

DATED

10<sup>th</sup> March

2021

**PURPLEXED LLP**

and

**REALLY LOCAL GROUP LIMITED**

and

**THE LONDON BOROUGH OF HILLINGDON**

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DEED OF VARIATION PURSUANT TO  
SECTION 106A OF THE TOWN AND COUNTRY PLANNING ACT 1990  
RELATING TO THE DEVELOPMENT OF LAND AT

**THE PRESSING PLANT, THE OLD VINYL FACTORY, BLYTH ROAD**

**59872/APP/2020/2517**

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Planning and Corporate Team  
Legal Services  
London Borough of Hillingdon  
Civic Centre  
High Street  
Uxbridge  
Middlesex UB8 1UW  
Ref: 3E/04/VA/17817

THIS DEED IS MADE ON THE 10 DAY OF

March

2021

**BETWEEN**

1. **PURPLEXED LLP** (company number: OC362796) a company incorporated in England and Wales whose registered office is situated at 7A Howick Place, London SW1P 1DZ ("the First Owner")
2. **REALLY LOCAL GROUP LIMITED** (company number: 11050534) a company incorporated in England and Wales whose registered office is situated at 5 Cromwell Place, London SW7 2JE ("the Second Owner")
3. **THE LONDON BOROUGH OF HILLINGDON** of the Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW ("the Council").

**WHEREAS**

- (A) The Council is the local planning authority for the purposes of the Act in respect of the Land and by whom the obligations in this Deed are enforceable.
- (B) The First Owner has the Freehold interest in the part of the Land registered under Title No. MX339231 at the Land Registry.
- (C) The Second Owner has the leasehold interest in the part of the Land registered under Title No. AGL493244 at the Land Registry.
- (D) A Deed of Planning Obligation dated 26 January 2018 was entered into by the First Owner and the Council pursuant to Section 106 of the Town and Country Planning Act 1990 ("the 2018 Agreement").
- (E) On 11 August 2020 the Second Owner made the 2020 Planning Application to amend the 2018 Planning Permission. On 20 January 2021 the Council resolved at its Planning Committee to delegate authority to determine the 2020 Planning Application to the Head of Planning Transportation and Regeneration subject to the completion of this Deed of Variation.
- (F) This Deed is supplemental to the 2018 Agreement.
- (G) For the purpose of securing satisfactory arrangements for the development of the Land and without prejudice to the terms of the other covenants contained in the 2018 Agreement the Parties hereto have agreed to vary the terms of the 2018 Agreement as hereinafter provided.

**IT IS AGREED AS FOLLOWS:-**

**1. INTERPRETATION & DEFINITIONS**

IN THIS DEED, UNLESS THE CONTEXT OTHERWISE REQUIRES:

<b>"the Act"</b>	means the Town and Country Planning Act 1990;
<b>"this Deed"</b>	means this Deed of Variation;
<b>"Owners"</b>	means the First Owner and the Second Owner;
<b>"Parties"</b>	means the Council the First Owner and the Second Owner;
<b>"the 2018 Agreement"</b>	means the legal agreement dated 26 January 2018 under Section 106 of the Town and Country Planning Act 1990 between the First Owner and the Council;
<b>"the 2018 Planning Permission"</b>	means planning permission granted pursuant to a planning application under the Council's reference number 59872/APP/2016/3454;
<b>"the 2020 Planning Application"</b>	means the section 73 application under the Council's reference 59872/APP/2020/2517;

**2. THE FOLLOWING DEFINITIONS AND RULES OF INTERPRETATION APPLY IN THIS DEED.**

- 2.1 All words and phrases defined in the 2018 Agreement shall have the same meaning in this Deed save where the context otherwise requires and for the avoidance of doubt the 2018 Agreement shall remain in full force and effect save as varied by this Deed.
- 2.2 All references in this Deed to clauses in the 2018 Agreement are to clauses within the 2018 Agreement.

- 2.3 Where in this Deed reference is made to a clause schedule or recital such reference (unless the context otherwise requires) is a reference to a clause schedule or recital of this Deed.
- 2.4 Headings are for ease of reference only and are not intended to be construed as part of this Deed and shall not be construed as part of this Deed and shall not affect the construction of this Deed.
- 2.5 Unless the context otherwise requires references to the singular shall include the plural and vice versa.
- 2.6 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.
- 2.7 A reference to any party shall include that party's personal representatives, successors or permitted assigns and in the case of the Council the successors to its respective statutory functions.
- 2.8 Where an obligation falls to be performed by more than one person, the obligation can be enforced against every person so bound jointly and against each of them individually.
- 2.9 The provisions of the 2018 Agreement in relation to its interpretation and in relation to statutory provisions, interests bound disputes liability notices and jurisdiction apply to this Deed except to the extent that they are expressly varied by this Deed.

