures consistent with the 10 Healthy Streets Indicators included in TfL's Healthy Streets for London Guidance, Healthy Streets for London, which shall include (but not be limited to):

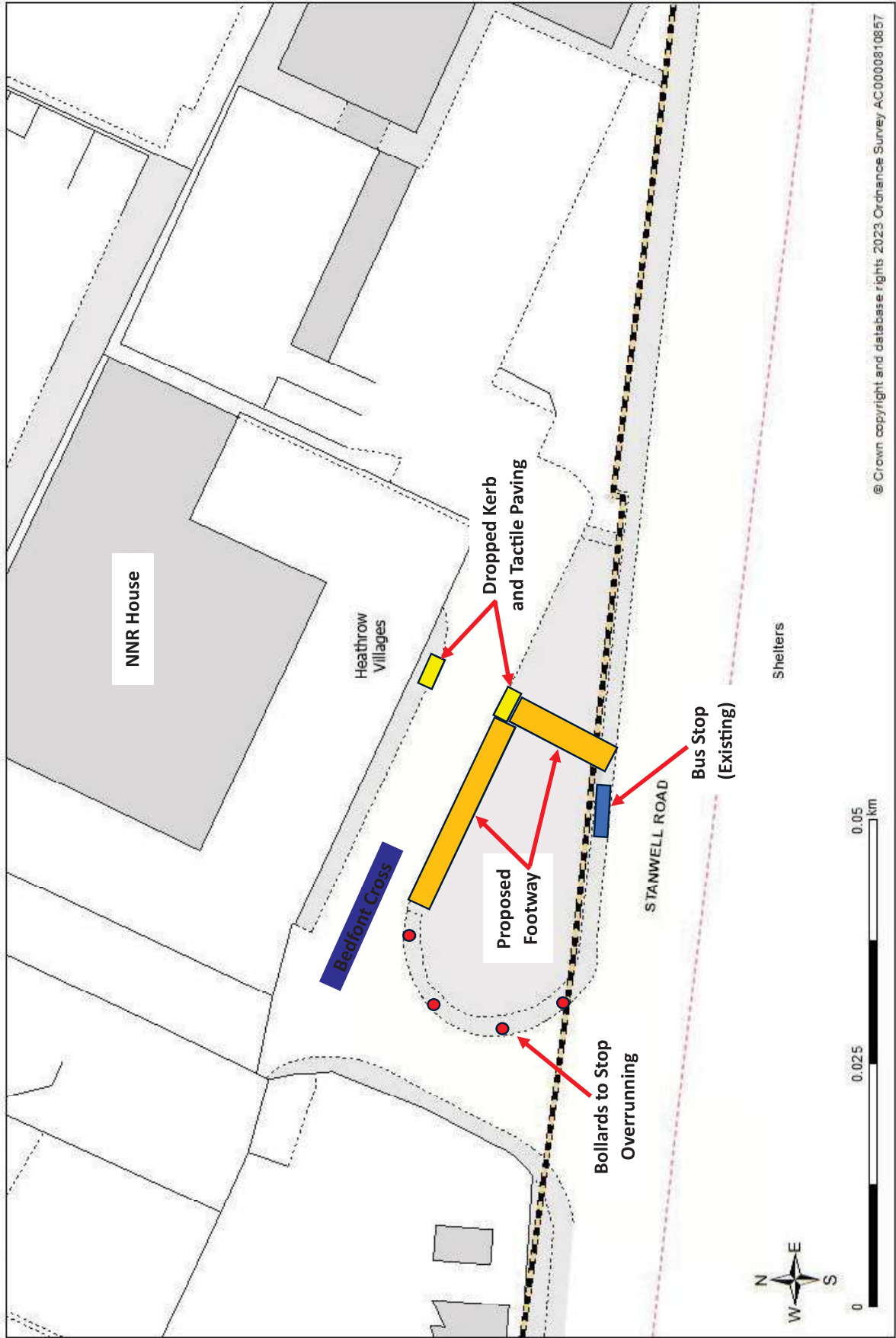
- a) an extension and improvements to the existing adopted footway / new footway to provide improved access to the Site entrance from the existing bus stop;
- b) provision of uncontrolled pedestrian crossing facilities in the form of dropped kerbs with tactile paving to improve accessibility across Bedford Cross road; and
- c) bollards to be installed on the eastern side of to the entrance leading to Bedford Cross where it leads off from Stanwell Road to prevent vehicle overrunning of soft landscape

as shown for illustrative purposes on the plan contained in Schedule 2 Part 2.

