

GREATER LONDON AUTHORITY

[REDACTED]
(By email)

Our Ref: MGLA270720-9121

21 January 2021

Dear [REDACTED]

Former Master Brewer Site GLA case number 0995g

Thank you for your request for information which the GLA received on 27 July 2020. Your request has been dealt with under the Environmental Information Regulations (EIR) 2004.

Our response to your request is as follows:

1. *Details of the GLA's Transparency, Conflict of Interest, staff declaration policies and procedural guidance when advising or providing guidance at pre-application and planning stages;*

Please see below links:

- <https://www.london.gov.uk/about-us/governance-and-spending/good-governance/high-standards-conduct>
 - <https://www.london.gov.uk/decisions/md2524-updated-planning-code-conduct>
 - <https://www.london.gov.uk/about-us/governance-and-spending/good-governance/our-procedures>
2. *In relation to the above policies and the handling of planning applications, pre-application discussions and the GLA's relationship and dealings with developers, applicants, their agents, intermediaries or any person that may represent them – provide details of the GLA's system for ensuring such policies are being implemented effectively and subjected to quality assurance and review;*

In respect to any planning report or decision this is done within the parameters set out within the scheme of delegation which can be accessed through the following link:

<https://www.london.gov.uk/about-us/governance-and-spending/good-governance/our-procedures-0#acc-i-61977>

All planning reports pass through an internal system of review which can include review by planning managers and a legal officer prior to issue.

3. *The last time GLA staff, its elected officials or representatives working and advising on planning issues and applications were asked to complete a staff declaration process covering conflicts or potential conflicts of interest, together with a copy of the current register;*

The GLA's procedure and guidance to registering and handling interests is set out in the following document:

<https://www.london.gov.uk/about-us/londonassembly/meetings/documents/s80810/06%20Chief%20Officer%20Review%20of%20the%20Registration%20of%20Interests%20and%20of%20Gifts%20and%20Hospitality%20-%20Appendix%201.pdf>

4. *The GLA's policy governing contact and maintaining relationships (including recording and documentation of contact) between its officials and planning applicants, developers or their agents, intermediaries or related third parties, involved in pre-planning application or application discussions;*

Details of the pre-application process and the requirements to apply for a pre-application meeting can be accessed through the following link:

<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service>

With respect to related third parties, these would typically be set out on any front page of a pre-application report as a record of who attended the meetings.

5. *When exercising Direction under Section 2A of the 1990 Act, where the GLA undertakes to decide an application, what additional controls the GLA has in place to govern its relationship and manage conflicts or any potential conflicts of interest with the applicants, developers, their representatives or agents;*

There are no additional controls other than those set out in response to question 1.

6. *Details and records of all contact the GLA, its elected officials, representatives or related third parties has had with Inland Homes PLC, its representatives, intermediaries or agents, over the last 18 months. Specifically any contact or discussion that has taken place or advice that has been provided in relation to the Former Master Brewer Site, Freezeland Way, Hillingdon application, GLA case number 0995g, LPA case number 4266/APP/2019/3088, and in relation to this application all GLA documentation, records and advice provided, concerning and leading to the decision to exercise section 2A of the Act and the decision by the Mayor to take over the determination of the planning application and become the local planning authority;*

Please find attached contact related information within scope of your request.

Due to the volume of documentation held within scope of your request, I have uploaded the attachments to the below correspondence directly to our Disclosure Log.

Some of the attachments to these emails are already publicly accessible via the following links (for example GLA Stage 1 / 2 reports, Planning application documents):

- <https://planning.hillingdon.gov.uk/OcellaWeb/showDocuments?reference=4266/APP/2019/3088&module=pl>
- <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/planning-application-search/former-master-brewer-site-0>
- <https://data.london.gov.uk/dataset/former-master-brewer-site-consultation-documents>
- <https://modgov.hillingdon.gov.uk/documents/g3271/Public%20reports%20pack%2019th-Feb-2019%2018.00%20Major%20Applications%20Planning%20Committee.pdf?T=10>

Please note that some names of members of staff are exempt from disclosure under Regulation 13 (Personal information) of the EIR. Information that identifies specific employees constitutes as personal data which is defined by Article 4(1) of the General Data Protection Regulation (GDPR) to mean any information relating to an identified or identifiable living individual. It is considered that disclosure of this information would contravene the first data protection principle under Article 5(1) of GDPR which states that Personal data must be processed lawfully, fairly and in a transparent manner in relation to the data subject.

If you have any further questions relating to this matter, please contact me, quoting the reference at the top of this letter.

Yours sincerely



Information Governance Officer

If you are unhappy with the way the GLA has handled your request, you may complain using the GLA's FOI complaints and internal review procedure, available at:

<https://www.london.gov.uk/about-us/governance-and-spending/sharing-our-information/freedom-information>

From: [REDACTED]
Sent: 17 July 2020 16:40
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thank you for issuing your comments so quickly. We will review as a matter of priority.

Would it be possible to set up a call with yourself and [REDACTED] early next week to run through the outstanding items in further detail please? This will assist in ensuring that our responses are fully coordinated, being particularly mindful of the provisional hearing date deadline.

Many thanks

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 17 July 2020 15:56
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments
Importance: High

Hi [REDACTED]

I respond below in red (where still outstanding) and green under each of my original comments. I'm getting quite concerned now as we move closer to the date where we need to confirm whether the hearing goes ahead. This will need to be turned round very quickly now please.

Thanks,

[REDACTED]

- 1) The car park vent for Building 2,3,4 is not great – can you please explain why this need to go through the amenity area. If it absolutely has to, it needs to be shown on the podium plan, which I think is the landscape plans – drawings BMD.19.020.DR.P105 Rev A and BMD.19.020.DR.P305 Rev A – please can these be amended. It would also be helpful to have a breakdown of how this affects private amenity space calculations.

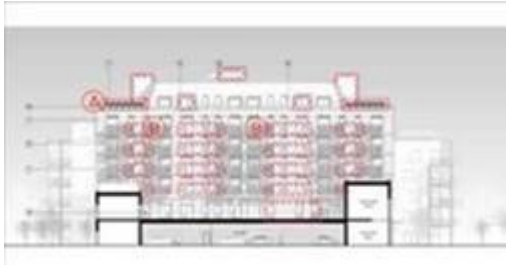
The response that this does not affect amenity space is just incorrect I'm afraid. If you aren't going to assist us by providing a calculation we will deduct the area out of the amenity space calculation.

- 2) The increase in mass at 7th floor on Buildings 2 and 3 isn't marked up, but I spotted it due to your 'side by side' presentation. Can you please mark this up on your amended plans so it is clear the 7th floor has been extended.

Thanks and noted.

- 3) There is no elevation comparison for Building 4 – please can this be provided.

Thanks, although I'm concerned about the appearance of the two overruns on this block in particular, the ones at either end of the mansard element, one of which would be quite prominent in views into the scheme. I can't see on the plans what the purpose of these are? My view is that these need to be removed because this is poor design.



- 4) How do the plant accesses and additional massing impact on the TVIA – have the views been tested?

I'm not sure what the response means, but the implication is that there would be no impact on any views. I'm not sure how this can be the case, surely the stair accesses will be visible on the wirelines because the profile of the buildings have changed? Updated wireline views need to be provided please, following which we will be able to confirm whether we have any concerns around the visual impact of the additions at roof level.



- 5) Some of the floor plans indicate that there would be greater segregation of access between podium amenity spaces, Building 8/9 in particular. If this would reduce access to amenity and/or segregate by tenure that

would be an issue. It would be helpful to see an amenity space access drawing marked up by block-by-block tenure.

Thanks and noted.

- 6) The 2B3P unit replacing the 1B2P unit in Building 9 would have a poor outlook onto car parking with no amenity or defensible space. There is an alternative layout plan (pasted below) that would be better, was this included in the pack as an alternative?

Changes are welcomed, thanks.



- 7) Please explain the impacts of reducing communal roof terrace areas on amenity space calculations.

Thanks and noted.

- 8) Moving the substations externally is not great. Can we please see some options for keeping these integrated into the buildings? Or failing that, minimising their impact on the public realm?

I'm not convinced that they can't be integrated into the buildings as happens all the time, this should be demonstrated (evidence from the statutory undertaker).

My main concern is about the Building 11 and 12 one that will now sit in the middle of the green buffer between the site and the potential development to the south. As requested, options should be provided for relocating this rather than just screening.