### **3. VARIATIONS TO THE 2018 AGREEMENT**

- 3.1 The Parties agree that, except as varied by this Deed, the 2018 Agreement shall remain in full force and effect and shall bind any development taking place in accordance with the 2020 Planning Permission.
- 3.2 Nothing in this Deed affects the Council's powers in respect of any antecedent breach or omission in relation to the 2018 Agreement.
- 3.3 The Parties agree that upon the grant of the 2020 Planning Permission the following definitions contained within the 2018 Agreement shall be deleted and be replaced as follows: -



<b>Current definition to be deleted:</b>	<b>New definition to be inserted:</b>
<b>"Planning Permission"</b> means the planning permission to be granted pursuant to the Planning Application substantially in the form set out in Appendix 2;	<b>"Planning Permission"</b> means the 2018 Planning Permission or the 2020 Planning Permission;

- 3.1 The Parties agree that upon the grant of the 2020 Planning Permission the following definitions shall be added to the 2018 Agreement:

<b>"the 2018 Planning Permission"</b>	means planning permission granted pursuant to the planning application under the Council's reference number 59872/APP/2016/3454;
<b>"2020 Planning Application"</b>	means the section 73 application under the Council's reference 59872/APP/2020/2517;
<b>"2020 Planning Permission"</b>	means the planning permission to be granted pursuant to the 2020 Planning Application substantially in the form set out in Annex 1 of this Deed;

#### 4. **STATUTORY PROVISION**

This Deed is made pursuant to Sections 106 and 106A of the Act, Section 111 of the Local Government Act 1972, Section 16 of the Greater London Council (General Powers) Act 1974, Section 1 of the Localism Act 2011 and any other enabling powers, to the intent that it will bind the Owners and their successors in title to the Land.

#### 5. **COVENANTS TO THE COUNCIL**

The Owners covenant to observe and perform the covenants, restrictions and obligations contained in the 2018 Agreement as varied by this Deed.

**6. REGISTRATION AS LOCAL LAND CHARGE**

The covenants in the 2018 Agreement modified by this Deed are planning obligations for the purposes of Section 106 of the Act and are enforceable by the Council as provided in the 2018 Agreement as modified by this Deed and the Council shall register this Deed in its register of Local Land Charges.

**7. THIRD PARTIES**

A person who is not a party to this Deed shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Deed.

**8. INVALIDITY OF CERTAIN PROVISIONS**

If any of this Deed or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable the same shall be severable and the remainder of this Deed as to the application of such term to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each term and provision of this Deed shall be valid and enforced to the fullest extent permitted by law.

**9. CONFIRMATION**

It is hereby declared by the Parties to this Deed saving and excepting for as is expressly provided for by the provisions of this Deed the covenants and provisions contained in the 2018 Agreement continue to have full force and effect.

**10. COSTS**

On or before the completion of this Deed the Second Owner shall pay to the Council the Council's reasonable legal costs in this matter.

**11. JURISDICTION**

This Deed 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) shall be governed by and construed in accordance with the law of England and Wales.

**In witness whereof** this document has been executed and delivered as a deed on the date first stated above.

**Annex 1**  
**Draft Planning Permission**

# DRAFT

Mrs Joney Ramirez  
20 Western Avenue  
Milton Park  
Abingdon  
OX14 4SH

Application Ref: 59872/APP/2020/2517

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

### GRANT OF PLANNING PERMISSION

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

#### Description of development:

Section 73 application to vary Conditions 2, 3, 10 & 19 of application reference 59872/APP/2016/3454 (Mixed use redevelopment of the Pressing Plant, at The Old Vinyl Factory site, including the partial demolition of the Pressing Plant (formerly Apollo House), retention of front facade and part of the western facade of the Pressing Plant and construction of a cinema with retail, bar, restaurant, exhibition spaces and ancillary spaces and construction of the Machine Store, comprising 81 residential units, a health centre, bars/cafes, associated parking, landscaping, and access works, as amended by Non-Material Amendment application ref. 59872/APP/2020/867).

**Location of development:** The Pressing Plant, The Old Vinyl Factory Blyth Road Hayes

**Date of application:** 14 September 2020

**Plan Numbers:** See attached Schedule of plans

**Permission is subject to the condition(s) listed on the attached schedule:-**

**Draft Decision Notice produced: 22 January 2021**

**Checked by:**..... **Date:**.....

**Amendments required: YES / NO**

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
  - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
  - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and

Country Planning Act 1990 (as amended).

# **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

## **GRANT OF PLANNING PERMISSION**

Application Ref: 59872/APP/2020/2517

### **SCHEDULE OF CONDITIONS**

1. Samples of all materials and finishes to be used for all external surfaces of the building shall be submitted to and approved in writing by the Local Planning Authority before commencement of any works.

