



Mr Mike Hooper
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Hackney
London
N16 5SE

Application Ref: 924/APP/2022/3603

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:

Demolition of no. 48 and no. 60 Ducks Hill Road, garage and wooden storage unit and the erection of three new buildings comprising of 12 assisted-living units (Class C2), proposed ancillary communal space, including cafe and restaurant, external connecting link building, landscaping and external works.

Location of development: Denville Hall Ducks Hill Road Northwood

Date of application: 5th December 2022

Plan Numbers: See attached Schedule of plans

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

R Schen

Head of Development Management and Building Control

Date: 24th November 2023

- 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: 924/APP/2022/3603

SCHEDULE OF CONDITIONS

- 1 The development hereby approved shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

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

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P_GA(-2)303.4
P_GA(-2)303.5
P_GA (-2) 304.1
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DH-08a
DH-08b
DH-06c
DH-01r1
DH-02r1
DH-03r2
DH-05

REASON

In the interests of proper planning, and to ensure the approved development complies with the provisions of the London Plan (2021), the Hillingdon Local Plan: Part One - Strategic Policies (2012), and the Hillingdon Local Plan: Part Two - Development Management Policies (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:

Areas & Uses Schedule

Design and Access Statement November 2022
Surface Water Drainage Strategy 1521-LSL-XX-XX-RP-C-SWS
Transport Assessment November 2022
GLA Carbon Emission Reporting Spreadsheet
Flood Risk Assessment 1521-LSL-XX-XX-RP-C-FRA
Sustainability Statement Version 2 10407/006a11/LA
Overheating Report Version 2 10407/004a11/LA
Heritage Impact Assessment 2022/5588
Arboricultural and Planning Integration Report GHA/DS/122660:22
Arboricultural Impact Assessment Rev D Nov 2022
Construction Method Statement Rev 02 - 2022.10.27 CMS
MMEcology Preliminary Ecological Appraisal and Roost Assessment
MMEcology Dusk-Dawn Bat Survey Report October 2022
MMEcology Reptile Survey Report October 2022
Noise Assessment 09-21-88961 - AC - 1V1
Energy Statement Version 2 10407/005A11/LA
Planning Statement - Denville Hall
Site Investigation Report 10767/JW Rev 0
Air Quality Statement 25 November 2022
Fire Safety Statement Issue 1.1. 17 Nov 2022

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

REASON

In the interests of proper planning, and to ensure the approved development complies with the provisions of the London Plan (2021), the Hillingdon Local Plan: Part One - Strategic Policies (2012),

and the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

- 4 Buildings A and B hereby approved shall accord with London Plan Policies D5(B5) and D12(A) to include a minimum of one fire evacuation lift designed to meet the technical standards set out in BS EN 81-76, BS 9991 and/or BS 9999, with all such provisions remaining in place for the life of the development.

REASON

To ensure the development can accommodate robust emergency evacuation procedures, including measures for those who require step-free egress, in accordance with Policies D5 and D12 of the London Plan (2021).

- 5 The development hereby approved shall ensure that 4 ground floor units within Building A and 2 units within Building B, are constructed to meet the standards for a Category 3, M4(3)(2)(b) Wheelchair Accessible Standard dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015. All such provisions shall remain in place for the life of the building.

REASON

To ensure an appropriate standard of housing, in accordance with Policy D7 of the London Plan (2021).

- 6 Prior to the commencement of the development hereby approved (including demolition), a Demolition and Construction Logistics Plan (DLP/CLP) and a Demolition and Construction Management Plan (DMP/CMP) shall be submitted to, and approved in writing by, the Local Planning Authority, to minimise impacts to the local highway network, and to control noise, vibration, dust and air pollutants generated as a result of the construction process. These documents shall be prepared in accordance with the London Freight Plan, 'The Control of Dust and Emissions from Construction and Demolition' Supplementary Planning Guidance, BRE Pollution Control Guides 'Controlling particles and noise pollution from construction sites' and 'Controlling particles, vapour and noise pollution from construction sites'.