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 17 July 2020 13:46
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Further to your email below, please find an updated design document and supporting information available to download at the following link: <https://we.tl/t-tHxaNLolPO>

The link contains the following:

- Updated Design Document (dated 17 July 2020)
- Design Response Schedule (dated 17 July 2020) - provides a summary response to each of your comment issued on 23rd June)
- TVIA ZTVs (original October 2019 and revised July 2020)

I hope the information provides a sufficient response to each of your design comments, but please let myself and [REDACTED] know should you have any additional queries or require further clarification.

Kind regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 23 June 2020 11:07

To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thanks again for putting this together.

I do have some comments that I would appreciate you looking into:

- 1) The car park vent for Building 2,3,4 is not great – can you please explain why this need to go through the amenity area. If it absolutely has to, it needs to be shown on the podium plan, which I think is the landscape plans – drawings BMD.19.020.DR.P105 Rev A and BMD.19.020.DR.P305 Rev A – please can these be amended. It would also be helpful to have a breakdown of how this affects private amenity space calculations.
- 2) The increase in mass at 7th floor on Buildings 2 and 3 isn't marked up, but I spotted it due to your 'side by side' presentation. Can you please mark this up on your amended plans so it is clear the 7th floor has been extended.
- 3) There is no elevation comparison for Building 4 – please can this be provided.
- 4) How do the plant accesses and additional massing impact on the TVIA – have the views been tested?
- 5) Some of the floor plans indicate that there would be greater segregation of access between podium amenity spaces, Building 8/9 in particular. If this would reduce access to amenity and/or segregate by tenure that would be an issue. It would be helpful to see an amenity space access drawing marked up by block-by-block tenure.
- 6) The 2B3P unit replacing the 1B2P unit in Building 9 would have a poor outlook onto car parking with no amenity or defensible space. There is an alternative layout plan (pasted below) that would be better, was this included in the pack as an alternative?



- 7) Please explain the impacts of reducing communal roof terrace areas on amenity space calculations.
- 8) Moving the substations externally is not great. Can we please see some options for keeping these integrated into the buildings? Or failing that, minimising their impact on the public realm?

Overall I think there is quite a bit to work to do here as it seems to me that, whilst residential quality has largely improved, the quality of some aspects of the design has suffered. If we had been informed of your intention to make changes to the scheme earlier we could have fed into the design process and be in a better place at this stage.

Happy to discuss anything.

Thanks,

[Redacted]

From: [Redacted] <[Redacted]@knightfrank.com>
Sent: 16 June 2020 18:43
To: [Redacted] <[Redacted]@london.gov.uk>; [Redacted] <[Redacted]@london.gov.uk>
Cc: [Redacted] <[Redacted]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [Redacted]

Please find attached a design document which seeks to provide a more succinct overview of the key planning related changes proposed for the Master Brewer planning application. The document includes 'before and after' images of relevant plans / elevations and key planning changes labelled / bubbled up.

We hope that the attached document assists with your review, however please let me know should you require any additional information.

Kind regards

[Redacted]

[Redacted]

Principal Planner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED] [knightfrank.com](mailto:[REDACTED]@knightfrank.com)
knightfrank.com

Save a tree – we only print emails we need to.

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 09 June 2020 21:41
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Ok thanks.

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 09 June 2020 18:04
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Having reviewed requirements with the design team, we are aiming to circulate updated presentation material to you by Tuesday next week at the latest. However, the team is reviewing whether they may be able to bring this forward.

Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 08 June 2020 16:49
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: Master Brewer amendments

Thank you, that would be really helpful.

Sent from my iPhone

On 8 Jun 2020, at 16:32, [REDACTED] <[REDACTED]@knightfrank.com> wrote:

Hi [REDACTED]

Thanks for your email. We can provide a simplified presentation to assist your review. I'm in the process of ascertaining timescales and will revert shortly.

Kind regards

[REDACTED]



[REDACTED]

Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

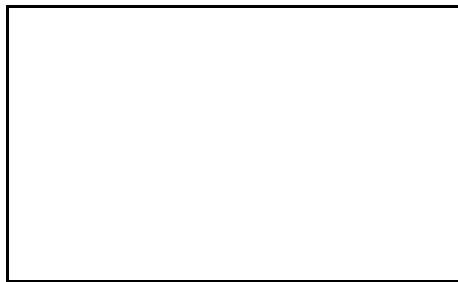
T: +44 20 [REDACTED] [REDACTED]

S: +44 20 [REDACTED] [REDACTED]

M: +44 [REDACTED] [REDACTED]

[REDACTED] [knightfrank.com](mailto:[REDACTED]@knightfrank.com)
[knightfrank.com](mailto:[REDACTED]@knightfrank.com)

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From: [REDACTED] [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Sent: 08 June 2020 13:42
To: [REDACTED] [REDACTED] <[\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)>
Cc: [REDACTED] [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: Master Brewer amendments

Hi [REDACTED]

I hope all is well.

We have received the amendments to the planning application and are considering these. On the face of it they seem quite minor but I need to understand the changes made to make sure they don't necessitate re-consultation. I appreciate that you have talked to [REDACTED] but I was hoping for a clearer summary of the changes as I don't have time to compare each drawing.

Can you please provide a short pack setting out:

- A side-by-side (before and after) of the drawing changes to each block, not necessarily every drawing for every block if the changes are consistent through the plans; and

- A more succinct summary sheet of the changes picking up the key planning-related issues like unit mix, space standards, amenity space etc. What you've sent contains a lot of detail but misses the key points.

Would you be able to provide this please?

Thanks,



Team Leader – Special Projects, Planning
Greater London Authority
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED] | 07522 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)



[london.gov.uk](https://www.london.gov.uk)

NHS health information and advice about coronavirus can be found at
[nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

Public Notices

Public Notices

PLANNING APPLICATIONS RECEIVED BY THE LONDON BOROUGH OF EALING
TOWN & COUNTRY PLANNING ACT 1990 AS AMENDED
PLANNING (LISTED BUILDING AND CONSERVATION AREA) ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015



(Conservation Area)

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**NOTICE UNDER
ARTICLE 13 OF
THE TOWN AND
COUNTRY PLANNING
(DEVELOPMENT
MANAGEMENT
PROCEDURE)
(ENGLAND)
ORDER 2015 OF
APPLICATION
FOR PLANNING
PERMISSION**

Inland Ltd Notice 2:
Certificate C Proposed
development at: Hillingdon
Gardens Property number
or name: Former Master
Brewer Motel Site Street:
FreezeLand Way
Town: London Postcode:
UB10 9PQ Take notice that
application is being made by:
Organisation Name: Inland
Ltd Applicant Name: Mr B [REDACTED] For planning
permission to: Description
of proposed development
"Construction of a
residential-led, mixed-use
development comprising
buildings of between 2
and 11 storeys containing
514 units (Use Class C3);
flexible commercial units
(Use Class B1/A1/A3/D1);
associated car (165 spaces)
and cycle parking spaces;
refuse and bicycle stores;
hard and soft landscaping
including a new central
space, greenspaces,
new pedestrian links;
biodiversity enhancement;
associated highways
infrastructure; plant; and
other associated ancillary
development." Local
Planning Authority to whom
application is being submitted:
Original submission made
to London Borough of
Hillingdon (Application Ref:
4266/APP/2019/3088) Local
Planning Authority address:
Resident Services,
3N Civic Centre, High
Street, Uxbridge, UB8
1UW Acting Local Planning
Authority: Greater London
Authority (Application Ref:
GLA/0995g) Local Planning
Authority address: City Hall,
The Queen's Walk, London,
SE1 2AA

Any owner of the land or tenant who wishes to make representations about this application, should write to the Greater London Authority (affecting Local Planning Authority) within 21 days of the date of this notice. Representations should be sent to the following address - MasterBrewerSite@london.gov.uk

Signatory: **Knight Frank**
Date: **05/08/2020**

Statement of owners' rights: The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or lease.

Statement of agricultural tenants' rights: The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

'Owner' means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years. 'Tenant' means a tenant of an agricultural holding any part of which is comprised in the land.