#### **REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## SCHEDULE OF CONDITIONS

### 2 MACHINE STORE/RESIDENTIAL BUILDING

Notwithstanding details shown on the plans hereby approved under this consent, the residential development and all landscaping within the red line plan shall be completed strictly in accordance with the following plans:

1601MP SKM (EX)001 00  
1601MP SKM (EX)002 00  
1601MP SKM (EX)200 P1  
1601MP SKM (EX)201 P1  
1601MP SKM (EX)202 P1  
1601MP SKM (EX)203 P1  
1601MP SKM (EX)300 P1  
1601MP SKM (EX)301 P1  
1601MP SKM (EX)302 P1  
1601MP SKM (EX)303 P1  
1601MP SKM (EX)304 P1  
1601MP SKM (DEM)001 00  
1601MP SKM (00)001 00  
1601MP SKM (00)002 00  
14805TA-HGP-Block A&B-GF & UGF-A-010 P2  
14805TA-HGP-Block A&B-1FL-A-011 P3  
14805TA-HGP-Block A&B-2FL-A-012 P2  
14805TA-HGP-Block A&B-3FL-A-013 P2  
14805TA-HGP-Block A&B-4FL-A-014 P2  
14805TA-HGP-Block A&B-5FL-A-015 P2  
14805TA-HGP-Block A&B-6FL-A-016 P2  
14805TA-HGP-Block A&B-7FL-A-017 P2  
14805TA-HGP-Block A&B-LRF-A-018 P3  
14805TA-HGP-Block A&B-URF-A-019 P3  
14805TA-HGP-Block A&B-B1-A-009 P2  
1601MP SKM (00)200 P5  
14805TA-HGP-Site-Elev-A-201 P3  
14805TA-HGP-Site-Elev-A-202 P3  
14805TA-HGP-Site-Elev-A-203 P3  
1601MP SKM (00)300 P4  
1601MP SKM (00)301 P5  
1601MP SKM (00)302 P4  
1601MP SKM (00)303 P4  
1601MP SKM (00)304 P4  
14805TA-HGP-Block A-GF&UGF-A-110 P2  
14805TA-HGP-Block A-3/5FL-A-140 P2  
14805TA-HGP-Block A-6FL-A-170 P2  
14805TA-HGP-Block A-7FL-A-180 P2  
14805TA-HGP-Block A-B1-A-108 P2  
14805TA-HGP-Block A-LRF-A-190 P3  
14805TA-HGP-Block A-Elev-A-210 P6  
14805TA-HGP-Block A-Elev-A-211 P6  
14805TA-HGP-Block A-Elev-A-212 P6  
14805TA-HGP-Block A-Elev-A-213 P6  
14805TA-HGP-Block A&B-SiteSec-A-300 P3  
14805TA-HGP-Block B-GF&UGF-A-111 P2  
14805TA-HGP-Block B-1FL-A-121 P3  
14805TA-HGP-Block B-2FL-A-131 P2  
14805TA-HGP-Block B-3FL-A-141 P2



## SCHEDULE OF CONDITIONS

- 2 14805TA-HGP-Block B-4/6FL-A-171 P2  
14805TA-HGP-Block B-RF-A-191 P2  
14805TA-HGP-Block B-B1-A-109 P2  
14805TA-HGP-Block B-Elev-A-220 P5  
14805TA-HGP-Block B-Elev-A-221 P5  
14805TA-HGP-Block B-Elev-A-222 P5  
14805TA-HGP-Block B-Elev-A-223 P5  
14805TA-HGP-Block A&B-SiteSec-A-301 P2  
0275-SEW-ZZ-ZZ-DR-L-307100  
0275-SEW-ZZ-ZZ-DR-L-307101  
0275-SEW-ZZ-ZZ-DR-L-307102  
0275-SEW-ZZ-ZZ-DR-L-307104 Rev 01  
0275-SEW-ZZ-ZZ-DR-L-307105  
0275-SEW-ZZ-ZZ-DR-L-307106  
0275-SEW-ZZ-ZZ-DR-L-307107 Rev 01  
0275-SEW-ZZ-ZZ-DR-L-307108  
0275-SEW-ZZ-ZZ-DR-L-307109  
0275-SEW-ZZ-ZZ-DR-L-307110  
0275-SEW-ZZ-ZZ-DR-L-307111 Rev 01  
0275-SEW-ZZ-ZZ-DR-L-307112  
0275-SEW-ZZ-ZZ-DR-L-00321  
0275-SEW-ZZ-ZZ-DR-L-00322  
0275-SEW-ZZ-ZZ-SH-L-451000  
0275-SEW-ZZ-ZZ-SP-L-450000  
0275-SEW-ZZ-ZZ-SP-L-450001 Rev 01  
1615-240-103  
14805TA-HGP-Block A-1/2FL-A-120 P3  
14805TA-HGP-Block B-7FL-A-181 P2; and shall thereafter be retained/maintained for as long as the development remains in existence.

