

DATED

14 November

2025

THE LONDON BOROUGH OF HILLINGDON

and

GAVACAN (G.E) LIMITED

**SECOND DEED OF VARIATION UNDER SECTION 106A OF THE TOWN & COUNTRY
PLANNING ACT 1990 RELATING TO**

LAND SOUTH OF GREENEND, 17 DENE ROAD, NORTHWOOD, HA6 2BS

Planning Ref: 73243/APP/2025/1523

Planning and Corporate Team
Legal Services
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
Middlesex UB8 1UW
Ref: 3E/04/27024

THIS DEED IS DATED

14 November

2025

- (1) **THE LONDON BOROUGH OF HILLINGDON** of the Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW ("**the Council**");
- (2) **GAVACAN (G.E) LIMITED** (company number 15976050) a company incorporated in England and Wales whose registered office address is at 58b High Street, Pinner, England, HA5 5PZ (the **Owner**); and
- A The Council is the Local Planning Authority for the purposes of the Act within which the Land is situated and by whom the obligations in this Deed are enforceable
- B The Owner has an equitable freehold interest in the land registered under Title Numbers NGL68780 and AGL79450 at the Land Registry which is pending registration and has undertaken not to withdraw its application to update the Register.
- C The Council previously granted the Original Permission subject to the Section 106 Agreement
- D The Developer subsequently submitted the Second Planning Application pursuant to s.73 of the 1990 Act which led to the Council issuing the Second Planning Permission subject to the First Deed of Variation
- E On 5 June 2025 the Owner submitted the Third Planning Application to the Council for permission to develop the Land.
- F The Owner intends to develop the Land pursuant to the Third Planning Permission.
- G The Parties enter into this Deed in order to make the Third Planning Permission acceptable in planning terms

AGREED TERMS**1. INTERPRETATION**

IN THIS DEED, UNLESS THE CONTEXT OTHERWISE REQUIRES THE FOLLOWING RULES OF INTERPRETATION APPLY IN THIS DEED.

1.1

"1990 Act"	means the Town and Country Planning Act 1990 (as amended);
"Deed"	means this deed;
"Development"	means development of the Site pursuant to the Third Planning Permission;
"First Deed of Variation"	means the Deed of Variation dated 30 April 2025 between (1) Gavacan (G.E) Limited and (2) the Council entered into pursuant to

	the Second Planning Permission;
“Interest”	means interest at the rate of 4% above the base lending rate of National Westminster Bank from time to time;
“the Land”	means the land known as and shown edged in red on the Plan;
“the Original Planning Application”	means the application for planning permission under the Council’s reference 73243/APP/2022/2535;
“the Original Planning Permission”	means the planning permission granted on 11 November 2024 under the Council’s reference 73243/APP/2022/2535
“the Parties”	means the Council and the Owner
“the Plan”	means a plan of the Land at Appendix 1
“Second Planning Permission”	means the Section 73 planning permission under reference number 73243/APP/2025/270 granted on 1 May 2025.
"Section 106 Agreement"	means the legal agreement made pursuant to Section 106 of the Act between (1) A.J.A Taylor & Company Limited, (2) Lloyds Bank Plc, and (3) the Council dated 19 November 2024 pursuant to the Original Planning Application as amended by the First Deed of Variation
“Third Planning Application”	the application made to the Council pursuant to s.73 of the 1990 Act under reference 73243/APP/2025/1523 to vary conditions attached to the Original Planning Permission
“Third Planning Permission”	the planning permission issued pursuant to the Third Planning Application

- 1.2 Unless the context otherwise requires, all words and phrases defined in the Section 106 Agreement and the First Deed of Variation shall have the same meaning in this Deed.
- 1.3 Clause headings shall not affect the interpretation of this Deed.
- 1.4 A person includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

- 1.7 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.
- 1.8 Unless the context otherwise requires, a reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted and to any subordinate legislation made from time to time under that statute or statutory provision.
- 1.9 Unless the context otherwise requires, a reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.
- 1.10 Unless the context otherwise requires, references to clauses are to the clauses of this deed.
- 1.11 Any words following the terms **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.
- 1.12 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. STATUTORY PROVISION

This Deed is made pursuant to the provisions of sections 106 and 106A of the TCPA 1990, 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 Owner and their successors in title to the Land.

