

12<sup>th</sup> September 2023

Michael Briginshaw  
Principal Planning Officer  
Strategic and Major Application  
Planning, Regeneration and Environment  
LB Hillingdon  
By Email

DP9 Ltd <sup>1</sup>  
100 Pall Mall  
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700  
facsimile 020 7004 1790

www.dp9.co.uk

Dear Michael,

**RE: HPH4 Millington Road, Hayes - Submission of an NMA in respect of 76655/APP/2023/779**

We write on behalf of our client, Millington Road LLP, in relation to HPH4 Millington Road (“the Site”) and hereby enclose an application for a non-material amendment to the development approved under planning permission reference 76655/APP/2023/779, in accordance with the provisions set out in Section 96A of the Town and Country Planning Act 1990 (as amended).

Accordingly, please find enclosed copies of the following documentation for consideration:

- Completed and signed Application Forms – DP9 Ltd;
- Revised Drawings Set, prepared by Stockwell;
- Revised CIL Additional Questions Form
- In accordance with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, an online payment will be made.

**Background**

Planning Application reference 76655/APP/2023/779 was approved by the council on the 26<sup>th</sup> June 2023 for ‘*Variation of Condition 2 (Accordance with Approved Plans) of planning permission ref. 76655/APP/2021/3039 dated 07-04-2022 (Re-development of the vacant Site to provide a residential development comprising 131 (C3) residential units, with associated amenity areas, landscaping, car parking and all ancillary and enabling works) to alter the internal layouts and replace 13 no. studio units with 13 no. one-bedroom units*’.



Development has yet to commence. Guidance from the Mayor of London (17th March 2023) and Department for Levelling Up, Housing & Communities (December 2022) and the recommended principle of introducing multiple staircases within high-rise development.

Mayor has set out the requirement that development proposals in London must achieve the highest standards of fire safety (London Plan Policy D12). The London Plan also introduced fire safety considerations into the planning application stage, ensuring that safety is considered from the very beginning of a building’s design.

The implementation of a second means of escape is an additional layer of fire protection for a building but overall building resilience and inclusive design is important.

The Proposed Development has been the subject of a minor changes to ensure that the residential rooftop garden serving Block A is provided with a second escape staircase. This changes are illustrated on the plans prepared by Stockwell and involve the upward extension of the consented courtyard elevation external stair core by one storey.

The proposed revisions ensure the Development satisfies the new guidance and satisfies London Plan Policy D12.

Summary of revisions

- The proposed amendments only relate to Building A and there are no changes to the remainder of the scheme;
- Increase in GIA of 15sqm;
- Schedule of replacement drawings:

Drawing Number	Title
3552 PL(20)203 P03	North and south elevation proposed
3552 PL(20)204 P03	East and west elevation Proposed
3552 PL(20)205 P03	Courtyard Internal elevation Proposed
3552 PL(20)108 P05	Proposed Seventh Floor Plan
3552 PL(20)109 P05	Proposed Eighth Floor Plan



3552 PL(20)110 P05	Proposed Roof Plan
3552 PL(20) 303 P05	Detailed Floor Plan – Seventh and Eighth Flood
3552 PL(20) 304 P05	Detailed Floor Plan Roof Plan
3552 PL(40)102 P03	Block A – Courtyard Bay Study
Summary Schedule P05	

Implication of revisions

- Minor increase in area (15sqm GIA);
- Revision required in respect of Fire Safety;
- No change to the proposed number of consented residential units;
- No change to consented amenity provision;
- Positioned on internal (courtyard elevation) elevation therefore there will be no material impact upon appearance of the building when viewed from the street scene.

Non material amendment

The amendment is limited in its nature, is in relation to Fire Safety and will assist in the Development being able to progress and the delivery of the benefits it delivers, including affordable homes, to be brought forward expediently.

The proposed non-material amendment is not considered to comprise a material change to the scheme granted planning permission in June 2023, and would not result in any fundamental change in the development as approved. As such, we consider that the Council can approve the proposed revised Condition 2 wording as a non-material amendment to planning permission reference 76655/APP/2023/779 in accordance with Section 96A of the Town and Country Planning Act 1990.

We trust that the above and enclosed documentation provides the Council with sufficient information, but should you wish to discuss any aspect of the application then please do not hesitate to contact Sunny Desai of this office.



Yours faithfully

DP9 Ltd.

**DP9 Ltd**

**September 2023**