The DLP/CLP and DMP/CMP shall include details of (but shall not necessarily be limited to):

- (i) a programme of works, including hours of construction;
- (ii) the measures for traffic management and encouragement of sustainable modes of transport for workers, including prohibition of construction vehicles parking on the local highway network within the vicinity of the application site;
- (iii) the haulage routes and details of a vehicle booking system including use of a banksman (if applicable), ensuring construction deliveries are received outside peak hours;
- (iv) any closures of public routes and diversions, demonstrating how time spent closed to the public has been minimised;
- (v) the provision of secured restricted access as the sole means of entry to site for cyclists along with a secured turnstile entrance for pedestrians;
- (vi) a site plan identifying the location of the site entrance, exit, visibility zones, wheel washing, hard standing, hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, dust suppression, location of water supplies and location of nearest neighbouring receptors;
- (vii) the loading, unloading and storage of equipment, plant, fuel, oil, materials and chemicals;
- (viii) details of cranes and other tall construction equipment (including the details of obstacle lighting);
- (ix) the means to prevent deposition of mud on the highway and chemical and/or fuel run-off from into nearby watercourse(s);
- (x) a dust risk assessment, including means to monitor and control dust, noise and vibrations, following the published guidance by The Institute of Air Quality Management (IAQM) on how to assess impacts of emissions of dust from demolition and construction sites.
- (xi) the likely noise levels to be generated from plant and construction works and the precautions set out to eliminate or reduce noise levels where the operational risk levels illustrated within The Control of Noise at Work Regulations 2005 could be exceeded;
- (xii) confirmation that a mobile crusher will/won't be used on site and if so, a copy of the permit and intended dates of operation;

(xiii) confirmation of all Non-Road Mobile Machinery (NRMM) to be used, or a statement confirming that NRMM will not be used. All Non-Road Mobile Machinery (NRMM) and plant to be used on site of net power between 37kW and 560 kW shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" and must be registered at <http://nrmm.london/>;

(xiv) an asbestos survey and management plan; and

(xv) the arrangement for monitoring and responding to complaints relating to demolition and construction.

and, for the avoidance of doubt:

- all Heavy Goods Vehicles associated with the development shall comply with the Direct Vision Standard, with a rating of 3 stars (or more).
- all deliveries to the site, particularly Heavy Goods Vehicles, shall be made using vehicles which have a Class VI mirror fitted in accordance with EU directive 2007/38/EC;

The development hereby approved shall be implemented in accordance with the approved DLP/CLP and DMP/CMP.

REASON

To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties, in accordance with Policies DMT 1, DMT 2, DMHB 11 and DMEI 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies D14, SI 1, T4, and T7 of the London Plan (2021). Also, to ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems, in accordance with Policy DMAV 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

- 7 The communal areas (cafe/restaurant, gym, bar,) illustrated on the approved floor plans shall remain ancillary to the main C2 Use of the buildings for the lifetime of the development.

REASON

To protect the residential amenities of local residents in accordance with Policies DMHB 11, DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

- 8 No development shall commence until a low emission strategy (LES) has been submitted to and approved in writing by the Local Planning Authority. The LES shall address but be not restricted to:

- 1) secure compliance with the current London Plan (March 2021) and associated Planning Guidance requirements in terms of air quality.
- 2) consider the implementation of a FAST electric vehicle charging bay for cars. This is to be implemented above the minimum number of charging points required in the London Plan.
- 3) Develop a robust Travel Plan to make it ambitious with a clear and effective strategy to encourage staff / users of the site to
 - a) use public transport;
 - b) cycle / walk to work where practicable;
 - c) enter car share schemes;
 - d) purchase and drive to work zero emission vehicles.

The measures in the agreed scheme shall be maintained throughout the life of the development.

REASON

As the application site is within an Air Quality Management Area, and to reduce the impact on air quality in accordance with Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMEI 14 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), the London Borough of Hillingdon Air Quality Action Plan 2019-2023, Policies SI1 and T4 of the London

Plan (2021), and paragraphs 174(e), 186 and 188 of the National Planning Policy Framework (2021).