### PRESSING PLANT/CINEMA BUILDING

Notwithstanding details shown on the plans hereby approved under this consent; the Pressing Plant building only (land outlined in blue on drawing ref: GRM-AI-XX-ZZ-DR-A-001, P06) shall be completed strictly in accordance with the following plans:

- GRM-AI-XX-ZZ-DR-A-001 P06  
GRM-AI-XX-ZZ-DR-A-201 P07  
GRM-AI-XX-ZZ-DR-A-210 P08  
GRM-AI-XX-ZZ-DR-A-211 P09  
GRM-AI-XX-ZZ-DR-A-301 P08  
GRM-AI-XX-ZZ-DR-A-302 P10  
GRM-AI-XX-ZZ-DR-A-212 P07  
GRM-AI-XX-ZZ-DR-A-401 P06  
GRM-AIN-ZZ-ZZ-DR-A-21-204 P03  
GRM-AIN-ZZ-ZZ-DR-A-21-100 P01  
GRM-AIN-ZZ-ZZ-DR-A-21-101 P01  
GRM-AIN-ZZ-ZZ-DR-A-21-102 P01  
GRM-AIN-ZZ-ZZ-DR-A-23-001 P01; 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



## SCHEDULE OF CONDITIONS

- 2 Two Development Management Policies (January 2020) and the Publication London Plan December 2020.
- 3 The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Outline Construction Management Plan  
CCTV Plan  
Daylight and Sunlight Report  
Design and Access Statement  
Drainage Strategy  
Drainage Notes 09/01/17  
Stage 2 Fire Safety Strategy Residential  
Geo-Environmental Assessment  
Heritage Impact Assessment  
Landscaping drawings and detailed landscaping scheme  
Environmental Noise Survey and Noise Impact Assessment  
Planning Statement  
Remediation Method Statement  
Piling Works Risk Assessment  
Structural Engineering Notes  
Sustainability and Energy Report  
Transport Statement (including car park allocation)  
External Building Fabric for Residential Report

And addendums to the Pressing Plant building:  
Design and Access Statement July 2020 Version 1.3  
GRM-AI-XX-ZZ-SH-A-900 P05  
Planning Statement dated 23rd July 2020  
Daylight and Sunlight Report dated 16 July 2020  
Energy Statement Rev. 1 dated July 2020  
Built Heritage statement ref JCH01051 May 2020  
Transport Note ref JNY10479-01c 24th June 2020  
Planning Condition 8 & 10 Acoustic Report dated 24 July 2020  
Noise Survey Report dated 29 June 2020  
Environmental Noise Survey and Noise Impact Assessment Report 07 September 2016 ref 22178/NIA1-Rev1  
Agent's Email 19.11.20 - Response to Energy Objection  
Agent's Email 20.11.20 - Further response to energy  
Agent's Email 23.11.20 - Noise Response from agent  
Agent's Email 16.12.20 - Elevation amendments

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 within the Hillingdon Local Plan: Part Two Development Management Policies (January 2020).

## **SCHEDULE OF CONDITIONS**

4. No development (with the exception of demolition) shall take place in connection with the relevant building until:
- a. details of external materials and/or external surfaces/finishes, including details of doors, windows, balconies and privacy screening for The Pressing Plant building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter The Pressing Plant building shall be constructed in accordance with the approved details and be retained as such; and
  - b. details of external materials and/or external surfaces/finishes, including details of doors, windows, balconies and privacy screening for The Machine Store building have been submitted to and approved in writing by the Local Planning Authority. Thereafter The Machine Store building shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

NOTE: Part (b) of this condition has been partially discharged, in relation to the Machine Store building under planning reference 59872/APP/2018/1697 dated 6/7/18.

### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020).

## SCHEDULE OF CONDITIONS

5. No development shall take place [excluding demolition] until a landscape scheme for the relevant building and its associated space has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage (130 spaces)
- 2.c Means of enclosure/boundary treatments
- 2.d Hard Surfacing Materials
- 2.e External Lighting

4. Details of Landscape Maintenance

- 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seedling within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation and phasing

6. Other

- 6.a Existing and proposed functional services above and below ground
- 6.b Proposed finishing levels or contours

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

NOTE: This condition has been partially discharged, in relation to the Machine Store building under planning reference 59872/APP/2019/1659 dated 9/8/19.

### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 14 and DMT 6 of The Local Plan: Part 2 - Development Management Policies (2020) and Publication London Plan December 2020.

## SCHEDULE OF CONDITIONS

- 6 The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The building shall not be occupied until accreditation has been achieved for that building.

### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with Policy D11 of the Publication London Plan December 2020.

- 7 Before the development reaches damp proof level within the relevant building a sound insulation and ventilation scheme for protecting the proposed development from road traffic, rail traffic and other noise shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet an acceptable internal and external noise design criteria. The scheme shall meet the appropriate internal noise criteria as defined in BS 8233:2014. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

NOTE: This condition has been partially discharged, in relation to the Machine Store building under planning reference 59872/APP/2019/1410 dated 21/6/19.

### REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic, rail traffic and other noise in accordance with Policy EM8 of The Local Plan: Part 1 - Strategic Policies (2012).

- 8 The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142.

### REASON

To safeguard the amenity of the surrounding area in accordance with Policy EM8 of The Local Plan: Part 1 - Strategic Policies (2012).

- 9 No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

### REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy DME1 14 of The Local Plan: Part 2 - Development Management Policies (2020).