Notice is hereby given that (a) Shailesh Nathuairi Patel (a) (b) 157 Mansions 33 Kings Road Chelsea London SW3 3ET has applied to the Royal Borough of Kensington and Chelsea for the following VARIATION (c) premises license for the sale of alcohol for retail consumption by the public for the period between the hours. The proposed variations is for new times for the sale of alcohol by retail, for current hours are Mon-Sat 08:00-23:00 and Sun 10:00-22:30 to proposed new hours are Mon-Sat 10:00-08:00-03:00 Sun 10:00-03:00, for the premises (d) The Chelsea Food Fayre situated at (e) 237 Kings Road Chelsea London SW3 3ET. The proposed variations applications can be inspected at <http://www.rbkc.gov.uk/environmentandtransport/licensing.asp> or in person at Council Offices, 337 Pembroke Road, London W6 6PW, tel. 020 7341 5152, by the Licensing Department with the Licensing Team between 10am and 4pm Monday to Friday. Any applicant wishing to submit representations to my/our application must do so in writing and must be received by the Licensing Department shown above, giving in detail the grounds of objection by (f) 24/08/2002. The Council will not entertain representations where the writer requires that it identify remains anonymous. Copies of all representations will be included in the papers presented to the Licensing Sub-Committee and will be open for pass to the public in the Council's Licensing Department must relate to one of the following: Licensing Officers; the prevention of crime and disorder; public safety; the prevention of public nuisance and the protection of children from harm. In the case of an application for a provisional statement, please note that representations will be restricted to those a statement has been issued. It is an offence to make a false statement under Section 156 of the Licensing Act 2003 in knowingly or recklessly make a false statement in connection with this application.

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THE
Gazette

AUGUST 5, 2020

[MyLondon.news](#)

[InYourArea.co.uk](#)

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 09 July 2020 13:02
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Master Brewer amendments
Attachments: 19-10-08 - Sheet - P0-401 - First Floor Plan - Tenure.pdf; P0-401_RevP2 - First Floor Plan - Tenure.pdf

Hi [REDACTED]
We are in the process of finalising our responses to your design queries/comments below and wanted to clarify our understanding of point 5 regarding podium access and tenure.
Please find attached to this email two level 1 tenure plans; Rev P1 shows the original scheme as submitted in October 2019; and Rev P2 shows the amended scheme (as currently proposed). As you will see from the attached, the only amendment that has been made to the podium access is at building 2/3/4 where an additional access has been included in the south-west corner of the podium. No changes to podium access have been made to any other building.
Please could you confirm whether this clarification satisfies your query? Should you still require an amenity space access drawing, please could you confirm the format in which you expect to see this and we can look to prepare this. We note that there were some errors in the original floorplans presented in the Design Document we issued to you on 16th June, so apologise for any confusion that these errors may have caused.
Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 23 June 2020 11:07
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments
Hi [REDACTED]
Thanks again for putting this together.
I do have some comments that I would appreciate you looking into:

[Email chain duplicated above]

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 17 August 2020 17:48
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Glad you had a good weekend – all good thank you but did manage to get caught out in the rain!

Many thanks for the update on report timescales, that is most helpful.

Yes, we are more than happy to review the DLSL and Air Quality sections of the report. Please issue these when available and we will liaise with our technical consultants.

With regard to DRP, I can confirm that no DRP was undertaken with Hillingdon.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 17 August 2020 15:35
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Master Brewer amendments

Thank you for your email [REDACTED]

I managed to get out and about and hope you had a pleasant weekend (between the down pours).

I am working to finalise the report today with a view to sharing it with Counsel this afternoon. Once I have had this back and understand the scope of any feedback we can confirm a publication date.

Could you just confirm if there was a DRP with the borough?

Additionally I intend to share with you draft sections of the report on Air quality and daylight/sunlight for sense checking purposes. Is this something you would be happy to accommodate?

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 17 August 2020 13:16
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Hope you had a good weekend?

I just wanted to check in regarding the timescales for the publication of the hearing report for Master Brewer – please can you confirm whether we should expect this on/before Thursday?

Please can you also confirm whether there will be an opportunity to be able to discuss conditions in the run up to the committee?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 10 August 2020 14:50
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Hope you're well and had a good weekend.

Further to your email below I just wanted to confirm whether [REDACTED] raised any queries with you regarding the submission pack issued last week? We would also be grateful for an update on timescales for issue of the Committee report – should we be expecting this on Thursday; i.e. 14 days in advance of the hearing.

We briefly touched on conditions when we spoke a couple of weeks ago but any update on next steps for review / agreement on conditions would also be helpful.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 10 August 2020 09:59
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Perfect, thanks for this [REDACTED] Really helpful!

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 05 August 2020 12:25
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

No problem – please see word version of the document/drawing schedule attached.

I can confirm that the link issued to [REDACTED] on Monday was the full submission pack. You will see I have also just emailed her to confirm that she was able to download the documents as I didn't receive confirmation of receipt following my email on Monday.

With regard to the wind and microclimate study the scope of supporting documents was discussed with officers at LBH during the pre-application stage and one was not identified as an requirement. As such, a wind and microclimate study was not prepared/submitted. Hope this clarifies.

Kind regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 05 August 2020 11:59
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Could you please share with me a word version of the drawing/document schedule (it will just help copying it into the report)?

I've just had an email from [REDACTED] at LBH. Could you just confirm that the Wetranfer you sent Monday contained all updated docs. If so I'm not sure what her query is but will follow up with her once I have heard back from you.

Finally, has a wind and microclimate study been undertaken at this stage/provided to me? Again, apologies if I have missed something!

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 05 August 2020 11:49
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Further to my email on Monday, please see attached extract of the Certificate C planning notice published in today's West London Gazette.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 03 August 2020 13:46
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Further to my email this morning I can confirm that we have arranged for the planning notice to be published in the West London Gazette this Wednesday.

We will share the details with you when it is published on Wednesday.

Many thanks

[REDACTED]

From: [REDACTED]
Sent: 03 August 2020 09:41
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thanks for your email – comments and timescales noted.

We are endeavouring to place the notice in the local paper as soon as practically possible and will keep you informed with progress on this.

Many thanks

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 31 July 2020 21:04
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thank you for the update.

I am concerned that you haven't managed to arrange to place the notice in a local paper. There is case law which demonstrates that the newspaper does not have to be *the* local newspaper, just one which circulates in the general locality. However, I am not sure the London Gazette fits that bill – in other sections of the TCPA there is a requirement to publish in the LG and a local newspaper, suggesting the LG isn't considered a local newspaper.

This is ultimately a JR risk and I am advising you now that I cannot recommend committing public money to such a process in light of these circumstances.

I strongly encourage you to get a notice in the Hillingdon & Uxbridge Times by next Wednesday in order to give us 21 days before the hearing.

Thanks,

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 31 July 2020 16:08
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thank you for confirming that all of the comments have been resolved, with the exception of amenity - we have shared your comments with the design team for information.

We will issue a comprehensive pack of information including all documents and drawings to yourselves and Hillingdon very shortly.

With regard to the Certificate C notice, this has been published in the London Gazette today. Please see a link to the notice here: <https://www.thegazette.co.uk/notice/3605438>

We have been endeavouring to contact local newspapers, including the Hillingdon and Uxbridge Times, to place a planning notice in this publication also. I have a number of calls and emails out on this matter and hope to make progress soon. We will keep you updated.

Many thanks

From: [REDACTED] [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 30 July 2020 16:02
To: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thanks for sending these over, all my concerns have now been addressed with the exception of the amenity space point. This seems to have been interpreted as a play space concern but I thought I was clear that it related to communal amenity space quantum. This is important as it goes to LBH RfR 7 and the only response appears to be that it still meets the Mayor's standards for private amenity. It may be a minor point given how far away you are from LBH standard compliance, but it does worsen it slightly so I just want to make sure this is taken account of in our assessment. Whether it is in a planter or not it does not provide amenity.

As I said in my previous comments, we can address this in the report by taking away the size of the vent from the communal amenity space area, so we don't need anything further from you.

Can you please send a comprehensive set of amendments to LBH, not including any of the comments dialogue documents?

Can you also please give us an update on the Certificate C adverts?

Thanks,

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 29 July 2020 16:35
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED] [REDACTED]

Further to my email yesterday, please find a response to points 1 (amenity calcs) and 4 (TVIA wirelines) available to download at the following link: <https://we.tl/t-akZwmC2tzD>

This comprises the following:

- Public and Semi-Private Play Areas, ref. BMD.19.20
- Design and Access Statement extracts (pages 28, 31, 32)
- BMD.19.020.TVIA.FIG.003 ZTV - 2020 Parameters Bare Earth, Rev C
- BMD.19.020.TVIA.FIG.004 ZTV - 2020 Parameters Visual Barriers, Rev C
- Hillingdon Gardens Verified Views – V3D 170401, July 2020

We would be grateful if you could confirm that the information provided sufficiently addresses your comments in relation to points 1 and 4.

As noted on my email below, once all outstanding points have been confirmed as resolved we will issue the complete drawing pack.

Kind regards

From: [REDACTED] [REDACTED]
Sent: 28 July 2020 15:05
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED] [REDACTED]

Please find attached a response to points 3 (building 4 overruns) and 8 (substations) from your email dated 17 July, this comprises the following:

- Design response schedule dated 28th July 2020;
- Drawing no. P1(04)-100 Rev P6, Building 4 Floor Plans;
- Drawing no. P3(04)-110 Rev P5, Building 4 Elevations; and
- Drawing no. P0-100 Rev P6, Ground Floor Plan.