- 9 The development must proceed in accordance with an approved bat mitigation licence issued by Natural England with full details of the mitigation requirements provided to and approved in writing by the Local Planning Authority which shall be submitted and approved prior to the commencement of the development.

REASON

To ensure the protection of bats in accordance with the NPPF (2021) and Policy DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

- 10 Prior to above ground works, an ecological enhancement plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show dedicated areas for the management of wildlife. The plan shall also include a diverse range of planting through an updated landscaping plan that has been developed to improve biodiversity. Finally, the plan shall also show the inclusion of wildlife enhancement features (i.e. bat and bird boxes as well log piles) throughout the landscaped areas and within the fabric of the buildings. The development must proceed in accordance with the approved plan.

REASON

To ensure the development incorporates measures to improve biodiversity whilst protecting the interests of aircraft safety in compliance with Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMAV 1 and DMEI 7 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy G6 of the London Plan (2021).

- 11 Prior to any above ground works for the development hereby approved (excluding demolition), a refuse management plan and details of the bin stores shall be submitted to and approved in writing by the Local Planning Authority.

A. The refuse management plan shall include details of how the waste generated by the development will be collected, managed and how the waste stored within the individual refuse stores will be placed in the refuse collection point on the day of collection.

B. details of covered and secure facilities to be provided for the screened storage of refuse bins within the site shall be submitted to, and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained. The details should demonstrate that there is sufficient space for the separate collection of general waste, recycling, clinical and food waste.

REASON

To ensure compliance with Policies SI7 and D6 of the London Plan (2021) and Policy EM11 of the Hillingdon Local Plan: Part One - Strategic Policies (2012).

- 12 Prior to the commencement of the development hereby approved (including demolition), unless the development proceeds in accordance with the Energy Strategy Report (April 2022), an Updated Energy Strategy shall be submitted to, and approved in writing by, the local planning authority. The Updated Energy Strategy shall either:

(A) include full details of the low and zero carbon technologies (excluding 'Be Lean' measures) set out in the Energy Strategy Report (April 2022), which are required to achieve on-site carbon savings of at least 36% of CO₂, compared with the baseline regulated energy demand; or

(B) shall be updated to include an assessment of the annual baseline regulated energy demand (kwhr) as per 2013 Building Regulations (or subsequent amendments) and associated carbon emissions (kgCO₂ and tCO₂), and shall then set out the measures and technology required to achieve a reduction greater than 36% in the CO₂ associated with the baseline regulated energy demand.

Carbon-saving measures must be sufficiently evidenced with corresponding details and specifications including the location of low and zero carbon technology (i.e. roof plans showing the inclusion of PV panels), and the Updated Energy Strategy must clearly set out any shortfall (tCO₂) of the zero-carbon requirement.

If an Updated Energy Strategy is approved, the development must proceed in accordance with the approved Updated Energy Strategy.

REASON

In order to deliver the maximum on-site carbon savings in accordance with Policies SI 2 and SI 3 of the London Plan (2021).

- 13 (i) The development shall not commence until a detailed scheme to deal with the identified unacceptable concentrations of contamination has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of the required remediation scheme shall be completed before any part of the development is occupied or brought into use. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:
- (a) A written method statement providing full details of the proposed remediation scheme, and how completion of the remedial works will be verified, shall be agreed in writing with the LPA prior to commencement, along with full details of a watching brief to address undiscovered contamination. 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 Policies DMEI 11 and DMEI 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

- 14 Prior to above ground level works (excluding demolition) details of all materials and external surfaces, including details of any balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development 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.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB

11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

- 15 Notwithstanding the approved plans, prior to above ground level works updated drawings demonstrating the provision for secured and covered storage for mobility scooters shall be submitted and approved in writing by the Local Planning Authority.

REASON

To ensure the proposed development is in accordance with Policy H13 of the London Plan (2021).

- 16 The dwelling(s) and ancillary use buildings 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 Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy D12 of the London Plan (2021).

