

## Richard Phillips

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**From:** Gillett Macleod Partnership <gmpartnership@yahoo.co.uk>  
**Sent:** 16 February 2023 16:47  
**To:** Richard Phillips  
**Cc:** Frank Leahy; j.nash@daylightandsunlight.co.uk  
**Subject:** Re: FLC Car Sales, Falling Lane, Viewsley - Ref: 692/APP/2022/1741  
**Attachments:** Proposed site plan.pdf; Proposed north north east and north west west elevations.pdf; Proposed first floor plan.pdf; Proposed ground floor.pdf; 15 February 2023 - Daylight and Sunlight Report.pdf; Appendix B.pdf; Proposed north east east and north north west elevations.pdf; Proposed south elevation.pdf; Proposed roof plan.pdf; Proposed third floor plan.pdf; Proposed second floor plan.pdf

Dear Richard,

Thank you for your email of the 26th January 2023 and a very belated Happy New Year to you too.

We have had a light report prepared which is attached herewith to answer the urban designers comment No 1 to show that there will be adequate natural light to the rooms immediately below the proposed balconies.

There were a couple of exceptions which required the slight enlargement of the windows. We have amended the drawings accordingly.

Please find attached revised drawing Nos 15/2936/102B, 104B, 105B, 106C, 107C, 108C 109B, 110B and 111B which have been amended accordingly.

I also attach a copy of the Daylight and Sunlight Report and Appendix B.

With regards to the second point raised, we would be happy to have a condition relating to the materials as suggested by the urban design officer.

In respect of the the third point I understand he has no objections to the revised landscaping proposal.

In view of this favourable response could we please have your decision as soon as possible.

Many thanks,

Regards

Jeffrey Gillett, R.I.B.A

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On Thursday, 26 January 2023 at 08:59:55 GMT, Richard Phillips <rphillips@hillingdon.gov.uk> wrote:

Jeffrey,

Thank you for your email and a rather belated Happy New Year to you.

I have now had comments from the new Conservation / Urban Design Officer (Antonia Whatmore) as follows:-

I have compared the drawings submitted to support the live application, no: 692/APP/2021/4071 with the corresponding drawings in application No 692/APP/2017/749. Below are the comments on changes.