PART 2

HEALTHY STREETS / ACTIVE TRAVEL ZONE WORKS PLAN

NNR House Feltham Road Stanwell. Ref: 57744/APP/2022/268



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Map Notes



APPENDIX 1
FORM PO1

TO: DIRECTOR OF PLACE
RESIDENTS SERVICES
LONDON BOROUGH OF HILLINGDON
3N CIVIC CENTRE
HIGH STREET UXBRIDGE
MIDDLESEX UB8 1UW

SECTION 106/278 LEGAL AGREEMENT

SITE ADDRESS:

PLANNING REFERENCE:

DESCRIPTION OF DEVELOPMENT:

DATE OF COMMITTEE AUTHORISATION:

SECTION 106 OBLIGATIONS

DATE OF IMPLEMENTATION OF DEVELOPMENT:

(i) NOTIFIED TO THE COUNCIL:

(ii) SUBMITTED TO THE COUNCIL WITH THIS FORM:

NB: Please continue of separate sheet(s) if necessary.

TICK BOX IF THIS FORM IS TO CONSTITUTE THE "FIRST NOTICE"

UNDER THE SECTION 278 HIGHWAY AGREEMENT IF THIS IS THE

"FIRST NOTICE" PLEASE ATTACH THE "FIRST PAYMENT" AS

SPECIFIED IN THE AGREEMENT

FOR COUNCIL USE

NB: IF THIS IS THE FIRST NOTICE PASS IMMEDIATELY TO HIGHWAYS ENGINEERS

COST CODE: _____

PLANNING COSTS: _____

LEGAL COSTS: _____

OTHER COSTS (IDENTIFY):

MAINTENANCE COSTS (COMMUTED SUM) _____

**INTEREST BEARING ACCOUNT FOR BENEFIT OF OBLIGATIONS
YES/NO**

APPENDIX 2
PLAN

APPENDIX 3
DRAFT PLANNING PERMISSION

DRAFT

Warren Howling
Ddwh Architects
7 Lovers Walk
London
N3 1JH

Application Ref: 57744/APP/2023/2517

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders permission for the following:

Description of development:

Extension and refurbishment of existing office and warehouse building for provision of additional B2, B8 and Eg (iii) floorspace with ancillary offices, including parking, landscaping and servicing.

Location of development: N.N.R. Aircargo Service(Uk)Ltd.N.N.R. House Stanwell Road Feltham Middlesex

Date of application: 7th September 2023

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

DRAFT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Application Ref: 57744/APP/2023/2517

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this 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 plans numbered:

237-C-99 (Location Plan)

237-210 (Site Plan as Proposed)

237-201g (Ground Floor as Proposed)

237-202e (First Floor Plan as Proposed)

237-203f (Second Floor Plan as Proposed)

237-204f (Third Floor Plan as Proposed)

237-211a (Site Context Section BB as Existing and as Proposed)

237-301d (Site Section as Existing and as Proposed),

237-308 (Rear Elevations as Proposed)

237-309a (Side Elevations as Proposed)

237-E-3100 Rev a (Front elevation as Proposed)

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

- 3 Prior to commencement of the development and notwithstanding any indications shown on the submitted plans, samples, and a schedule of materials to be used in the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such for the lifetime of the development.

REASON

To ensure a satisfactory appearance in compliance with policy D3 of the London Plan and policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

- 4 No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

2. Details of Hard Landscaping, including:

2.a Refuse Storage and Refuse Management Plan

2.b Cycle Storage

- 2.c Means of enclosure/boundary treatments
- 2.d Car Parking Layouts (including specifications of parking spaces served by electrical charging points)
- 2.e Hard Surfacing Materials
- 2.f External Lighting

3. Details of Landscape Maintenance.

4. Schedule for Implementation.

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

REASON

To ensure that the proposed development will preserve and enhance the visual character of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020) and Policies D3 and SI7 of the London Plan (2021).

- 5 Prior to commencement of development hereby approved, a detailed Construction Logistic Plan (CLP) is required to be submitted for approval by the Local Planning Authority prior to commencement of works and using the TfL template and guidance, which shall include:
- Journey planning, highlighting access routes;
 - Method of access and parking of construction vehicles;
 - Measures to prevent deposition of mud on the highway;
 - Dust mitigation and suppression measures to control the spread of dust from demolition, disposal, and construction;
 - Site operation times; and,
 - Loading and unloading locations.

The development shall be implemented in accordance with the approved details.

REASON

In the interests of highway and pedestrian safety in accordance with policies T2 and T4 of the London Plan (2021).