## SCHEDULE OF CONDITIONS

- 10 Sound insulation shall be implemented and maintained in compliance with the approved measures included within the submitted documents Planning Condition 8 & 10 Acoustic Report dated 21 July 2020; Environmental Noise Survey and Noise Impact Assessment Report dated 7 September 2016; Noise Survey Report dated 29 June 2020; Emailed dated 23 November 2020; GRM-AIN-ZZ-ZZ-DR-A-23-001 Rev. P01; GRM-AIN-ZZ-ZZ-DR-A-21-100 Rev. P01; GRM-AIN-ZZ-ZZ-DR-A-21-101 Rev. P01; and GRM-AIN-ZZ-ZZ-DR-A-21-102 Rev. P01 for the Pressing Plant building and in accordance with details approved under planning reference 59872/APP/2019/1410) approved measures included within the submitted documents Environmental Noise Survey Ref. 18442-1 R3 for the Machine Store buildings.

### REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two Development Management Policies (January 2020).

- 11 The ground floor commercial units in the Machine Store building shall not be occupied until a scheme for the control of amplified music emanating from the commercial units has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures and noise limits and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

### REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two Development Management Policies (January 2020) and and Policy EM8 of The Local Plan: Part 1 - Strategic Policies (2012).

- 12 The delivery and the loading or unloading of goods associated with the approved bars, restaurants and cinemas shall not take place outside the hours of 08:00 and 18:00, Monday to Friday, or outside the hours of 08:00 and 13:00 on Saturdays. There should be no deliveries on Sundays and Bank and Public Holidays.

### REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy EM8 of The Local Plan: Part 1 - Strategic Policies (2012).

## SCHEDULE OF CONDITIONS

- 13 The commercial premises [excluding the cinema use, though including its ancillary bar/cafe] shall not be open for customers outside the following hours: -

0800 to 2300, Mondays - Fridays

0800 to 2300 Saturdays

1000 to 2200 Sundays, Public or Bank Holidays.

### REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy EM8 of The Local Plan: Part 1 - Strategic Policies (2012).

- 14 Development of the relevant building shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing for the relevant building) have been submitted to and approved in writing by the Local Planning Authority. Car Parking Layouts shall demonstrate that 15 spaces shall be equipped with active Electric Vehicle Charging (EVC) points and an additional 15 spaces with passive EVC points. Detailed design drawings, based on the use of swept paths with a 300mm error margin, to ensure sufficient manoeuvrability and adequate road safety, shall also be submitted.

Each individual building shall not be occupied until all such approved works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

### REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy DMT 6 of the Hillingdon Local Plan: Part Two Development Management Policies (January 2020) and Chapter 10 of the Publication London Plan December 2020.

## SCHEDULE OF CONDITIONS

- 15 A Construction Environmental Management Plan (s) (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Heathrow Safeguarding Authority (as follows)

- a) Prior to demolition of the existing relevant building comprising measures for controlling the effects of demolition; and
- b) Prior to commencement of the relevant building (new build works) comprising construction and enabling works associated with the development

The CEMP(s) shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries and the use and management of any cranes required on site relevant to the above stages ((a) or (b)) and relevant building. It will ensure appropriate communication with the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and/or construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the relevant approved CEMP unless otherwise agreed in writing by the LPA.

NOTE: This condition has been partially discharged, in relation to the Machine Store under planning reference 59872/APP/2018/392 dated 29/3/18.

### REASON

To safeguard the amenity of surrounding areas in accordance with policy EM8 of the Hillingdon Local Plan: Part 2 and the Publication London Plan December 2020.

## SCHEDULE OF CONDITIONS

- 16 (i) The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:
- (a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;
  - (b) A site investigation, including where relevant soil, soil gas, surface 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.
  - (c) 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.
- (ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and
- (iii) All works which form part of the remediation scheme shall be completed and a verification report submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

NOTE: This condition has been partially discharged, in relation to the Machine Store under planning reference 59872/APP/2018/392 dated 29/3/18.

### REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DMEI 12 of the Hillingdon Local Plan: Part Two Development Management Policies (January 2020).

- 17 The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4(3) dwelling, with all remaining units designed to the standards for Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

### REASON

To ensure an appropriate standard of housing stock in accordance with Publication London Plan December 2020 Policy 3.8, is achieved and maintained.



## SCHEDULE OF CONDITIONS

- 18 The development hereby approved shall ensure that spectator seating within the cinema will allow people with a physical and/or sensory impairment to sit amongst the audience without being separated from friends or family. Seating within the auditorium shall provide a choice of position for a non-transferring wheelchair user and provide clear, comfortable sightlines without obstructing the view of others. The auditorium should be fully accessible and otherwise designed to conform to BS 8300.

### REASON

To ensure an appropriate standard of development in accordance with Policies D7, D8 and E10 of the Publication London Plan December 2020, is achieved and maintained.

- 19 Measures regarding Energy Efficiency shall be implemented and maintained in compliance with the approved measures included within the submitted documents, Energy Statement Rev. 1 dated July 2020; Agent's Email 19.11.20 - Response to Energy Objection; and Agent's Email 20.11.20 - Further response to energy for the Pressing Plant building, and the approved measures included within the submitted documents, Machine Store - Energy Assessment - Final - v.2 (inc. Appendices); and details approved under planning reference 59872/APP/2018/2494; Old Vinyl Factory, Planning Condition 19 (Energy) Statement, September 2018 for the Machine Store buildings.