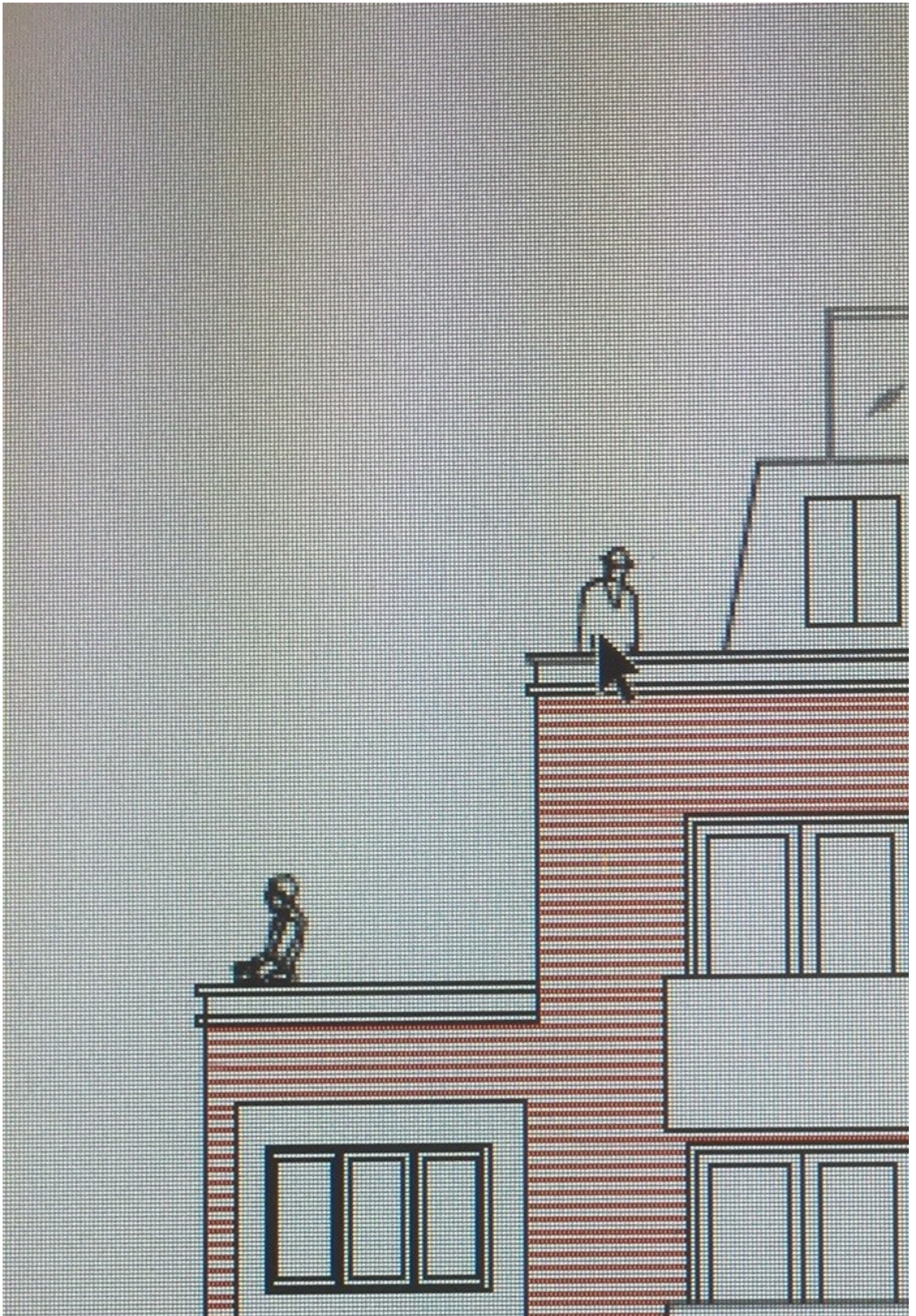
1. The original 2017 drawings showed balconies integrated into the architecture along the Falling Road profile these are replaced with glass balconies on the current proposals. I assume the graphic indicate glass although, a key of material is not shown. The original proposals provided a positive architectural profile to the building and avoided views of clutter that can be stored on balconies. This value engineered approach has reduce the design quality of the building and should be reverted to the original design. See images below as an example.