- 6 Prior to occupation of development, a Full Travel Plan which sets out in detail the process for surveying and monitoring trips to and from the development site shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall set out how the development will encourage a modal shift, with appropriate targets, towards sustainable and active modes of travel and their process of reporting to the Local Planning Authority.

REASON

In the interest of security and sustainable development, in compliance with policy T3 of the London Plan (2021) and policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

- 7 Prior to occupation of the development hereby approved, a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The car parking spaces shall be laid out and allocated in accordance with the approved management plan and shall be made available for the purposes of parking motor vehicles in association with the development and for no other purpose. The development shall be implemented in accordance with the approved details and retained as such for the lifetime of the development.

REASON

In the interests of highway and pedestrian safety in accordance with policy T6 of the London Plan (2021) and policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies

(2020).

- 8 Prior to the first occupation/use of the development hereby approved, a Delivery and Servicing Plan shall be submitted to, and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the lifetime of the development.

REASON

To ensure appropriate delivery and servicing arrangements in compliance with Policy T7 of The London Plan (2021).

- 9 No demolition or development shall take place until a Stage 1 Written Scheme of Investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the Stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed Stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. Where appropriate, details of a programme for delivering related positive public benefits.

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

REASON

In order to protect historic assets of Archaeological interest that may be present on site, which the Local Planning Authority seeks to ensure investigated and conserved, in compliance with Policy HC1 of the London Plan (2021).

- 10 No solar panels shall be installed until a glint and glare assessment has been submitted to and approved in writing by the Local Planning Authority. No subsequent alterations to the approved scheme are to take place unless submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport in compliance with policy T8 of the London Plan (2021). The airport requires a glint and glare assessment to be completed to determine the full impact on Air Traffic Control Tower and pilots approaching the airport.

- 11 The development hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Hillingdon's Local Plan Parts 1 (2012) and 2 (January 2020) and the London Plan (2021).

- 12 The development hereby approved shall accord with London Plan policy D5(B5) and D12(A) to include a minimum of one fire evacuation lift designed to meet the technical standards set out in BS EN 81-76, BS 9991 and/or BS 9999, with all such provisions remaining in place for the life of the development.

REASON

To ensure the development can accommodate robust emergency evacuation procedures, including measure for those who require step-free egress, in accordance with London Plan policy D5 and D12.

- 13 The development hereby approved shall not operate outside the following hours:
 - 6:00 AM and 10:00 PM on Mondays to Fridays
 - 6:00 AM to 13:00 PM on Saturdays, Sundays and Bank Holidays.

REASON

To safeguard the amenity of the occupiers of nearby properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 14 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any orders revoking and re-enacting either of these orders with or without modification), the development hereby approved shall only be used for Use Classes B2, B8 and/or E(g)(iii) with ancillary office floor space. The development shall not be used for any other purpose including within Use Class E of the Town and Country Planning Use Classes Order 1987 and shall not be subdivided to create separate units.

REASON

To protect the viability of the Local Industrial Significant Site LSIS in accordance with policies E4 and E6 of the London Plan (2021) and to enable the Local Planning Authority to retain control over the use so as to ensure that it complies with the policies of the National Planning Policy Framework (2024), the London Plan (2021) and Hillingdon's Local Plan Part 1 (2012) and Part 2 (2020).

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order), the hereby approved Classes B2, B8 and E (g) (iii) floorspace shall not be used as a data centre for electronic storage of data and distribution unless otherwise agreed in writing by the Local Planning Authority.

To protect the viability of the Local Industrial Significant Site LSIS in accordance with policies E4 and E6 of the London Plan (2021).

INFORMATIVES

- 1 Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2 **Cranes**

Due to the site being within 6km of Heathrow Airport the crane operator is required to submit all crane details such as maximum height, operating radius, name, and phone number of site manager along with installation and dismantling dates to the CAA Airspace Coordination and Obstacle Management Service (ACOMS) system.

For notification, please view details available via CAA website: Crane notification | Civil Aviation Authority (caa.co.uk)

Once crane notification has been received from the CAA, Heathrow Works Approval Team will assess and issue the necessary crane permit. No cranes should operate on site until a crane permit has been issued.

Specific CAA guidance for crane lighting/markings is given in CAP1096: Guidance to crane users on the crane notification process and obstacle lighting and marking (caa.co.uk).

- 3 The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
- 4 Prior to work commencing, you are advised to submit an application for a Heavy Duty Vehicle Crossover to Highways Maintenance, 4W/07, Civic Centre, Uxbridge, UB8 1UW to prevent damage to the highway from construction vehicles entering and leaving the site.