### REASON

To ensure the development contributes to a reduction in CO2 in accordance with the Publication London Plan December 2020 Policy SI 2.

- 20 No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

NOTE: This condition has been partially discharged, in relation the Machine Store under planning reference 59872/APP/2018/1423 dated 26/6/18.

### Reason

To prevent any detrimental impact on local underground sewerage utility infrastructure and/or contamination of controlled waters from existing land mobilised by the building work and new development in accordance with Policy DME1 12 of the Hillingdon Local Plan: Part Two Development Management Policies (January 2020).

## SCHEDULE OF CONDITIONS

- 21 . Prior to installation, details and samples of external building materials of the Pressing Plant shall be submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer information, the product type and code. Works shall be carried out in accordance to the approved details.

### REASON

To safeguard the special architectural and/or historic interest of the listed building, in accordance to policy HE1 of Hillingdon Local Plan: Part 1, policies DMHB 1 and 2 of the Hillingdon Local Plan: Part 2 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 22 . The floor area allocated for the health facility within the Machine Store building shall be used as a community health facility and for no other purpose, including any other purpose in Class D1/E(e) of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (or any order revoking, re-enacting or modifying that Order), unless agreed otherwise in writing by the Local Planning Authority.

### REASON

To allow the Local Planning Authority to consider the amenity, highways and other impacts of any potential alternative use of the site and to ensure the provision of adequate medical facilities to meet the needs of the local community.

- 23 . Prior to first occupation, a Fire Strategy Report for the proposed cinema building shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall not be carried out other than in accordance with the approved details.

### REASON

To ensure that the development meets Fire Safety Standards in accordance with policy D12 of the draft London Plan (Intend to Publish version 2019).

## 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 Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the Publication London Plan December 2020 and national guidance.

DMT 2	Highways Impacts
DMT 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMHB 3	Locally Listed Buildings

## SCHEDULE OF CONDITIONS

DMHB 4	Conservation Areas
DMHB 11	Design of New Development
DMHB 15	Planning for Safer Places
DMHD 1	Alterations and Extensions to Residential Dwellings
DME 1	Employment Uses in Designated Sites
DME 2	Employment Uses Outside of Designated Sites
DMHB 14	Trees and Landscaping
DMEI 9	Management of Flood Risk
DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 7	Planning Obligations and Community Infrastructure Levy
LPP 4.1	(2016) Developing London's economy
LPP 5.1	(2016) Climate Change Mitigation
LPP 5.11	(2016) Green roofs and development site environs
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 5.21	(2016) Contaminated land
LPP 5.3	(2016) Sustainable design and construction
LPP 5.7	(2016) Renewable energy
LPP 6.12	(2016) Road Network Capacity
LPP 6.13	(2016) Parking
LPP 6.3	(2016) Assessing effects of development on transport capacity
LPP 6.9	(2016) Cycling
LPP 7.13	(2016) Safety, security and resilience to emergency
LPP 7.14	(2016) Improving air quality
LPP 7.19	(2016) Biodiversity and access to nature
LPP 7.3	(2016) Designing out crime
LPP 7.4	(2016) Local character
LPP 7.5	(2016) Public realm
LPP 7.6	(2016) Architecture
LPP 7.7	(2016) Location and design of tall and large buildings
LPP 7.8	(2016) Heritage assets and archaeology
LPP 8.2	(2016) Planning obligations
LPP 8.3	(2016) Community infrastructure levy

3. On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then the Publication London Plan December 2020). Hillingdon's Full Council adopted the Hillingdon Local



## SCHEDULE OF CONDITIONS

Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

- 4 . 1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.
- 5 . The red-line plan submitted with the application documents indicates that part of the development site boundary is within Crossrail safeguarded limits and also encroaches onto Network Rail (NR) freehold land. Network Rail are undertaking 'cable pulling' works in connection with the construction of Crossrail at this location. Information relating to the works and the timescales involved for the works are available through the following contact email address 'CRCrossrail@networkrail.co.uk'

The applicant is advised to confirm with Network Rail the land title boundaries and also the current works programme before commencing of any of their proposed works in order to avoid any conflicts of interest for either the land ownership or the disruption to the Crossrail/NR construction programme.

- 6 . Fencing
- If not already in place, the Developer/applicant must provide at their expense a suitable trespass proof fence (of at least 1.8m in height) adjacent to Network Rail's boundary and make provision for it's future maintenance without encroachment upon Network Rail land. Network Rail's existing fencing/wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein be damaged, undermined or compromised in any way. Any vegetation on Network Rail land within Network Rail's boundary must also not be disturbed.

### Drainage

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains. In the interest of the long-term stability of the railway, it is recommended that soakaways should not be constructed within 20 metres of Network Rail's boundary. Any surface water run-off from the site must drain away from the railway boundary and must NOT drain in the direction of the railway as this could import a risk of flooding and / or pollution onto Network Rail land.