Initial 692/APP/2017/749 proposals  
692/APP/2021/4071



Variation of condition proposals

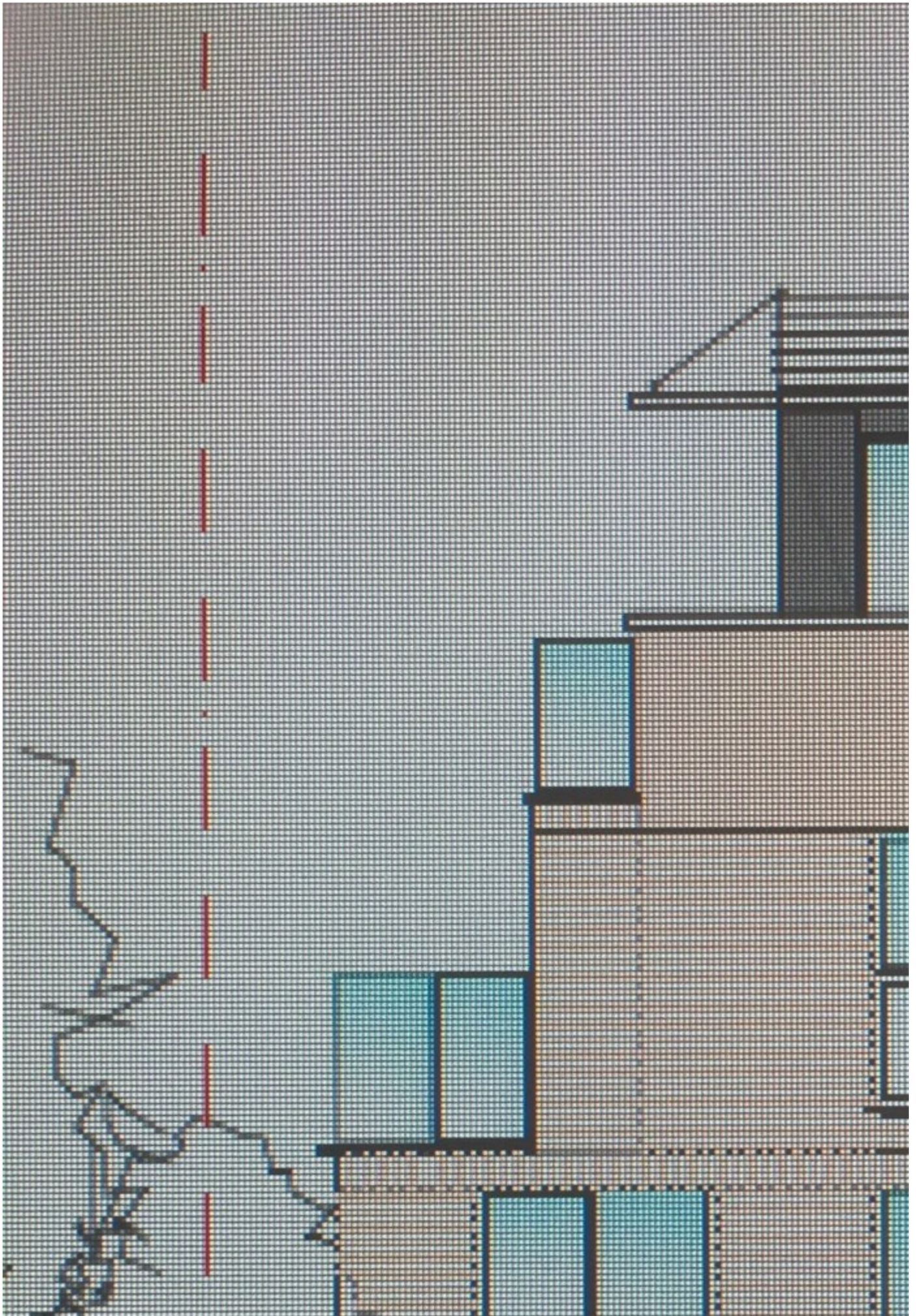














1. Reviewing the original layout drawings the balconies along the front and back elevations are Juliette balconies. The current proposals are for balconies with a depth. Possibly to achieve some private amenity space in line with the London Plan private amenity requirements. This change is supported. However, it would need to be demonstrated that this wouldn't adversely affect daylight/sunlight issues for the dwelling below the balconies.
2. The materials are not specified either for the original scheme or the live application. As the Condition is to agree appearance I would expect the applicant to provide the palette of materials together with this proposal. Will this be requested once they have received comments on the changes?
3. The Landscape proposals are accepted.

Please let me know if you wish to discuss / progress the application.

Regards,

Richard

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**From:** Gillett Macleod Partnership <gmpartnership@yahoo.co.uk>  
**Sent:** 06 January 2023 16:50  
**To:** Richard Phillips <RPhillips@Hillingdon.Gov.UK>  
**Cc:** Frank Leahy <frank.leahy1@icloud.com>  
**Subject:** Re: FLC Car Sales, Falling Lane, Yiewsley - Ref: 692/APP/2022/1741

Dear Richard,

Thank you for your email of 23rd December 2022. I trust that you had a good Christmas and I wish you a Happy New Year.