- 17 A) Prior to the commencement of the development hereby approved (excluding demolition), the principles of a Fire Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The statement shall detail how the development will function in terms of:
- (i) the building's construction: methods, products and materials used, including manufacturers' details
 - (ii) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
 - (iii) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
 - (iv) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
 - (v) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
 - (vi) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

B) Prior to occupation of the development hereby approved, the final comprehensive Fire Statement shall be submitted to and approved in writing by the Local Planning Authority. This should be accompanied by the Building Control Decision Notice or equivalent. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure the safety of all building users in accordance with Policy D12 of the London Plan (2021).

- 18 1. For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 1 hr, for any one-hour period between 2300 and 0700, measured inside any room of any permitted dwelling having regard to the guidance set out in British Standard 8233: 2014 whilst achieving acceptable internal living conditions with respect to ventilation and temperature.

2. The rating level of noise caused by the operation of the permitted development shall not exceed 40 dB LAeq, 15 min for any fifteen-minute period between 2300 and 0700, and 50 dB LAeq, 1 hour for any hour between 0700 and 2300. The rating level shall be determined one metre free field externally from

any window or door of any permanent residential premises, or equivalently noise sensitive premises, using the methods described in 'Methods for rating and assessing industrial and commercial sound' British Standards Institution BS4142 2014

REASON

To ensure compliance with Policy D14 of the London Plan (2021) and Policy EM8 of the Hillingdon Local Plan: Part One - Strategic Policies (2012).

- 19 Prior to commencement of superstructure works, an Overheating Strategy shall be submitted to and approved in writing by the Local Planning Authority. The submission shall demonstrate how the development will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:
- 1) reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure;
 - 2) minimise internal heat generation through energy efficient design;
 - 3) manage the heat within the building including where possible through exposed internal thermal mass and high ceilings;
 - 4) provide passive ventilation;
 - 5) provide mechanical ventilation; and
 - 6) provide active cooling systems.

The approved details shall thereafter be implemented and retained for the lifetime of the development.

REASON

To demonstrate that the final strategy will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the cooling hierarchy and Policy SI4 of the London Plan (2021).

- 20 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 to be first agreed in writing with the Local Planning Authority 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 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 Two - Development Management Policies (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

- 21 Prior to above ground level works (excluding demolition) a landscaping scheme shall be 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, including pollution absorbing plant, giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Car Parking Layouts for 32 cars (including demonstration that 2 parking spaces are served by active electrical charging points and a further 2 passive electrical charging points and 4 accessible spaces)
- 2.c External Lighting (to include automatic switch off)
- 2.d Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.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.

4. Schedule for Implementation

5. Other

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

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 Policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy G5 of the London Plan (2021).

- 22 Prior to the occupation of the development hereby approved, a Delivery and Servicing Plan, including tracked vehicle movements where necessary, shall be submitted to, and approved in writing by, the Local Planning Authority.

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

REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy T7 of the London Plan (2021) and Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

- 23 Prior to the commencement of development a detailed drainage strategy shall be submitted and approved in writing by the Local Planning Authority. The drainage plan shall include:

- 1. The proposed location(s) of the rainwater harvesting subterranean tank(s) and small pump set(s) within drawings.
- 2. Clarifies, via the submission of an updated SuDS proforma that rainwater storage for later use is feasible.
- 3. Demonstrates the maintenance tasks, frequencies, and owner for the proposed rainwater harvesting subterranean tanks and pump sets.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policy SI 12 of the London Plan (2021).

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 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 You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
- 4 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 2019. 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 cil@hillington.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.

- 5 There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from

construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "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 prosecution 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 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line. Please refer to the Wholesale; Business customers; Groundwater discharges section.

As per Building regulations part H paragraph 2.21, Drainage serving kitchens in commercial hot food premises should be fitted with a grease separator complying with BS EN 1825-:2004 and designed in accordance with BS EN 1825-2:2002 or other effective means of grease removal. Thames Water further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Please refer to our website for further information.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

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 London Plan 2021 and national guidance.