### Safety

No work should be carried out on the development site that may endanger the safe operation of the railway or the stability of Network Rail's structures and adjoining land. In particular, the demolition of buildings or other structures must be carried out in accordance with an agreed method statement. Care must be taken to ensure that no debris or other materials can fall onto Network Rail land. In view of the close proximity of these proposed works to the railway boundary the developer should contact Richard

## SCHEDULE OF CONDITIONS

Selwood at Network Rail on AssetProtectionWestern@networkrail.co.uk before works begin.

### Access to Railway

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

### Site Layout

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

### Excavations/Earthworks

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

### Party Wall

Where works are proposed adjacent to the railway it may be necessary to serve the appropriate notices on Network Rail and their tenants under the Party Wall etc Act 1996. Developers should consult with Network Rail at an early stage of the preparation of details of their development on Party Wall matters.

The applicant is reminded that any works close to the Network Rail boundary, and any excavation works are also covered by the Party Wall Act of 1996. Should any foundations, any excavations or any part of the building encroach onto Network Rail land then the applicant would need to serve notice on Network Rail and they would be liable for the costs. An applicant cannot access Network Rail without permission (via the Asset Protection Team) and in addition to any costs under the Party Wall Act, the applicant would also be liable to all Network Rail site supervision costs whilst works are undertaken. No works in these circumstances are to commence without the approval of the Network Rail Asset Protection Engineer.

### Method Statements/Fail Safe/Possessions

Method statements may be required to be submitted to Network Rail's Asset Protection Engineer for prior approval of works commencing on site. Where any

## SCHEDULE OF CONDITIONS

works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period of booking of 20 weeks. The applicant will be liable for all costs incurred by Network Rail (including all possession costs, site safety supervision, asset protection presence). The applicant is reminded that Network Rail can refuse any third party works that would impact adversely on its infrastructure.

### Signalling

The proposal must not interfere with or obscure any signals that may be in the area.

### Environmental Issues

The design and siting of buildings should take into account the possible effects of noise and vibration and the generation of airborne dust resulting from the operation of the railway.

### Landscaping

It is recommended no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.

### Plant, Scaffolding and Cranes

Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that, at no time will any poles or cranes over-sail or fall onto the railway. All plant and scaffolding must be positioned, that in the event of failure, it will not fall on to Network Rail land.

### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling arrangements on the railway.

### Security of Mutual Boundary

Security of the railway boundary will require to be maintained at all times. If the works require temporary or permanent alterations to the mutual boundary the applicant must contact Network Rail's Asset Protection Engineer.

7. The Council's Waste Strategy Officer has provided the following guidance regarding waste management:

#### 1) Flats

a) I would estimate the waste arising from the development to be as shown below: -

Size of household - Studio / one bedroom

Number in development - 42

Projected Weekly Waste & Recycling per household - 140 litres

Waste & Recycling produced from all households - 5880 litres

Size of household - Two bedroom

Number in development - 34



## SCHEDULE OF CONDITIONS

Projected Weekly Waste & Recycling per household - 170 litres  
Waste & Recycling produced from all households - 5780 litres

Size of household - Three bedroom  
Number in development - 4  
Projected Weekly Waste & Recycling per household - 240 litres  
Waste & Recycling produced from all households - 720 litres

Total Weekly Waste Arising  
12380 litres

Minimum number of 1,100 litre bins required = 12.  
I would suggest that all bins are for refuse initially owing to contamination issues.  
Additional recycling bins can then be added.

The storage space for the waste and recycling bins should take into account the following list described below

b) The bin enclosures must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins by residents, and if multiple bins are installed for the bins to be rotated in between collections. The dimensions of an 1,100 litre bulk bin are shown in the table below: -

Bin Size 1,100 litre Eurobin  
Height 1,370 mm  
Depth 990 mm  
Width 1,260 mm

c) Arrangements should be made for the cleansing of the bin stores with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

d) The material used for the floor should be 100 mm thick to withstand the weight of the bulk bins. Ideally the walls of the bin storage areas should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

e) The gate / door of the bin stores need to be made of metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow clearance of 150 mm either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

f) Internal bin chambers should have appropriate passive ventilators to allow air flow and stop the build up of unpleasant odours. The ventilation needs to be fly proofed.

g) If the chambers are inside the building they should have a light. The lighting should be a sealed bulked fitting (housings rated to IP65 in BS EN 60529:1992).

h) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres

## SCHEDULE OF CONDITIONS

from the point of storage to the collection vehicle (BS 5906 standard).

i) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

k) The access roads must be made strong enough to withstand the load of a 26 tonne refuse collection vehicle.

### 4) Commercial Units

4a) The occupiers would have to make an arrangement with either the Council or a licensed waste carrier for the collection of the waste produced from the premises.