3. VARIATIONS TO THE ORIGINAL AGREEMENT

- 3.1 The Parties agree that, except as varied by this Deed, the Section 106 Agreement and First Deed of Variation shall remain in full force and effect.
- 3.2 Nothing in this Deed affects the Council's powers in respect of any antecedent breach or omission in relation to the Section 106 Agreement or the First Deed of Variation.
- 3.3 The Parties agree that upon the grant of the Third Planning Permission the following amendments to the Section 106 Agreement and the First Deed of Variation shall be made:

3.3.1 A new defined term of 'Third Planning Application' shall be inserted into clause 1.1 of the Section 106 Agreement defined as "the application made to the Council pursuant to s.73 of the 1990 Act under reference 73243/APP/2025/1523 to vary conditions attached to the Planning Permission"

3.3.2 A new defined term of "Third Planning Permission" shall be inserted into clause 1.1 of the Section 106 Agreement defined as "the planning permission issued pursuant to the Third Planning Application"

3.3.3 The definition of Planning Permission is substituted for "means the Original Planning Permission, the Second Planning Permission and the Third Planning Permission"

4. COVENANTS TO THE COUNCIL

The Owner covenants to observe and perform the covenants, restrictions and obligations contained in the Section 106 Agreement as varied by this Deed.

5. LOCAL LAND CHARGE

This Deed shall be registered as a local land charge.

6. COUNCIL'S COSTS

The Owner shall pay to the Council on or before the date of completion of this Deed, the Council's reasonable and proper legal costs together with all disbursements incurred in connection with the preparation, completion and registration of this Deed.

7. VALUE ADDED TAX

7.1 All consideration given in accordance with the terms of this deed shall be exclusive of any VAT properly paid.

7.2 If at any time VAT is or becomes chargeable in respect of any supply made in accordance with the terms of this Deed then to the extent that VAT has not been previously charged in respect of that supply the party making the supply shall have the right to issue a VAT invoice to the party to whom the supply was made and the VAT shall be paid accordingly.

8. THIRD PARTY RIGHTS

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.

9. JURISDICTION/GOVERNING LAW

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.

11. INTEREST

All costs, payments and expenses payable to the Council under this Deed 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.

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

THE COMMON SEAL of the
**MAYOR AND BURGESSES OF THE
LONDON BOROUGH OF HILLINGDON**
was duly affixed to this Agreement
in the presence of:-

423989

R Mills
MEMBER OF THE *Richard Mills*
COUNCIL.....

S Malik
AUTHORISED *Saqib Malik*
OFFICER.....



EXECUTED AS A DEED
by
GAVACAN (G.E)
LIMITED
acting by:-

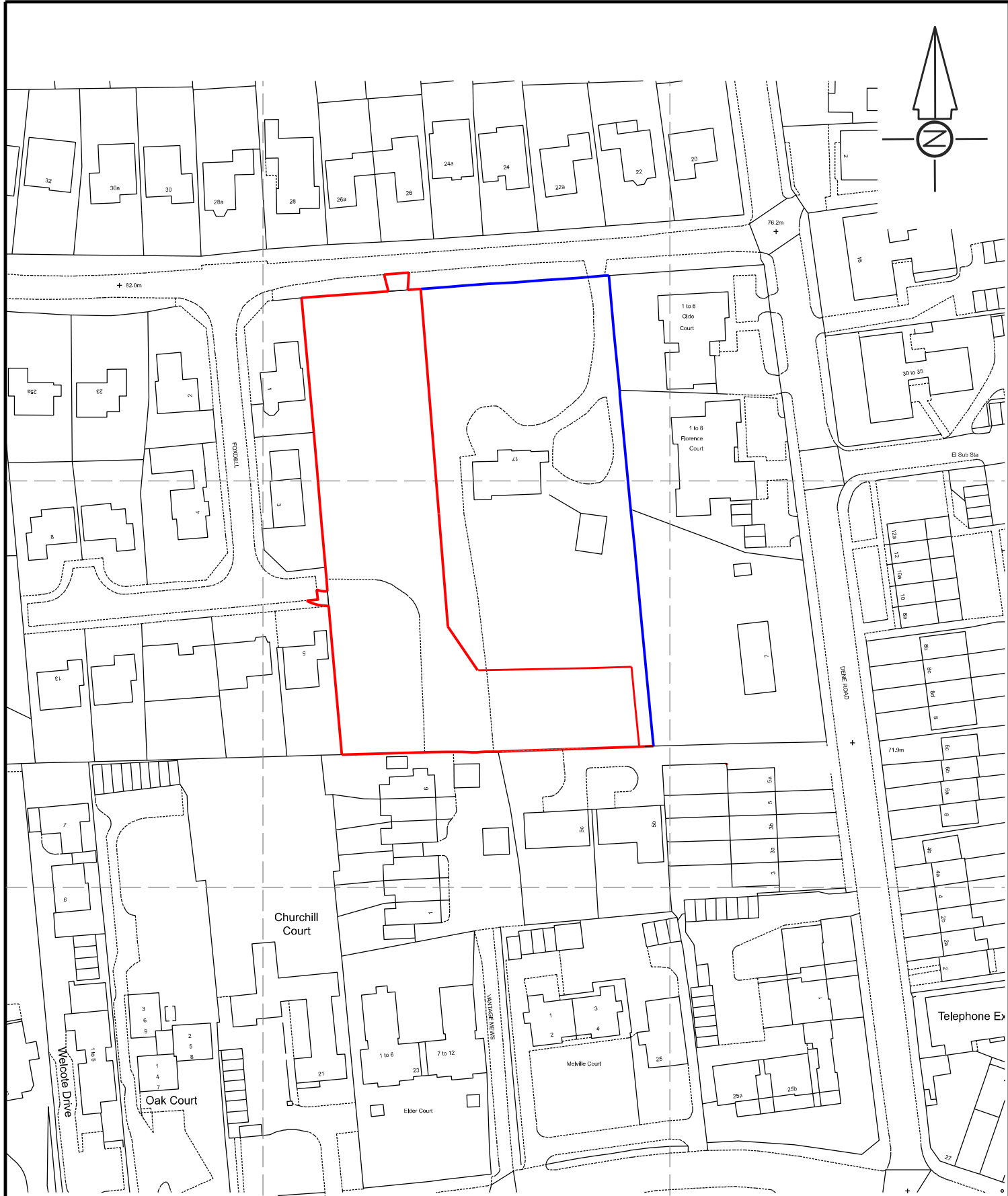
DIRECTOR J Gavacan
John Gavacan
.....