We would be grateful if you could confirm that the attached sufficiently addresses your comments in relation to points 3 and 8, and that these items are now resolved. Once confirmed, we will issue a full pack of all final drawings.

We will be issuing a response to points 1 (amenity calcs) and 4 (TVIA wirelines) tomorrow.

Kind regards

From: [REDACTED]
Sent: 17 July 2020 16:40
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thank you for issuing your comments so quickly. We will review as a matter of priority.

Would it be possible to set up a call with yourself and [REDACTED] early next week to run through the outstanding items in further detail please? This will assist in ensuring that our responses are fully coordinated, being particularly mindful of the provisional hearing date deadline.

Many thanks

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 17 July 2020 15:56
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments
Importance: High

Hi [REDACTED]

I respond below in red (where still outstanding) and green under each of my original comments. I'm getting quite concerned now as we move closer to the date where we need to confirm whether the hearing goes ahead. This will need to be turned round very quickly now please.

Thanks,

- 1) The car park vent for Building 2,3,4 is not great – can you please explain why this need to go through the amenity area. If it absolutely has to, it needs to be shown on the podium plan, which I think is the landscape plans – drawings BMD.19.020.DR.P105 Rev A and BMD.19.020.DR.P305 Rev A – please can these be amended. It would also be helpful to have a breakdown of how this affects private amenity space calculations.

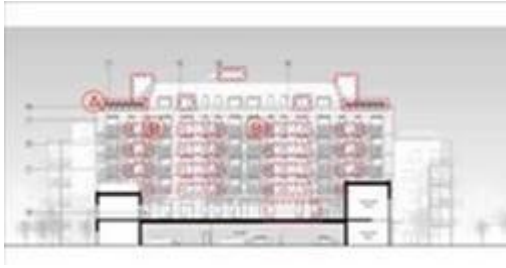
The response that this does not affect amenity space is just incorrect I'm afraid. If you aren't going to assist us by providing a calculation we will deduct the area out of the amenity space calculation.

- 2) The increase in mass at 7th floor on Buildings 2 and 3 isn't marked up, but I spotted it due to your 'side by side' presentation. Can you please mark this up on your amended plans so it is clear the 7th floor has been extended.

Thanks and noted.

- 3) There is no elevation comparison for Building 4 – please can this be provided.

Thanks, although I'm concerned about the appearance of the two overruns on this block in particular, the ones at either end of the mansard element, one of which would be quite prominent in views into the scheme. I can't see on the plans what the purpose of these are? My view is that these need to be removed because this is poor design.



- 4) How do the plant accesses and additional massing impact on the TVIA – have the views been tested?

I'm not sure what the response means, but the implication is that there would be no impact on any views. I'm not sure how this can be the case, surely the stair accesses will be visible on the wirelines because the profile of the buildings have changed? Updated wireline views need to be provided please, following which we will be able to confirm whether we have any concerns around the visual impact of the additions at roof level.



- 5) Some of the floor plans indicate that there would be greater segregation of access between podium amenity spaces, Building 8/9 in particular. If this would reduce access to amenity and/or segregate by tenure that

would be an issue. It would be helpful to see an amenity space access drawing marked up by block-by-block tenure.

Thanks and noted.

- 6) The 2B3P unit replacing the 1B2P unit in Building 9 would have a poor outlook onto car parking with no amenity or defensible space. There is an alternative layout plan (pasted below) that would be better, was this included in the pack as an alternative?

Changes are welcomed, thanks.



- 7) Please explain the impacts of reducing communal roof terrace areas on amenity space calculations.

Thanks and noted.

- 8) Moving the substations externally is not great. Can we please see some options for keeping these integrated into the buildings? Or failing that, minimising their impact on the public realm?

I'm not convinced that they can't be integrated into the buildings as happens all the time, this should be demonstrated (evidence from the statutory undertaker).

My main concern is about the Building 11 and 12 one that will now sit in the middle of the green buffer between the site and the potential development to the south. As requested, options should be provided for relocating this rather than just screening.

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 17 July 2020 13:46
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Further to your email below, please find an updated design document and supporting information available to download at the following link: <https://we.tl/t-tHxaNLolPO>

The link contains the following:

- Updated Design Document (dated 17 July 2020)
- Design Response Schedule (dated 17 July 2020) - provides a summary response to each of your comment issued on 23rd June)
- TVIA ZTVs (original October 2019 and revised July 2020)

I hope the information provides a sufficient response to each of your design comments, but please let myself and [REDACTED] know should you have any additional queries or require further clarification.

Kind regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 23 June 2020 11:07

To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thanks again for putting this together.

I do have some comments that I would appreciate you looking into:

- 1) The car park vent for Building 2,3,4 is not great – can you please explain why this need to go through the amenity area. If it absolutely has to, it needs to be shown on the podium plan, which I think is the landscape plans – drawings BMD.19.020.DR.P105 Rev A and BMD.19.020.DR.P305 Rev A – please can these be amended. It would also be helpful to have a breakdown of how this affects private amenity space calculations.
- 2) The increase in mass at 7th floor on Buildings 2 and 3 isn't marked up, but I spotted it due to your 'side by side' presentation. Can you please mark this up on your amended plans so it is clear the 7th floor has been extended.
- 3) There is no elevation comparison for Building 4 – please can this be provided.
- 4) How do the plant accesses and additional massing impact on the TVIA – have the views been tested?
- 5) Some of the floor plans indicate that there would be greater segregation of access between podium amenity spaces, Building 8/9 in particular. If this would reduce access to amenity and/or segregate by tenure that would be an issue. It would be helpful to see an amenity space access drawing marked up by block-by-block tenure.
- 6) The 2B3P unit replacing the 1B2P unit in Building 9 would have a poor outlook onto car parking with no amenity or defensible space. There is an alternative layout plan (pasted below) that would be better, was this included in the pack as an alternative?



- 7) Please explain the impacts of reducing communal roof terrace areas on amenity space calculations.
- 8) Moving the substations externally is not great. Can we please see some options for keeping these integrated into the buildings? Or failing that, minimising their impact on the public realm?

Overall I think there is quite a bit to work to do here as it seems to me that, whilst residential quality has largely improved, the quality of some aspects of the design has suffered. If we had been informed of your intention to make changes to the scheme earlier we could have fed into the design process and be in a better place at this stage.

Happy to discuss anything.

Thanks,

[Redacted]

From: [Redacted] <[Redacted]@knightfrank.com>
Sent: 16 June 2020 18:43
To: [Redacted] <[Redacted]@london.gov.uk>; [Redacted] <[Redacted]@london.gov.uk>
Cc: [Redacted] <[Redacted]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [Redacted]

Please find attached a design document which seeks to provide a more succinct overview of the key planning related changes proposed for the Master Brewer planning application. The document includes 'before and after' images of relevant plans / elevations and key planning changes labelled / bubbled up.

We hope that the attached document assists with your review, however please let me know should you require any additional information.

Kind regards

[Redacted]

[Redacted]

Principal Planner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED] [knightfrank.com](mailto:[REDACTED]@knightfrank.com)
knightfrank.com

Save a tree – we only print emails we need to.



From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 09 June 2020 21:41
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Ok thanks.

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 09 June 2020 18:04
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Having reviewed requirements with the design team, we are aiming to circulate updated presentation material to you by Tuesday next week at the latest. However, the team is reviewing whether they may be able to bring this forward.

Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 08 June 2020 16:49
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: Master Brewer amendments

Thank you, that would be really helpful.

Sent from my iPhone

On 8 Jun 2020, at 16:32, [REDACTED] <[REDACTED]@knightfrank.com> wrote:

Hi [REDACTED]

Thanks for your email. We can provide a simplified presentation to assist your review. I'm in the process of ascertaining timescales and will revert shortly.

Kind regards



Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

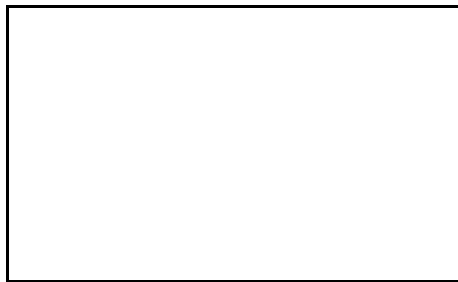
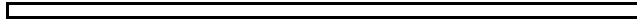
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M: +44  

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

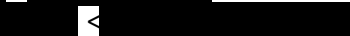
Save a tree – we only print emails we need to.