Part 1 Policies

- PT1.BE1 (2012) Built Environment
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.HE1 (2012) Heritage

Part 2 Policies

- DMH 8 Sheltered Housing and Care Homes
- DMHB 1 Heritage Assets
- DMHB 2 Listed Buildings
- DMHB 3 Locally Listed Buildings
- DMHB 7 Archaeological Priority Areas and archaeological Priority Zones
- DMHB 11 Design of New Development
- DMHB 12 Streets and Public Realm

DMHB 14	Trees and Landscaping
DMT 2	Highways Impacts
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D7	(2021) Accessible housing
LPP D8	(2021) Public realm
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP H12	(2021) Supported and specialised accommodation
LPP H13	(2021) Specialist older persons housing
LPP HC1	(2021) Heritage conservation and growth
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF16	NPPF 2021 - Conserving & enhancing the historic environment

END OF SCHEDULE

Address:

Development Management
 Directorate of Place
 Hillingdon Council
 3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk

GRANT OF PLANNING PERMISSION

Application Ref: 924/APP/2022/3603

SCHEDULE OF PLANS

Noise Assessment 09-21-88961 - AC - 1V1 - received 29 Nov 2022

P_DT (-23) 402 - received 29 Nov 2022

P_GA(-2)302.2 - received 29 Nov 2022

P_GA(-2)302.3 - received 29 Nov 2022

P_GA(-2)302.4 - received 29 Nov 2022

P_GA(-2)303.1 - received 29 Nov 2022

P_GA(-2)303.2 - received 29 Nov 2022

P_GA(-2)303.3 - received 29 Nov 2022

P_GA(-2)303.4 - received 29 Nov 2022

P_GA(-2)303.5 - received 29 Nov 2022

P_GA (-2) 304.1 - received 29 Nov 2022

P_GA (-2) 304.2 - received 29 Nov 2022

P_GA (-2) 304.3 - received 29 Nov 2022

P_GA (-2) 304.4 - received 29 Nov 2022

P_GA (-2) 304.5 - received 29 Nov 2022

P_GA (-2) 304.6 - received 29 Nov 2022

P_GA (-2) 304.7 - received 29 Nov 2022

Building A - Verified View and Method Statement - received 29 Nov 2022

P_GA (-4) 302.1 - received 29 Nov 2022

P_GA (-4) 302.2 - received 29 Nov 2022

P_GA (-2) 205.1 - received 29 Nov 2022

P_GA (-5) 202.1 - received 29 Nov 2022

P_GA (-5) 202.2 - received 29 Nov 2022

P_GA (-5) 203.1 - received 29 Nov 2022

P_GA (-5) 203.2 - received 29 Nov 2022

P_GA (-5) 204.1 - received 29 Nov 2022

P_GA (-5) 204.2 - received 29 Nov 2022

DH -10f - CGI - received 29 Nov 2022

DH -10g - CGI - received 29 Nov 2022

DH -10h - CGI - received 29 Nov 2022

1521-LSL-XX-XX-RP-C-SWS - received 29 Nov 2022

Sustainability Appraisal 17.11.2022 - received 29 Nov 2022

Transport Assessment dated Nov 2022 - received 29 Nov 2022

GHA/DS/122660:22 - received 29 Nov 2022

GA (-2) 101.3 - received 25 Nov 2022

P_GA (-2) 301.1 - received 25 Nov 2022

P_GA(-2)101.1 - received 25 Nov 2022

P_GA(-2)101.2 - received 25 Nov 2022

P_GA(-2)101.3 - received 25 Nov 2022

GSL22105-300 - received 25 Nov 2022

GSL22105-402 - received 25 Nov 2022

GSL22105-302 - received 25 Nov 2022

GSL22105-303 - received 25 Nov 2022

GSL22105-304 - received 25 Nov 2022

GSL22105-305 - received 25 Nov 2022

GSL22105-400 - received 25 Nov 2022

GSL22105-401 - received 25 Nov 2022

GSL22105-301 - received 25 Nov 2022

DH -10o - CGI - received 29 Nov 2022