DIRECTOR/SECRETARY
L Gavacan

[Signature]
.....

APPENDIX 1

The Plan

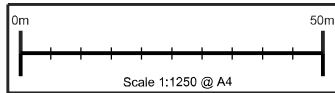


R Mills
Richard Mills

S Malik
Saqib Malik

J Gavacan
John Gavacan

L Gavacan



Notes / Revisions

dp architects
design | planning | architecture

The Old Brewery Tap
3 Shitburn Street
Wallingford
Oxfordshire OX49 5BU

Tel: 01491 613068
Fax: 01491 614017
Email: mail@dparchitects.co.uk
Web: www.dparchitects.co.uk



Client
AJA TAYLOR & Co Ltd

Project
RESIDENTIAL DEVELOPMENT

Stage
Planning

Location
Land Adj Green End, 17 Dene Road, Northwood, HA6 2BS

Drawing Title
Site Location

Drawn By
ML

Scale
1:1250 @ A4

Date
03.08.2022

Drawn By

Drawn By
22 GEDR SL1A

Rev

Rev
02.05.2024

dp architects

APPENDIX 2

Draft Planning Permission

DRAFT

Mr Mark Longworth
Dp Architects
The Old Brewery Tap
3 Shirburn St
Watlington Oxon OX49 5bu
Watlington
OX49 5BU

Application Ref: 73243/APP/2025/1523

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:

Variation of Condition 2 (approved drawings) of planning permission reference 73243/APP/2022/2535, dated 20-11-2024, for the 'Erection of 6 dwellings with new access to Foxdell and erection of 3 dwellings with new access to Dene Road with associated landscaping and parking'. Amendment seeks to vary the design of Plots 3-6, including repositioning of the building southwards, reduction in depth, increase in width, lowering the finished slab level by 700mm, addition of habitable attic accommodation with front-facing dormers and sky lights and increase in height, changes to fenestration and position of chimney stack and addition of solar panels to flat roof area.

Location of development: Land To South Of Greenend 17 Dene Road Northwood

Date of application: 2nd June 2025

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: 73243/APP/2025/1523

SCHEDULE OF CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of the original planning permission that was granted on 20th November 2024.