From:   < london.gov.uk>

Sent: 08 June 2020 13:42


To:   < knightsfrank.com>

Cc:   < london.gov.uk>

Subject: Master Brewer amendments

Hi 

I hope all is well.

We have received the amendments to the planning application and are considering these. On the face of it they seem quite minor but I need to understand the changes made to make sure they don't necessitate re-consultation. I appreciate that you have talked to  but I was hoping for a clearer summary of the changes as I don't have time to compare each drawing.

Can you please provide a short pack setting out:

- A side-by-side (before and after) of the drawing changes to each block, not necessarily every drawing for every block if the changes are consistent through the plans; and

- A more succinct summary sheet of the changes picking up the key planning-related issues like unit mix, space standards, amenity space etc. What you've sent contains a lot of detail but misses the key points.

Would you be able to provide this please?

Thanks,



Team Leader – Special Projects, Planning
Greater London Authority
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED] | 07522 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)



[london.gov.uk](https://www.london.gov.uk)

NHS health information and advice about coronavirus can be found at
[nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 02 July 2020 17:20
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Master Brewer amendments

Hi [REDACTED]

Further to your email, please see below a completed table setting out the size ranges of each of the unit types. Please note that where amenity space has been provided internally, this floor area has been excluded for completeness.

Unit size	Minimum London Plan standard (sq.m.)	Proposed Unit Size Range (sq.m. GIA) (excluding internal amenity spaces)
1 bedroom 2 person	50	50.0 – 58.0
1 bedroom 2 person (wheelchair)	50	62.8 – 64.2
2 bedroom 3 person	61	61.0 – 68.3
2 bedroom 3 person (wheelchair)	61	73.5 - 76.7
2 bedroom 4 person	70	71.4 – 75.9
3 bedroom 4 person (maisonette)	79	89.5 - 91.4
3 bedroom 4 person (wheelchair)	74	N/A
3 bedroom 5 person	86	86.1 – 93.3
3 bedroom 5 person (wheelchair)	86	N/A
3 bedroom 6 person	95	96.9
3 bedroom 6 person (wheelchair)		113.6 - 114.2

Kind regards

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 01 July 2020 14:40
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Master Brewer amendments

Hi [REDACTED]

Do you have an indicative timeframe for the responses to the matters I have raised?

Where it would be quicker I am happy to have this trickled through as the information becomes available and if necessary formalised into a consolidated response at another time. I'm just thinking given the compressed timeframes on this I could be progressing some sections of the report whilst other information is being collated. In light to any shifts to floorplates/internal areas could you please ask someone in your team to complete the table below.

Unit size	Minimum London Plan standard (sq.m.)	Proposed (sq.m.)
1 bedroom 2 person	50	
1 bedroom 2 person (wheelchair)	50	
2 bedroom 3 person	61	
2 bedroom 3 person (wheelchair)	61	
2 bedroom 4 person	70	

2 bedroom 4 person (maisonette)	79	
3 bedroom 4 person (wheelchair)	74	
3 bedroom 5 person	86	
3 bedroom 5 person (wheelchair)	86	
3 bedroom 6 person	95	

Sincerely

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 01 July 2020 14:28

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: Master Brewer amendments

[REDACTED]

Further to our call on Monday and by way of an update, we've been informed by the design team that some additional time will be required to coordinate elements of our response to the questions you have raised. Our response will therefore be circulated on 10 July. We trust that this is acceptable.

Other items to be fed into [REDACTED] report will be issued in advance of this date.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 25 June 2020 09:39

To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: Master Brewer amendments

Hi [REDACTED]

Is 1pm on Monday ok?

Thanks,

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 24 June 2020 16:42

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: Master Brewer amendments

Thanks, [REDACTED]

Please confirm a convenient time to speak once you have received further details. I currently have availability on Monday afternoon and Tuesday morning.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 24 June 2020 11:14

To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thanks for this. I think early next week would be best for a discussion because I am expecting a provisional hearing date to come from the Mayor's Office this week so it would be best to speak in that context.

I am expecting this to be mid-August, which isn't as early as I had hoped but it does give us an opportunity to resolve these issues.

Thanks,
[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 24 June 2020 11:00

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thanks for your comments, which we have reviewed and are in the process of actioning. We'll provide an indication of timescales for responding shortly.

Upon further review of the comparison document provided, we've noted a couple of discrepancies in the 'original' information provided which require update. Whilst this is unhelpful, we believe this can be easily resolved and should assist in responding to your questions. We will provide updated information and clarifications to highlight where the document has been updated.

To inform next steps it would be useful to discuss the current programme so that we can align requirements. Would you have availability to discuss this week please?

[REDACTED] – it would also be useful if you could provide an update on the review of Daylight and Sunlight, Acoustic and Transport matters please? We understand that Air Quality matters are progressing with a further meeting programmed in for tomorrow.

We are reviewing and actioning queries you have raised separately today and will feedback responses.

Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 23 June 2020 11:07

To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: Master Brewer amendments

Hi [REDACTED]

Thanks again for putting this together.

I do have some comments that I would appreciate you looking into:

- 1) The car park vent for Building 2,3,4 is not great – can you please explain why this need to go through the amenity area. If it absolutely has to, it needs to be shown on the podium plan, which I think is the landscape plans – drawings BMD.19.020.DR.P105 Rev A and BMD.19.020.DR.P305 Rev A – please can these be amended. It would also be helpful to have a breakdown of how this affects private amenity space calculations.

- 2)

[Remainder of email chain duplicated above]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 23 July 2020 11:20
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: master brewer GLA/0995g

Hi [REDACTED]
Further to my email below regarding the Shared Ownership unit affordability thresholds, Inland have requested confirmation on what this information is required for – I presume that it is for inclusion in your committee report? For reference, the income thresholds provided in the table below have been calculated on Shared Ownership product aligned to current HCA threshold calculations of mortgage, service charges & rent on remaining equity capped at 45% of net income. Notably, the draft S106 is based on London Shared Ownership capped at 40% of net income. As such, please can you confirm whether the figures should therefore be revised to align with the S106 provisions? If so, I will review with Inland and revert.
Kind regards
[REDACTED]



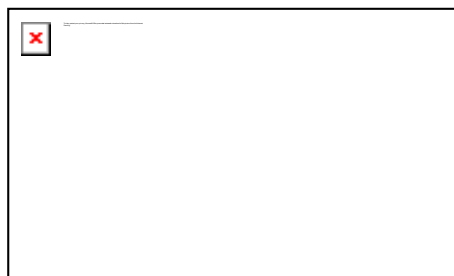
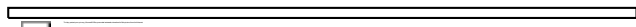
Principal Planner

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T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED]@knightfrank.com
knightfrank.com

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From: [REDACTED]
Sent: 10 July 2020 17:19
To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [redacted] <[redacted]@knightfrank.com>

Subject: FW: master brewer GLA/0995g

Hi [redacted]

Please see below response to your query on affordability of the shared ownership units. Please note there are no 3 bed shared ownership units so I have amended the table you provided accordingly.

Kind regards

[redacted]

	1b2p	2b3p	2b4p
Estimated household income required	£32,700	£39,500	£45,250

From: [redacted] [mailto:[redacted]@london.gov.uk]

Sent: 24 June 2020 10:10

To: [redacted] <[redacted]@knightfrank.com>; [redacted] <[redacted]@knightfrank.com>

Subject: master brewer GLA/0995g

Good morning both

A few requests for additional detail, a bit of a catch all email so apologies in advance. If someone in your team please respond to the below points that would be greatly appreciated. Where the completion of a table would streamline the request I have just provided the table to be completed. A few of these queries have emerged as result of the revised floorplans/unit mix.

1) Could you please confirm the residential mix and tenure following changes to the unit mix.

	Market Sale	London Shared Ownership	London Affordable Rent	Total
Studio	(%)			(%)
1 bed	(%)	(%)	(%)	(%)
2 bed	(%)	(%)	(%)	(%)
3 bed	(%)	(%)	(%)	(%)
Total				
% (hab rm)				

2) Could you please provide the affordability of the shared ownership units.

	1 bedroom	2 bedroom	3 bedroom
Estimated household income required	£	£	£

3) Could you confirm the number/percentage of single aspect units throughout the scheme.

4) Could you please confirm the phasing of the proposed development and % affordable delivered in phase 1.

There will likely be a few more requests but keen to progress the report as quickly as possible so will continue to filter any questions through as they come up if this is ok?