I trust that the application can now be assessed by the new Urban Design Officer in the near future. Our client is becoming a little anxious because the time limit on the application is ticking away rather quickly and we need to get a decision on the revised design as soon as possible.

If you could chase this matter up I would be extremely grateful.

Many thanks,

Regards

Jeffrey Gillett, R.I.B.A

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On Friday, 23 December 2022 at 15:50:49 GMT, Richard Phillips <[rphillips@hillingdon.gov.uk](mailto:rphillips@hillingdon.gov.uk)> wrote:

Jeffrey,

Unfortunately, despite constant chasing, the Urban Design Officer did not come back to me on this one and he has unfortunately now left the Council.

We need to pick this up first thing in the New Year as as expressed at our last meeting with Mandip a while ago, there are concerns regarding the design and we need to decide how to progress.

Have a good Christmas,

Richard

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**From:** Gillett Macleod Partnership <[gmpartnership@yahoo.co.uk](mailto:gmpartnership@yahoo.co.uk)>  
**Sent:** 17 November 2022 17:45  
**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Subject:** Re: FLC Car Sales, Falling Lane, Yiewsley - Ref: 692/APP/2022/1741

Dear Richard,

Thanks for the update. I look forward to hearing from you shortly.

Regards

Jeffrey Gillett, R.I.B.A

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On Thursday, 17 November 2022 at 10:03:10 GMT, Richard Phillips <[rphillips@hillingdon.gov.uk](mailto:rphillips@hillingdon.gov.uk)> wrote:

Jeffrey,

No need to apologise for chasing – fully appreciate need to get this resolved.

The Urban Design Officer did state Last week that this would be looked at this week.

Regards,

Richard



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**From:** Gillett Macleod Partnership <[gmpartnership@yahoo.co.uk](mailto:gmpartnership@yahoo.co.uk)>  
**Sent:** 16 November 2022 17:12  
**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Cc:** Frank Leahy <[frank.leahy1@icloud.com](mailto:frank.leahy1@icloud.com)>  
**Subject:** Re: FLC Car Sales, Falling Lane, Yiewsley - Ref: 692/APP/2022/1741

Dear Richard,

Apologies for continually pressing you on the above but we really need to try and progress the application for the material minor amendment. If you could contact your urban design department who I understand are the cause of the hold up I would very much appreciate it.

Many thanks,

Regards

Jeffrey Gillett, R.I.B.A

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On Wednesday, 26 October 2022 at 14:31:10 BST, Richard Phillips <[rphillips@hillingdon.gov.uk](mailto:rphillips@hillingdon.gov.uk)> wrote:

Dear Jeffrey,

Thank you for your email.

I did receive your email of the 20/9/22 and the revised plans were uploaded onto the Council's website the following week.

I am still waiting on comments from the Urban Design Officer and will continue to chase. However, at our meeting concern was expressed as regards the canopy structure / balconies on front elevation.

I will go through the plans to make sure that the other matters have been dealt with and will get back to you shortly.

Regards,

Richard

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**From:** Gillett Macleod Partnership <[gmpartnership@yahoo.co.uk](mailto:gmpartnership@yahoo.co.uk)>  
**Sent:** 25 October 2022 17:39  
**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Cc:** Frank Leahy <[frank.leahy1@icloud.com](mailto:frank.leahy1@icloud.com)>  
**Subject:** Re: FLC Car Sales, Falling Lane, Yiewsley - Ref: 692/APP/2022/1741

Dear Richard,

I trust you are well.

Could you please give me an update on the above application. We did write to you by email on the 20th September 2022 but since then we have heard nothing.

Many thanks,

Regards



Jeffrey Gillett, R.I.B.A

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On Tuesday, 20 September 2022 at 17:11:45 BST, Gillett Macleod Partnership <[gmpartnership@yahoo.co.uk](mailto:gmpartnership@yahoo.co.uk)> wrote:

Dear Richard,

Further to your email of 13th June 2022 and our subsequent team meeting, we have amended our plans inline with your email and adjusted the room sizes, balcony sizes etc. We have also adjusted the site layout plan so the basement car parking matches the outline plan exactly. I attach copies of our revised drawings No.'s:

15/2936/103B

15/2936/105B

15/2936/104B

15/2936/110A

15/2936/111A

15/2936/108B

15/2936/106B

15/2936/109A

15/2936/107B

Would you please substitute these drawings for the drawings previously submitted.