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 the submitted plans, numbers:

22 GEDR SL1 A (Site Location Plan)
 25 GEDR SP10B (Site Proposals)
 25 GEDR SP11C (Site Proposals with Existing Ground Contours)
 25 GEDR SP12A (Context Site Plan)
 22GEDR P1 (Proposed Elevations and Floorplans Plot 1)
 22GEDR P2 (Proposed Elevations and Floorplans Plot 2)
 25 GEDR P3-6 Rev F (Proposed Elevations and Floorplans Plots 3-6)
 22 GEDR P7 Rev 9B (Proposed Elevations and Floorplans Plots 7-9)
 22GEDR G1 Rev A (Proposed Garage Plot 1)
 22GEDR G2 Rev A (Proposed Garage Plot 2)
 22 GEDR SD1Rev A (Bin and Bike Store Plots 2-6 and Gates)
 1192:L09 Revised 13 February 2024 (Landscape Plan)
 22.31-001 Rev A (Swept Paths - Fire Appliances and 7.5 Tonne Box Van)

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

REASON

To ensure the development complies with the provisions of The London Plan (2021) and the Hillingdon Local Plan Part 1 (2012), Part 2 (2020).

- 3 The development shall be carried out in accordance with the construction management plan details approved under the discharge of condition application reference 73243/APP/2024/3179, 03-11-25.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 4 No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 5 The development shall be carried out in accordance with the materials details approved under the partial discharge of condition application reference 73243/APP/2025/772, 04-11-25.

Notwithstanding the submitted documents, prior to the commencement of development, details and samples of all external materials and finishes (not covered by approval reference 73243/APP/2025/772, 04-11-25) shall be submitted to and approved in writing by the Local Planning Authority. Details shall include manufacturer/supplier information, product type/code and RAL colour where relevant. Samples shall be made available on site for inspection.

The submitted details shall include, but not be limited to:

- a. Brickwork (including details on bond, pointing, mortar mix)
- b. Cladding and elevational treatments
- c. Roof tiles
- d. Windows and Doors (including details on materials, form and glazing)
- e. Soffit/ fascias
- f. Guttering and downpipes

The development shall only be carried out in accordance with the approved details.

REASON

These details are required prior to commencement of any works to ensure that the development presents a satisfactory appearance and preserves the setting of heritage assets in accordance with Policies HC1, D1, D3, and D4 of The London Plan (2021) and Policies DMHB 1, DMHB 2, DMHB 5, DMHB 11, and DMHB 12 of the Hillingdon Local Plan (Part 2),

- 6 The development shall be carried out in accordance with the contamination details approved under the partial (6i (a - c)) discharge of condition application reference 73243/APP/2025/813, dated 23-05-25.

No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works, contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

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 Hillingdon Local Plan: Part 2 (2020).

- 7 The development hereby approved shall be carried out strictly in accordance with the sustainable water management and drainage details specified in the Drainage Strategy, dated August 2022, Reference 221526/DS/JR/RS/01, Rev A by Lanmor Consulting.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policies SI 12 and SI 13 of The London Plan (2021) and Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020).

- 8 The development hereby approved shall be implemented in accordance with the following water efficiency standards. The dwellings labelled Units 3 to 6 shall achieve water efficiency standards of no more than 105 litres per person per day maximum water consumption. The dwellings at plots 1, 2, 7, 8 and 9 shall achieve water efficiency standards of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the operational requirement defined within Approved Document G of the Building Regulations).

REASON

In the interest of water efficiency in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020).

- 9 Notwithstanding the approved drawings and prior to any works on site above damp proof course level, a full landscape scheme and details shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall take into account the sensitive heritage nature of the site and include:

1. Details of Soft Landscaping

- 1.a Planting plans at not less than a scale of 1:100 (including details of location, specimen and size of at least 85 proposed replacement trees, and shall include high carbon-absorbing varieties)
 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 (including long and short stay spaces in compliance with Policy T5 of the London Plan)
 2.c Means of enclosure/boundary treatments
 2.d Car Parking Layouts (including 2 active and 11 passive electric vehicle charging points and 1 disabled car parking)
 2.e Hard Surfacing Materials
 2.f External Lighting
 2.g. Biodiversity enhancement details

3. Location and dimensions of ground source heat pumps and air source heat pumps

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 surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. 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 amenities of the locality and provide adequate facilities in compliance with Policy G5 of The London Plan (2021) and Policies DMHB 11, DMHB 12, DMHB 14, DMEI 1, and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

- 10 Prior to commencement of superstructure works, a scheme for the enhancement of ecology shall be

submitted to and approved in writing by the Local Planning Authority. The scheme shall set out how the development will contribute positively to ecological value through the use of features and measures within the landscaping (i.e. nectar rich and diverse planting including living walls and/or roofs) and the fabric of the new built form (i.e. bat and bird boxes). The scheme shall include a plan with the features annotated and the development must be built and operated in accordance with the approved scheme.