Sincerely

[redacted]
[redacted]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [redacted]

[london.gov.uk](mailto:[redacted]@london.gov.uk)

[redacted] [london.gov.uk](mailto:[redacted]@london.gov.uk)

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 23 July 2020 16:12
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Master Brewer GLA/0995g

Hi [REDACTED]

Thank you for your email and letting us know about the outstanding information – we have chased this up and hope to get this resolved ASAP.

Kind regards

[REDACTED]



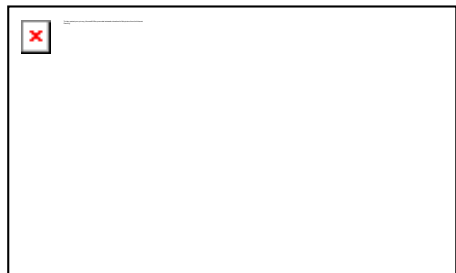
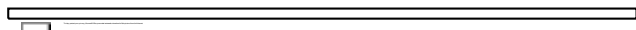
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M: +44 [REDACTED]

[REDACTED]@knightfrank.com
[REDACTED]@knightfrank.com

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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 23 July 2020 15:55
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@knightfrank.com>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Master Brewer GLA/0995g

Hi [REDACTED] & [REDACTED]

I have just had a catch up with our air quality expert. I understand we requested additional info/clarification on the 2.07.2020 from [REDACTED] at Create Consulting.

Could you please give your advisor a gentle nudge to get back to us as soon as possible (or clarify if they are expecting something from us). On our call with the borough yesterday Air Quality was raised as one of their primary concerns they are keen to comment on. Given this I would like to be in a position to give them what we consider a resolved and agreeable position for them to then comment on. Understandably they would like as much lead in as possible to review any revised docs/info and compile their feedback.

If you are able to advise that would be great

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

The Mayor and the GLA stand against racism – Black Lives Matter.

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 23 July 2020 11:13
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Master Brewer GLA/0995g

Hi [REDACTED]

Thanks for your email.

We will look to provide you with a documents list which sets out all of the revised documents ASAP – we just want to ensure that this picks up the final design changes that are being made this week.

Thank you for the update regarding RAF Northolt – we will get in touch with our contact there directly.

Kind regards

[REDACTED]



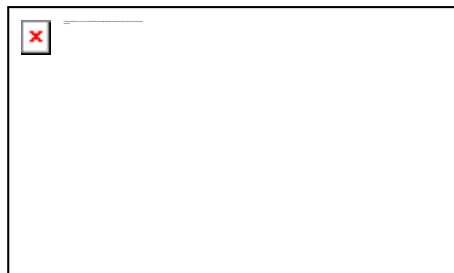
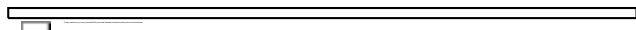
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S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED]@knightfrank.com
knightfrank.com

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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 22 July 2020 19:38
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Master Brewer GLA/0995g

Hi both

Hope you're well.

We had a call with the Council this afternoon who raised some points they were seeking clarification on.

[REDACTED] I shared with you the main takeaway which was just a request that we share the updated docs with them to inform their response (which I will action).

The other point they raised was regarding RAF Northolt. Following the discussion I think it would be wise for us to seek RAF Northolt's comments on the updated proposals. Are you able to compile a WeTransfer/share the docs with the contact you have worked with their? If not I am happy to arrange this etc.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

[REDACTED]

From: [REDACTED]
Sent: 23 July 2020 16:14
To: [REDACTED]
Subject: RE: Master Brewer GLA/0995g

Perfect thanks [REDACTED]

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 23 July 2020 16:12
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Master Brewer GLA/0995g

Hi [REDACTED]

Thank you for your email and letting us know about the outstanding information – we have chased this up and hope to get this resolved ASAP.

Kind regards

[REDACTED]



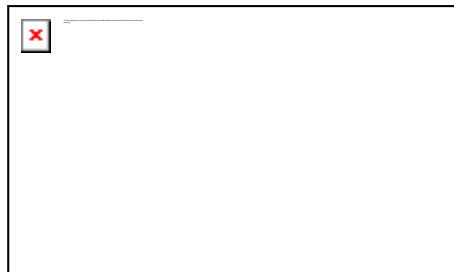
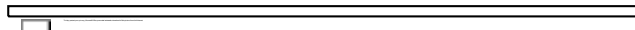
[REDACTED]
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M: +44 [REDACTED]

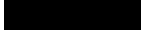
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knightfrank.com

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From:   [<mailto:knightfrank.com>]
Sent: 23 July 2020 15:55
To:  < knightfrank.com>;  < knightfrank.com>
Cc:  < london.gov.uk>;  < london.gov.uk>
Subject: Master Brewer GLA/0995g

Hi  & 

I have just had a catch up with our air quality expert. I understand we requested additional info/clarification on the 2.07.2020 from  at Create Consulting.


Could you please give your advisor a gentle nudge to get back to us as soon as possible (or clarify if they are expecting something from us). On our call with the borough yesterday Air Quality was raised as one of their primary concerns they are keen to comment on. Given this I would like to be in a position to give them what we consider a resolved and agreeable position for them to then comment on. Understandably they would like as much lead in as possible to review any revised docs/info and compile their feedback.

If you are able to advise that would be great

Sincerely



Senior Strategic Planner, Development Management
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020 7983 

london.gov.uk
 london.gov.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 17 July 2020 14:23
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Master Brewer 0995g - PPA

Hi [REDACTED]
Many thanks for final signed PPA. I will share with the client and let them know to expect the invoice shortly.
Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 17 July 2020 13:43
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer 0995g - PPA

Hi [REDACTED]
Please see attached final signed PPA.
I will use the PO number you issued back in April to prepare the invoice.
Thanks,
[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 09 July 2020 15:24
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Master Brewer 0995g - PPA

Hi [REDACTED]
Just following up regarding the PPA and whether the attached version been reviewed / accepted by TfL?
Many thanks
[REDACTED]

From: [REDACTED]
Sent: 08 July 2020 12:11
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer 0995g - PPA

Hi [REDACTED]
Many thanks for your comments on the PPA. The applicant has confirmed that they accept the track changes in the attached.
Subject to confirmation that this incorporates TfL comments, we will progress to signing.
Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 07 July 2020 22:01
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer 0995g - PPA

Thanks [REDACTED]
I have tweaked the programme slightly.
I have also added a few additional lines that should have been in from the start (my oversight, sorry); agreement that the PPA does not constitute an extension of statutory timeframes for determination; commitment to pay our costs within 21 days of signing (which we have discussed); and commitment to work with our standard S106 clauses (which you are). Hopefully this is all agreeable.
[REDACTED] – did we run the PPA past TfL originally?

If so and it incorporates their comments then I think we can accept the changes and get it signed.

█ – can you e-sign on behalf of the applicant and then pass back and we will arrange the TfL and GLA signatures.

From: █ <█@knightfrank.com>

Sent: 07 July 2020 16:40

To: █ <█@london.gov.uk>; █ <█@london.gov.uk>

Cc: █ <█@knightfrank.com>

Subject: RE: Master Brewer 0995g - PPA

Hi █

Please find attached version of the PPA with the proposed amendments to the programme as track changes for your review and comment.

Kind regards

From: █ [mailto:█@london.gov.uk]

Sent: 07 July 2020 16:25

To: █ <█@knightfrank.com>; █ <█@london.gov.uk>

Cc: █ <█@knightfrank.com>

Subject: RE: Master Brewer 0995g - PPA

Hi █

This isn't marked up so I can't see what changes you have made. Do you have a track changed version please?

Thanks,

From: █ <█@knightfrank.com>

Sent: 02 July 2020 11:55

To: █ <█@london.gov.uk>

Cc: █ <█@london.gov.uk>; █ <█@knightfrank.com>

Subject: Master Brewer 0995g - PPA

Hi █

Please find attached an updated version of the Draft PPA for your review and comment. The programme has been updated to reflect the target hearing date of 27th August.

We would be grateful to receive your comments so we can finalise the PPA for signing.

Kind regards

█

Principal Planner

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S: +44 20 █

M: +44 █

█@knightfrank.com

knightfrank.com

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█

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 15 July 2020 17:46
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Master Brewer 0995g - Technical matters

Thanks, [REDACTED]
We are working to complete and issue the design document as soon as possible.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 15 July 2020 17:37
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Master Brewer 0995g - Technical matters

Thanks for this [REDACTED]
I await receipt of the revised docs. I received TfL's draft comments at the end of last week. I am yet to work through them in any detail but will share once I have had a look and queried anything with them.
The daylight/sunlight and acoustic sections are being drafted tomorrow so any questions which arise I'll forward over.
Sincerely

[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 15 July 2020 17:20
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: Master Brewer 0995g - Technical matters

Hi [REDACTED]
Whilst we wait for the updated design document to be completed for issue (apologies again for the continued delay here), I wanted to query whether you had received any further technical comments or responses in relation to transport? I believe a response was being targeted for mid-July?
Similarly it would be useful to understand if you have any comments or queries relating to DLSL and acoustics?
Kind regards
[REDACTED]



[REDACTED]
Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 14 July 2020 09:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: master brewer GLA/0995g

Thanks, [REDACTED]
I'll advise accordingly.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 13 July 2020 21:10
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: master brewer GLA/0995g
Hi [REDACTED]

If she wants to give me a call I'd be happy to advise.