4b) The producers of waste from commercial premises have a Duty of Care to contain the waste safely until it is collected by the Council or a licensed waste carrier. They can best comply with this through the use of bulk bins or presenting sacks on the day of collection. Larger waste producers could use a 12 cubic yard 'front end loader type bin or if there was shared usage of waste containers a 40 cubic yard bin could be used fed by a compactor system.

4c) The collectors should not have to cart a 1,100 litre bulk bin more than 10 metres or sack 15 metres from the point of storage to the collection vehicle (BS 5906 standard).

4d) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

4e) The access roads must be made strong enough to withstand the load of a 32 tonne refuse collection vehicle (if using 40 cubic yard roll on roll off bins).

### General Points

The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

8. Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and



## **SCHEDULE OF CONDITIONS**

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

- 9 . A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecutions under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwriskmanagement@thameswater.co.uk](mailto:wwriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).
- 10 . Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention 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 <http://www.aoa.org.uk/policy-safeguarding.htm>).
- 11 . Notwithstanding the details shown on the plans, no signage is approved - ADV Consent is required for all signage.

## **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](http://www.hillingdon.gov.uk)

## **GRANT OF PLANNING PERMISSION**

Application Ref.No.: 59872/APP/2020/2517

### **SCHEDULE OF PLANS**

Agent's Email 19.11.20 - Response to Energy Objection - received 19 Nov 2020

GRM-AIN-ZZ-ZZ-DR-A-21-204 P03 - External Walls - Precast Concrete Panel Study - received 10 Nov 2020

Planning Statement 23 July 2020 - received 29 Sep 2020

Daylight and Sunlight Report 16-07-20 - received 14 Aug 2020

Energy Statement Rev 1 July 2020 - received 14 Aug 2020

Built Heritage Statement JCH01051 May 2020 - received 14 Aug 2020

Transport Note JNY10479-01c 24th June 2020 - received 14 Aug 2020

GRM-AI-XX-ZZ-DR-A-001 P06 - Location Plan - received 29 Sep 2020

GRM-AI-XX-ZZ-DR-A-210 P08 - Proposed Level 00 Plan - received 14 Aug 2020

GRM-AI-XX-ZZ-DR-A-212 P07 - Proposed Roof Plan - received 14 Aug 2020

GRM-AI-XX-ZZ-DR-A-301 P08 - Proposed North and Wes - received 14 Aug 2020

GRM-AI-XX-ZZ-DR-A-401 P06 - Proposed Sections A,B & C - received 14 Aug 2020

Cover letter dated 24 July 2020 - received 14 Aug 2020

Design and Access Statement dated July 2020 Version 1.3 - received 14 Aug 2020

Planning Condition 8 & 10 Acoustic Report dated 21 July 2020 - received 14 Aug 2020

GRM-AI-XX-ZZ-SH-A-900 P05 - Accommodation Schedule - received 14 Aug 2020

Environmental Noise Survey and Noise Impact Assessment Report 07 September 2016 ref: 22178/NIA1-Rev1 - received 15 Dec 2020

GRM-AIN-ZZ-ZZ-DR-A-21-100 P01 - External Walls - Typical East Facade Strip Section - received 15 Dec 2020

GRM-AIN-ZZ-ZZ-DR-A-21-101 P01 - External Walls - Typical South Facade Strip Section - received 15 Dec 2020

GRM-AIN-ZZ-ZZ-DR-A-21-102 P01 - External Walls - Typical North Facade Strip Section - received 15 Dec 2020

GRM-AIN-ZZ-ZZ-DR-A-23-001 P01 - Typical Floor Buildups - received 15 Dec 2020

Agent's Email 16.12.20 - Elevation amendments - received 16 Dec 2020

Facing Boundary Distance - received 16 Dec 2020

Agent's Email 23.11.20 - Noise Response from agent - received 24 Nov 2020

Noise Survey Report 29 June 2020 - received 15 Dec 2020

GRM-AI-XX-ZZ-DR-A-211 P09 - Proposed Level 01 and 02 Plan - received 16 Dec 2020

GRM-AI-XX-ZZ-DR-A-302 P10 - Proposed East and South Elevation - received 16 Dec 2020

Agent's Email 20.11.20 - Further response to energy - received 24 Nov 2020

GRM-AI-XX-ZZ-DR-A-302 P10 - Proposed East and South Elevation (with Markup) - received 16 Dec 2020

GRM-AI-XX-ZZ-DR-A-201 P07 - Proposed Site Plan - received 29 Sep 2020



THE COMMON SEAL of the  
**MAYOR AND BURGESSES OF  
HILLINGDON** was duly affixed to  
this Deed in the presence of:

MEMBER OF THE COUNCIL

*Alan Chapman*

AUTHORISED OFFICER

*A. E. -*



**EXECUTED** as a Deed by  
**PURPLEXED LLP**  
acting by two members

)

Member

Member

**EXECUTED** as a Deed by  
**REALLY LOCAL GROUP LIMITED**

)

Member

Member

Witnessed by:

*Cristina Gianetto*  
CRISTINA GIANETTO  
119 GUESDONIAN RD,  
N7 9BQ, LONDON, UK  
DIRECTOR