I trust the enclosed information answers your previous queries and that the application can now be progressed.

Many thanks,

Regards

Jeffrey Gillett, R.I.B.A

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On Monday, 13 June 2022 at 17:43:16 BST, Richard Phillips <[rphillips@hillingdon.gov.uk](mailto:rphillips@hillingdon.gov.uk)> wrote:

Dear Jeffrey,

I have now had the chance to go through the plans and have been able to discuss with my manager.

The S73 application proposes making changes to the reserved matters application which related to the details of appearance and landscaping only, but there are also some internal changes being proposed to the floor plans.

Obviously, some changes could be considered to be non-material, but, if this were not considered to be the case, then a S73 would also be required to amend the outline permission. Altering the outline permission would be more



involved as legislation and planning guidance has changed, so for instance, you would now have to submit a Fire Strategy and a Basement Impact Assessment. All the supporting documentation submitted with the original outline application would also need updating. Although this could take the form of a simple Addendum Statement with many of the reports, others would be more involved, eg. the ecology appraisal would require a new survey undertaking as the original was carried out in 2016. A greater carbon off-set contribution would also now be required.

Having gone through the plans, there are a number of things that need addressing / clarifying:-

On the basement plan (15/2936/103 Rev. A), it appears that the basement has been set in further from the High Street and Falling Lane frontages, although the internal dimensions of the layout of the basement remain the same. Clarification is required.

As a result of reducing the size of the communal staircases, some of the adjoining units have been made marginally larger, but the floor areas in the accommodation schedules have not changed.

Having measured the units from your plans, I also note that a number of the units do not satisfy minimum floor space standards, eg. Flats 2, 3, 8, 11, 12, 17, 20, 21, 25 and 30, although the schedules have not been revised and would suggest they do. The short falls are not great but any S73 application would need to be fully compliant and this also needs to include minimum bedroom sizes and widths and provision of storage space as required by Policy D6 of the London Plan (2021) and a number of units do not satisfy these bedroom and storage minimum requirements. The changes need to be made to satisfy Policy D6 whilst minimising any deviation from the approved plans if the need to submit a S73 for the outline is to be avoided.

I also note that many of the proposed balconies are undersized as to accord with Policy D6, they need to have a minimum size of 5sq.m and depth of 1.5m.

Once the extent and nature of the changes required is known, we can consider how we need to progress matters and then consider the proposed changes as part of the S73 application.

Hope this makes sense. Please let me know if you wish to discuss.

Kind regards,

Richard

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**From:** Gillett Macleod Partnership <[gmpartnership@yahoo.co.uk](mailto:gmpartnership@yahoo.co.uk)>  
**Sent:** 10 June 2022 15:19  
**To:** Richard Phillips <[RPhillips@Hillingdon.Gov.UK](mailto:RPhillips@Hillingdon.Gov.UK)>  
**Subject:** Re: FLC Car Sales, Falling Lane, Yiewsley

Dear Richard

Thanks for the update it much appreciated, I Look forward to hearing back from you in due course.

Many thanks

Regards

Jeffrey Gillett, R.I.B.A

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On Friday, 10 June 2022, 14:38:44 BST, Richard Phillips <[rphillips@hillingdon.gov.uk](mailto:rphillips@hillingdon.gov.uk)> wrote:



Jeff,

I have been allocated your S73 application for validation on the above site (692/APP/2022/1741).

Just to let you know that I need to compare the old and new plans and discuss with my manager which has been arranged for Monday when we are both in the office so will hopefully come back to you then.

Regards,

Richard

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