END OF SCHEDULE

Address:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

DRAFT

Application Ref: 57744/APP/2023/2517

SCHEDULE OF PLANS

237-101a - received 28 Mar 2024

237-102 - received 28 Mar 2024

237-103 - received 28 Mar 2024

237-307 - received 28 Mar 2024

237-211a - received 28 Mar 2024

237-301d - received 28 Mar 2024

237-203f - received 28 Mar 2024

237-309a - received 28 Mar 2024

237-310a - received 28 Mar 2024

Travel Plan dated January 2024 - received 03 Apr 2024

Schedule of Accommodation by ddwh Architects - received 03 Apr 2024

Transport Assessment dated January 2024 - received 03 Apr 2024

Contaminated Land Risk Assessment dated 27/07/2023 - received 03 Apr 2024

Air Quality Impact Assessment dated 6/9/2023 - received 03 Apr 2024

237-210 - received 24 Aug 2023

Design and Access Statement by ddwh Architects - received 24 Aug 2023

237-C-99 - received 24 Aug 2023

237-201g - received 24 Aug 2023

237-202e - received 24 Aug 2023

237-204f - received 24 Aug 2023

237-306a - received 24 Aug 2023

237-308 - received 24 Aug 2023

237-309a - received 24 Aug 2023

237-E-3100 Rev a - received 28 Mar 2024

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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 8424) Appeal forms can be downloaded from the Planning Inspectorate website at www.Planning-inspectorate.gov.uk

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.

Further details are available at www.gov.uk/government/collections/casework-dealt-with-by-inquiries

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 an 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 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 officer 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 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.

THE COMMON SEAL of the
MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HILLINGDON

424167

was duly affixed to this Agreement
in the presence of:-



18/02/2026
12:35 PM

MEMBER OF R Mills
THE COUNCIL.....
Richard Mills
Neena Sharma

AUTHORISED OFFICER.....

EXECUTED AS A DEED by

NNR GLOBAL LOGISTICS UK LIMITED

acting by:-

C Kumar
C Kumar

DIRECTOR.....

L Griffiths
L Griffiths

DIRECTOR/SECRETARY.....

Managing Director



This Document has been Signed with a **secure electronic signature** via E-Sign.

Envelope Details

Title S106 Agreement - NNR House, Stanwell Road

Author Smaa Haider (shaider@hillingdon.gov.uk)

Envelope Created on Fri, 13 Feb 2026 15:36:24

Envelope ID ff22f211-90b0-4181-91db-fde27bc3fc86

Document Details

Title S106_Agreement_-_NNR_-_Engrossment_.pdf

Digital Fingerprint e0db8018-0e18-4983-8ba8-9373718f0299

Document Signers

Scan/Click the QR Code to view signature information

Name [Cllr Richard Mills](#)

Email rmills2@hillingdon.gov.uk

Status **SIGNED** at Fri, 13 Feb 2026 15:38:39 GMT(+0000)

Signature Fingerprint 59a5aba1-f2d2-4f60-a79b-702ac383b5a8



Name [Neena Sharma](#)

Email NSharma@Hillingdon.Gov.UK

Status **SIGNED** at Fri, 13 Feb 2026 15:41:48 GMT(+0000)

Signature Fingerprint 997bbcf0-7eb1-413f-8d42-4d8a262722e2



Name [Smaa Haider](#)

Email shaider@hillingdon.gov.uk

Status **SIGNED** at Wed, 18 Feb 2026 12:35:39 GMT(+0000)

Signature Fingerprint 1a40f1a6-3569-4720-abfe-f4f3686538d8



Name [Lee Griffiths](#)

Email Lee.Griffiths@nnruk.com

Status **SIGNED** at Mon, 16 Feb 2026 10:49:28 GMT(+0000)

Signature Fingerprint e7f1e7a1-23a8-4936-944e-a144956e8aeb



Name	<u>Chandra Kumar</u>
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Status	SIGNED at Fri, 13 Feb 2026 17:47:21 GMT(+0000)
Signature Fingerprint	0c425eb5-8e1f-460d-bc0b-c12891e4390c



Document History

Wed, 18 Feb 2026 12:35:39	Smaa Haider Signed the Document (IP: 155.190.60.56)
Mon, 16 Feb 2026 10:49:28	Lee Griffiths Signed the Document (IP: 82.4.18.66)
Fri, 13 Feb 2026 17:47:21	Chandra Kumar Signed the Document (IP: 95.214.187.32)
Fri, 13 Feb 2026 15:41:48	Neena Sharma Signed the Document (IP: 155.190.60.56)
Fri, 13 Feb 2026 15:38:39	CLlr Richard Mills Signed the Document (IP: 94.2.12.228)