Thanks,

[REDACTED]
[REDACTED]
Team Leader – Special Projects, Planning
Greater London Authority
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED] | 07522 [REDACTED]
london.gov.uk
[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 13 July 2020 16:34
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: master brewer GLA/0995g
Hi [REDACTED]

We recently had a call with [REDACTED] at LB Hillingdon and she highlighted that it would be useful if she could have a call with you, [REDACTED] to discuss current progress and next steps regarding the process. Could this be arranged? [REDACTED] expressed that she is seeking to manage/respond to local resident questions regarding the process/next steps and would benefit from receiving some additional information.

Kind regards



[REDACTED]
[REDACTED]
Partner

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S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 10 July 2020 13:31
To: [REDACTED]
Cc: [REDACTED]
Subject: Master Brewer, Hillingdon Gardens 0995g - Condition Schedule
Attachments: 200710 DRAFT Condition Schedule - GLA ISSUE.docx

Follow Up Flag: Follow up
Flag Status: Completed

Hi [REDACTED]
As previously discussed with [REDACTED] please find attached a draft condition schedule in relation to Hillingdon Gardens. The attached schedule sets out the recommended / draft condition wording and for ease we have identified the LPA's standard condition wording position to frame next steps. The draft condition wording set out in this schedule is not the proposed or agreed condition wording but is for the GLA to add to / amend as appropriate. Additionally, the list is not exhaustive at this stage with a number of items to be reviewed and commented on accordingly in line with current discussions. Further review/agreement will be required once the GLA has completed its assessment. Trust the attached is of assistance but please let us know should you have any queries or wish to discuss in further detail.

Kind regards

[REDACTED]



[REDACTED]
Principal Planner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

[REDACTED]

From: [REDACTED]
Sent: 09 July 2020 10:04
To: [REDACTED]
Subject: RE: master brewer GLA/0995g

Thanks for this [REDACTED] not at all the original table I sent across wasn't clear.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 09 July 2020 09:42
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: master brewer GLA/0995g

Hi [REDACTED]

Apologies for the oversight. Please see updated table below.

	Market	London Shared Ownership	London Affordable Rent	Total
Studio	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
1 bed	134 (26.0%)	34 (6.7%)	53 (10.3%)	221 (43.0%)
2 bed	153 (29.8%)	27 (5.3%)	35 (6.8%)	215 (41.9%)
3 bed	45 (8.7%)	0 (0.0%)	33 (6.4%)	78 (15.1%)
TOTAL	332 (64.5%)	61 (12.0%)	121 (23.5%)	514 (100%)
		182 (35.5%) affordable by unit 492 (35.2%) affordable by hab room		

Kind regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 08 July 2020 18:37
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: master brewer GLA/0995g

Hi [REDACTED]

Thanks for this. Are you able to express the unit mix as units rather than percentages. Apologies if this was unclear the (%) was intended to sit alongside the number of units.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk
[REDACTED]@london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 01 July 2020 14:51
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: FW: master brewer GLA/0995g

Hi [REDACTED]

Please see below response to queries 1 and 3 below. We are awaiting responses on points 2 and 4 but will come back to you asap.

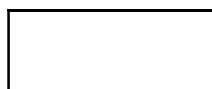
Kind regards

[REDACTED]

1) Please see completed table below

	Market %	London Shared Ownership %	London Affordable Rent %	Total %
Studio	0.0	0.0	0.0	0.0
1 bed	26.0	6.7	10.3	43.0
2 bed	29.8	5.3	6.8	41.9
3 bed	8.7	0.0	6.4	15.1
TOTAL	64.5	12.0	23.5	100
		35.5% affordable by unit 35.2% affordable by hab room		

3) There are 208 single aspect units which equates to 40%. There are no north facing single aspect units.



Principal Planner

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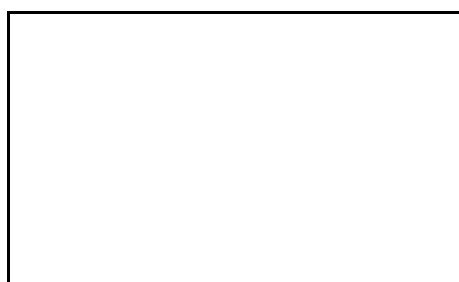
T: +44 20 [redacted] [redacted]

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M: +44 [redacted] [redacted]

[redacted] [knightfrank.com](mailto:[redacted]@knightfrank.com)
[knightfrank.com](mailto:[redacted]@knightfrank.com)

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From: [redacted] [redacted] [[mailto:\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)]

Sent: 24 June 2020 10:10

To: [redacted] [redacted] <[\[redacted\]@knightfrank.com](mailto:[redacted]@knightfrank.com)>; [redacted] [redacted] <[\[redacted\]@knightfrank.com](mailto:[redacted]@knightfrank.com)>

Subject: master brewer GLA/0995g

Good morning both

A few requests for additional detail, a bit of a catch all email so apologies in advance. If someone in your team please respond to the below points that would be greatly appreciated. Where the completion of a table would streamline the request I have just provided the table to be completed. A few of these queries have emerged as result of the revised floorplans/unit mix.

- 1) Could you please confirm the residential mix and tenure following changes to the unit mix.

	Market Sale	London Shared Ownership	London Affordable Rent	Total
Studio	(%)			(%)
1 bed	(%)	(%)	(%)	(%)

2 bed	(%)	(%)	(%)	(%)
3 bed	(%)	(%)	(%)	(%)
Total				
% (hab rm)				

2) Could you please provide the affordability of the shared ownership units.

	1 bedroom	2 bedroom	3 bedroom
Estimated household income required	£	£	£

3) Could you confirm the number/percentage of single aspect units throughout the scheme.

4) Could you please confirm the phasing of the proposed development and % affordable delivered in phase 1.

There will likely be a few more requests but keen to progress the report as quickly as possible so will continue to filter any questions through as they come up if this is ok?

Sincerely

[Redacted]

[Redacted]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [Redacted]

london.gov.uk

[Redacted] [london.gov.uk](https://www.london.gov.uk)

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From: [redacted] <[redacted]@knightfrank.com>
Sent: 09 July 2020 12:38
To: [redacted]
Cc: [redacted]
Subject: RE: 0995g Master Brewer Stage 3 energy comments

Hi [redacted]
Many thanks for confirming that the revised carbon offset contribution (£602,514) is acceptable. This will be captured appropriately in the draft S106 Agreement.
[redacted] - please can you confirm if the below satisfies the outstanding energy requirement?
Kind regards
[redacted]



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[redacted]@knightfrank.com
knightfrank.com

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From: [redacted] [mailto:[redacted]@hillingdon.gov.uk]
Sent: 03 July 2020 15:49
To: [redacted] <[redacted]@hillingdon.gov.uk>; [redacted] <[redacted]@london.gov.uk>
Cc: [redacted] <[redacted]@knightfrank.com>; [redacted] <[redacted]@london.gov.uk>; [redacted] <[redacted]@knightfrank.com>
Subject: Re: 0995g Master Brewer Stage 3 energy comments
[redacted] All

It is not entirely clear what I am being asked to comment on; I think the sea sickness from moving around the spreadsheet hasn't helped - it is certainly a different way of capturing comments.

From what I can gather you need confirmation of the offset total, of which there appears to be two:

£602,514 taken from Worksheet: Energy Comments, Column I, Row 11

and

£586,422 taken from Worksheet: CO2 Performance, Column C, Row 28

I assume the former is the correct figure as it appears to materialise further into the spreadsheet than the latter. I can confirm that it is acceptable but needs to be reflected in a S106 heads of term.

I can also confirm that the Council still doesn't have any district heat networks in the borough.

If there is anything specific that you want from me, I would be grateful if you could let me know.