REASON

To ensure the development contributes positively to the ecological value of the area in accordance with Policies G6 and G7 of The London Plan (2021), Policy EM7 of the Hillingdon Local Plan: Part 1 (2012), and Policy DMEI 7 of the Hillingdon Local Plan Part 2 (2020).

- 11 The development shall be carried out in accordance with the arboricultural details approved under the discharge of condition application reference 73243/APP/2025/290, dated 03-11-25.

REASON

To ensure that trees and other vegetation can and will be retained and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

- 12 Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with Policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

- 13 For the lifetime of the development hereby permitted the rating level of noise caused by the operation of the ground source heat pumps and air source heat pumps shall be below 35 dB(A) measured 1 metre outside of any window of any dwelling, or similarly noise sensitive premises, determined in accordance with the procedures set out in British Standard BS4142:2014.

REASON

In order to safeguard the amenities of adjoining residential occupiers in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 14 The residential units hereby approved shall not be occupied until a parking allocation scheme in relation to proposed dwellings titled as Units 3 to 9 on the approved drawings has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy T6 of The London Plan (2021) and Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020).

- 15 The vehicle access from Dene Road shall conform to the dimensions specified in the council's 'Domestic Vehicle Footway Crossover' (2022). Specifically, the crossover shall have a maximum width of 5m at the back of footway and 6.2m at the edge of kerb.

REASON

In the interests of highway and pedestrian safety in accordance with Policy DMT 2 of the Hillingdon Local Plan Part 2 (2020).

- 16 Prior to first occupation of the development hereby approved, a refuse management collection plan shall be submitted to the local planning authority for approval in writing. This shall include refuse collection area/s on site and arrangements/commitment for refuse and recycling to be deposited at the collection area on the collection day. The development shall be carried out in accordance with the approved refuse management plan.

REASON

To ensure that appropriate waste management collection arrangements is accommodated on site in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 17 Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit of the development hereby approved shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON

To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of The London Plan (2021).

- 18 The ground floor flat titled Unit 3 on the approved plans shall not be occupied until certification of compliance with the technical specifications for an M4(3) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015 has been obtained. All such provisions must remain in place for the life of the buildings.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with Policies D5 and D7 of The London Plan (2021).

- 19 The residential dwellings titled Plots/Units 1, 2, 4, 7, 8, and 9 on the approved plans shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been obtained. All such provisions must remain in place for the life of the buildings.

REASON

To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with Policies D5 and D7 of The London Plan (2021).

- 20 The following first floor side elevation windows and side rooflights shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence:

- The first floor side elevation windows and side rooflights of the dwelling on Plot 2 facing No. 5C Vantage Mews and 17 Green End;
- The first floor windows and rooflights on the west-facing side elevation of the building serving Units 3-

6 facing No. 3 Foxdell; and

- The first floor window on the west-facing side elevation of the dwelling on Plot 9 facing No. 1 Foxdell.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 21 The development hereby approved 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). No dwelling shall be occupied until accreditation has been achieved.

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 ensure the development provides a safe and secure environment in accordance with Policy DMHB 15 of the Local Plan Part 2 (2020).

- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

- 23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with Policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

- 1 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise)

Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 2 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 3 Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingsdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:

www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

- 4 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).
- 5 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

- 6 Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

- 7 Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, if applicable, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

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: 73243/APP/2025/1523

SCHEDULE OF PLANS

25 GEDR C3-6 (1) - received 07 Aug 2025

25 GEDR C3-6 (2) - received 07 Aug 2025

Letter, reference GEDR 2 TP 12a, prepared by DP Architects, dated 07.08.2025 - received 07 Aug 2025

Letter, reference GEDR 2 TP 11a, prepared by dp architects, dated 30.05.2025 - received 07 Jul 2025

Heritage Statement, prepared by Built Heritage Consultancy, dated July 2025 - received 07 Jul 2025

Letter, reference GEDR 2 TP 10, prepared by dp architects, dated 30.05.2025 - received 05 Jun 2025

22 GEDR P3-Rev-6B1 - received 07 Aug 2025

25 GEDR P3-6F - received 31 Oct 2025

25 GEDR SP10B - received 31 Oct 2025

25 GEDR SP11C - received 31 Oct 2025

25 GEDR SP12A - received 31 Oct 2025

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 inless 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.