DH -10p - CGI - received 29 Nov 2022

DH -10q - CGI - received 29 Nov 2022

Fire Safety Statement 1.1. 17 Nov 2022 - received 10 Mar 2023

Areas & Uses Schedule - received 29 Nov 2022

Design and Access Statement November 2022 - received 29 Nov 2022

Planning Statement - Denville Hall - received 29 Nov 2022

DH -10n - CGI - received 29 Nov 2022

Rev 02 - 2022.10.27 CMS - received 29 Nov 2022

DH-05a - received 29 Nov 2022

DH-06 - received 29 Nov 2022

DH-06a - received 29 Nov 2022

DH-06b - received 29 Nov 2022

DH-06c - received 29 Nov 2022

DH-07 - received 29 Nov 2022

DH-08 - received 29 Nov 2022

DH-08a - received 29 Nov 2022

DH-08b - received 29 Nov 2022

DH-09 - received 29 Nov 2022

P_GA (-4) 302.4 - received 29 Nov 2022

P_GA (-4) 303.1 - received 29 Nov 2022
P_GA (-4) 303.2 - received 29 Nov 2022
P_GA (-4) 303.3 - received 29 Nov 2022
P_GA (-4) 303.4 - received 29 Nov 2022
P_GA (-4) 302.3 - received 29 Nov 2022
P_GA (-4) 304.1 - received 29 Nov 2022
P_GA (-4) 304.2 - received 29 Nov 2022
P_GA (-4) 305.1 - received 29 Nov 2022
P_GA (-4) 305.2 - received 29 Nov 2022
DH -10h - CGI - received 29 Nov 2022
DH -10i - CGI - received 29 Nov 2022
DH -10j - CGI - received 29 Nov 2022
DH -10a - CGI - received 29 Nov 2022
DH -10b - CGI - received 29 Nov 2022
DH -10c - CGI - received 29 Nov 2022
DH -10e - CGI - received 29 Nov 2022
DH -10k - CGI - received 29 Nov 2022
DH -10l - CGI - received 29 Nov 2022
DH -10m - CGI - received 29 Nov 2022
GLA Carbon Emission Reporting Spreadsheet - received 29 Nov 2022
MMEcology Dusk-Dawn Bat Survey Report October 2022 - received 29 Nov 2022
10407/004a11/LA - received 29 Nov 2022
Planning Statement - Appendix 1 Pre-App Report - received 29 Nov 2022
MMEcology Preliminary Ecological Appraisal and Roost Assessment - received 29 Nov 2022
MMEcology Reptile Survey Report October 2022 - received 29 Nov 2022
P_GA (-3) 302.1 - received 29 Nov 2022
P_GA (-3) 302.2 - received 29 Nov 2022
P_GA (-3) 302.3 - received 29 Nov 2022
P_GA (-3) 302.4 - received 29 Nov 2022
P_GA (-3) 303.1 - received 29 Nov 2022
P_GA (-3) 303.2 - received 29 Nov 2022
P_GA (-3) 304.1 - received 29 Nov 2022
P_GA (-3) 304.2 - received 29 Nov 2022
P_GA (-3) 305.1 - received 29 Nov 2022
P_GA (-3) 305.2 - received 29 Nov 2022
DH-00 - received 29 Nov 2022

DH-00a - received 29 Nov 2022
DH-00b - received 29 Nov 2022
DH-01r1 - received 29 Nov 2022
DH-01a - received 29 Nov 2022
DH-02r1 - received 29 Nov 2022
DH-03r2 - received 29 Nov 2022
DH-04a - received 29 Nov 2022
DH-04b - received 29 Nov 2022
DH-05 - received 29 Nov 2022
Site Investigation Report 10767/JW Rev 0 - received 29 Nov 2022
Air Quality Statement 25 November 2022 - received 29 Nov 2022
GSP-2018-1161-1 FINAL - received 29 Nov 2022
Arboricultural Impact Assessment Rev D Nov 2022 - received 29 Nov 2022
Energy Statment CBG consultants 22.11.2022 - received 29 Nov 2022
Energy Statement Version 2 10407/005A11/LA - received 29 Nov 2022
1521-LSL-XX-XX-RP-C-FRA - received 29 Nov 2022
2022/5588 Heritage Impact Assessment - received 29 Nov 2022
Landscaping DAS - received 29 Nov 2022

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.