



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF DETAILS

Miss Hannah Whitney
14 Regent'S Wharf
All Saints Street
London
London
N1 9RL

Ref: 59872/APP/2015/665

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above-mentioned Act and Orders made thereunder hereby **GRANT APPROVAL** of the following received on 20 February 2015:-

Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 4 of The Old Vinyl Factory Masterplan - The Power House (Energy Centre, Music Venue/Restaurant and Cafe), of planning permission ref: 59872/APP/2013/3775, dated 31/07/2014 (Variation of condition 4 of outline planning application ref. 59872/APP/2012/1838 for a mixed use development of the Old Vinyl Factory site).

Drawing/Plan Nos: See Attached Schedule of Plans

At: THE OLD VINYL FACTORY, BLYTH ROAD, HAYES,

Head of Planning and Enforcement

Date: 15 May 2015

NOTE: This notice does NOT relate to any approvals, which may be required under any conditions of the notice of planning permission except the condition(s) referred to herein.

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

0225_SEW_PH_1303 Rev 8
0225_SEW_PH_1304 Rev 6
0225_SEW_PH_2200 Rev 2
0225_SEW_PH_0000 Rev 4
0225_SEW_PH_0100
0225_SEW_PH_0101
0225_SEW_PH_0106
0225_SEW_PH_0301 Rev 1
0225_SEW_PH_0302
0225_SEW_PH_1100 Rev 9
0225_SEW_PH_2201
0225_SEW_PH_7002 Rev 2
0225_SEW_PH_7003 Rev 1
0225_SEW_PH_7004
0225_SEW_PH_9000 - LMM Plan
0225_SEW_PH_9150 Rev 1
0225_SEW_PH_9151 Rev 1
0225_SEW_PH_9152
0225_SEW_PH_9153 Rev 1
0225_SEW_PH_9154
6204-ESK500 - External CCTV Layout
0225_SEW_PH_1101 Rev 13
0225_SEW_PH_1102 Rev 13
0225_SEW_PH_1302 Rev 10
0225_SEW_PH_1200 Rev 8
0225_SEW_PH_1301 Rev 3
0225_SEW_DAS Addendum
0225_SEW_PH_1106 Rev 7
0225_SEW_PH_7001 Rev 5;

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: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

- 2 · The development hereby permitted shall be undertaken in accordance with the following supporting plans/documents:

Design and Access Statement
Powerhouse Fire Strategy Report

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies contained with the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 3 · Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the floorspace in the building hereby approved shall be used only for purpose of an Energy Centre and within Use Classes A1, A2, A3, A4, A5 or D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (March 2015).

- 4 · Obstacle lights shall be placed on the new chimney. These obstacle lights must be steady state red lights with a minimum intensity of 2000 candelas. Periods of illumination of obstacle lights, obstacle light locations and obstacle light photometric performance must all be in accordance with the requirements of 'CAP168 Licensing of Aerodromes' (available at www.caa.co.uk/srg/aerodrome).

Reason: Permanent illuminated obstacle lights are required on the new chimney to avoid endangering the safe movement of aircraft and the operation of Heathrow Airport and to ensure the development complies with Policy A6 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

- 1 · The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 · The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.
- 3 · Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/policysafeguarding.htm)

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk

SCHEDULE OF PLANS

0225_SEW_PH_7002 Rev 2 - received 29 Apr 2015
 0225_SEW_PH_7003 Rev 1 - received 29 Apr 2015
 0225_SEW_PH_1303 Rev 8 - received 13 Apr 2015
 0225_SEW_PH_1304 Rev 6 - received 13 Apr 2015
 0225_SEW_PH_2200 Rev 2 - received 13 Apr 2015
 0225_SEW_PH_0000_04 - received 20 Feb 2015
 0225_SEW_PH_0100_00 - received 20 Feb 2015
 0225_SEW_PH_0101_00 - received 20 Feb 2015
 0225_SEW_PH_0106_00 - received 20 Feb 2015
 0225_SEW_PH_0301_01 - received 20 Feb 2015
 0225_SEW_PH_0302_00 - received 20 Feb 2015
 0225_SEW_PH_0303_00 - received 20 Feb 2015
 0225_SEW_PH_0304_00 - received 20 Feb 2015
 0225_SEW_PH_1100_09 - received 20 Feb 2015
 0225_SEW_PH_2201_00 - received 20 Feb 2015
 0225_SEW_PH_9000 - LMM Plan - received 20 Feb 2015
 null - received 20 Feb 2015
 6204-ESK500 - External CCTV Layout - received 20 Feb 2015
 Reserved Matters_DAS_Part 1 of 12_Section 1 to 2.2 - received 20 Feb 2015
 Reserved Matters_DAS_Part 10 of 12_Section 5.3 to - received 20 Feb 2015
 Reserved Matters_DAS_Part 11 of 12_Section 5.5 to - received 20 Feb 2015
 Reserved Matters_DAS_Part 12 of 12_Section 6_ 7 an - received 20 Feb 2015
 Reserved Matters_DAS_Part 2 of 12_Section 2.2 - received 20 Feb 2015
 Reserved Matters_DAS_Part 3 of 12_Section 2.3 to 2 - received 20 Feb 2015
 Reserved Matters_DAS_Part 4 of 12_Section 3.1 to 3 - received 20 Feb 2015
 Reserved Matters_DAS_Part 5 of 12_Section 3.3 to 3 - received 20 Feb 2015
 Reserved Matters_DAS_Part 6 of 12_Section 4.1 to 4 - received 20 Feb 2015
 Reserved Matters_DAS_Part 7 of 12_Section 4.3 - received 20 Feb 2015
 Reserved Matters_DAS_Part 8 of 12_Section 4.4 to 4 - received 20 Feb 2015
 Reserved Matters_DAS_Part 9 of 12_Section 5.1 to 5 - received 20 Feb 2015
 0225_SEW_PH_1101 Rev 13 - received 13 Apr 2015
 0225_SEW_PH_1102 Rev 13 - received 13 Apr 2015
 0225_SEW_PH_1302 Rev 10 - received 13 Apr 2015
 0225_SEW_PH_1200 Rev 8 - received 13 Apr 2015

0225_SEW_PH_7004 - received 29 Apr 2015
0225_SEW_PH_9150 Rev 1 - received 29 Apr 2015
0225_SEW_PH_9151 Rev 1 - received 29 Apr 2015
0225_SEW_PH_9152 - received 29 Apr 2015
0225_SEW_PH_9153 Rev 1 - received 29 Apr 2015
0225_SEW_PH_9154 - received 29 Apr 2015
0225_SEW_PH_9001 - received 29 Apr 2015
0225_SEW_PH_1301 Rev 3 - received 13 Apr 2015
0225_SEW_DAS Addendum - received 13 Apr 2015
0225_SEW_PH_1106 Rev 7 - received 13 Apr 2015
0225_SEW_PH_7001 Rev 5 - received 21 Apr 2015

**RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF
LOCAL PLANNING AUTHORITY
TOWN & COUNTRY PLANNING ACT 1990**

Appeals to the Secretary of State.

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 Secretary of State for Transport, Local Government and The Regions 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, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>.

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 circumstance which excuse the delay in giving notice of 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 they 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 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 in its existing state nor render the land capable of 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.

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