Best wishes

[REDACTED]

Planning Specialists Team Leader

direct: 01895 [REDACTED]

mobile: 07802 [REDACTED]

e-mail: [REDACTED] [\[REDACTED\]@hillingdon.gov.uk](mailto:[REDACTED]@hillingdon.gov.uk)

Planning Specialists

London Borough of Hillingdon

Civic Centre, High Street

Uxbridge

Middlesex, UB8 1UW

On Fri, 3 Jul 2020 at 15:24, [REDACTED] <[REDACTED]@hillingdon.gov.uk> wrote:

Hi [REDACTED]

Please see email and attachment below, can i ask for your feedback on the carbon offsetting for the Master Brewer site.

[REDACTED]

Apologies for the delay in having forwarded this on, but hopefully [REDACTED] will come back to you/I shortly.

Kind regards

[REDACTED]

----- Forwarded message -----

From: [REDACTED] <[REDACTED]@knightfrank.com>

Date: Thu, 2 Jul 2020 at 09:09

Subject: RE: 0995g Master Brewer Stage 3 energy comments

To: [REDACTED] <[REDACTED]@london.gov.uk>, [REDACTED]

<[REDACTED]@hillingdon.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>, [REDACTED] <[REDACTED]@knightfrank.com>

Hi [REDACTED]

I hope you're well?

I'm just following up on [REDACTED] email below to understand whether [REDACTED] has had an opportunity to review this? Would it be helpful to contact him directly? I'm conscious that he is very busy.

Kind regards

[REDACTED]



Partner

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55 Baker Street
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United Kingdom

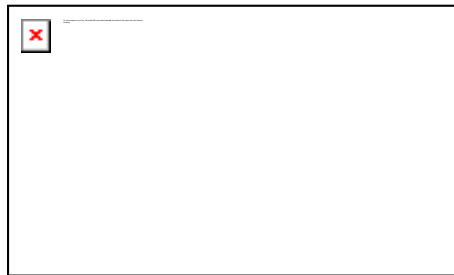
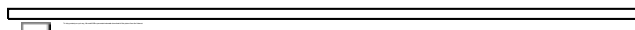
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[knightfrank.com](#)
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From: <> <> <>[london.gov.uk](#)>
Sent: 24 June 2020 00:49
To: <> <>[hillingdon.gov.uk](#)>; <> <>[knightfrank.com](#)>
Cc: <> <>[london.gov.uk](#)>
Subject: FW: 0995g Master Brewer Stage 3 energy comments

Hi both

Please find attached the most recent feedback from our Energy Team in relation to the above proposals.

could you please confirm if you are satisfied with the carbon offsetting approach.

As you can see this is the only outstanding point which is fantastic. If we could resolve this as soon as possible that would be greatly appreciated.

Sincerely

Senior Strategic Planner, Development Management

City Hall, The Queen's Walk, London SE1 2AA

11

[london.gov.uk](https://www.london.gov.uk)

Sent: 18 June 2020 16:32

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]>

london.gov.uk>; london.gov.uk>

Hi [REDACTED]

We just need confirmation from the borough of the agreed carbon offsetting approach.



4

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 15 June 2020 15:19
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 0995g - Master Brewer
Attachments: RE: GLA/0995g - Master Brewer

Hi [REDACTED]
Hope you are well. Just wanted to touch base regarding the Master Brewer application.
I understand that ongoing discussions are taking place between TfL and WSP in relation to transport, and air quality matters are being progressed by Create and your Air Quality Officer. Notwithstanding, I would be grateful if you could provide an update in relation to other outstanding matters, including daylight sunlight and energy, including next steps and timescales.
With regard to energy, please can you provide confirmation on the acceptability of the revised carbon offset contribution so we can seek to agree this with LB Hillingdon? I have attached the email chain on this matter for reference.
Please can you advise whether there has been any progress on agreement of hearing dates for June and July? Additionally, have you been able to make contact with [REDACTED] at LB Hillingdon regarding process / next steps?
As an aside, we will be providing you with the updated documents schedule, draft conditions schedule and design brochure shortly as per [REDACTED] email below.
Kind regards
[REDACTED]



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Principal Planner

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From: [REDACTED]
Sent: 11 June 2020 16:04
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g - Master Brewer

Hi [REDACTED]
We've started preparing an updated documents schedule and will circulate this to you shortly.
Kind regards

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 11 June 2020 14:19

To: [REDACTED] <[REDACTED]@knightfrank.com>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: 0995g - Master Brewer

Thank you or this [REDACTED]

Could you ask someone in your team to complete the table below with the updated drawing numbers. If any docs are in draft or still to be finalised (air quality for example which is still being worked through) could you just highlight them within the table so I know they are possibly subject to change.

Proposed drawings	
Site plans	
Proposed Sections	
Proposed Elevations	
Supporting documents	

Sincerely

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 04 June 2020 15:30

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: 0995g - Master Brewer

Hi [REDACTED]

Further to our call yesterday, please now find enclosed relevant clarifications to support the Design Update Summary, alongside a copy of the Outline Fire Strategy.

- . *Building 9 - 2B3P replacing 1B2P-W units as per previous directive on disabled access/parking – These units were relocated into buildings which had covered parking available for dry means of access. i.e. Building 4.*
- . How many units in total have had amenity space internalised as part of the review? 20No. total
 - Building 1 – 12 - 6 of which due to additional air quality survey information, the other six due to a design improvement and potential increase of DLSL levels in an inner corner.
 - Building 4 – 4 - because level access to the roof terrace (where amenity was proposed) can no longer be guaranteed in light of changing fire security regulations.
 - Building 10 – 4 - because level access to the roof terrace (where amenity was proposed) can no longer be guaranteed in light of changing fire security regulations.

I trust that this assists. Please let me know if you have any further questions.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 03 June 2020 15:40

To: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: 0995g - Master Brewer

Teams would be great and thank you for putting this together so quickly

Sincerely

[REDACTED]
[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

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london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 03 June 2020 15:24

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: 0995g - Master Brewer

Hi [REDACTED]

4pm still works.. Would you be happy to utilise Teams? I'll circulate an invitation.

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 03 June 2020 15:19

To: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: 0995g - Master Brewer

Hi [REDACTED]

Sorry for the delayed response. Does 16:00 still work? If not I have good availability all of tomorrow afternoon.

Sincerely

[REDACTED]
[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 03 June 2020 09:28

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: 0995g - Master Brewer

Hi [REDACTED]

Will a call at 4pm today be workable? [REDACTED] at Inland will also join the call.

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 02 June 2020 11:48

To: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: 0995g - Master Brewer

Thanks for this [REDACTED]

Would you have any availability to talk me through the proposed changes tomorrow?

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED]@london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 29 May 2020 15:59

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Subject: 0995g - Master Brewer

Hi [REDACTED]

As discussed, please find enclosed a summary of the minor design adjustments proposed. Supporting drawings can be accessed here – <https://we.tl/t-OW3c2VplbP>.

The link includes relevant marked up drawings (labelled 'amendments') to identify the locations of the proposed changes. The drawings submitted in October 2019 (Rev P3) and the proposed updated drawings (Rev P4/P5) are also provided for ease of reference.

The proposed design adjustments are the result of further detailed design progression, capturing layout efficiencies and necessary strategy updates. Owing to the updates being very minor we do not anticipate re-consultation to be required but we'd welcome confirmation of next steps once you have had an opportunity to review.

Please confirm if it is still convenient to speak this afternoon? I'd be happy to provide an overview of the information provided ahead of your review. It would also be helpful to touch on the progress of other technical matters.

Alternatively, we can discuss early next week.

Kind regards

[REDACTED]



[REDACTED] [REDACTED]

Partner

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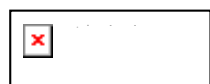
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M: +44 [REDACTED] [REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 04 June 2020 12:05
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA/0995g - Master Brewer

Hi [REDACTED]
Further to your catch up with [REDACTED] and [REDACTED] yesterday, I am just following up regarding the outstanding energy comments relating to Hillingdon Gardens.
As mentioned below, there is an outstanding action requiring us to provide correspondence with LBH confirming agreement on the carbon offset figure. We would be grateful if you could confirm if your energy officer agrees with the revised figure (£602,514)? Once confirmed we will seek to agree this with Hillingdon so we can provide the required correspondence.
Many thanks in advance,
Kind regards
[REDACTED]



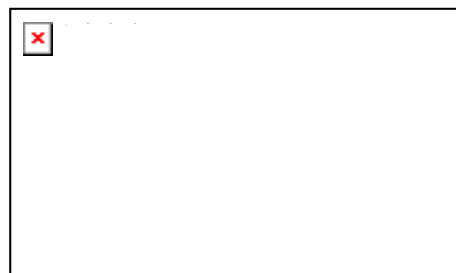
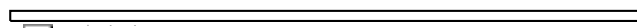
Principal Planner

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[REDACTED]@knightfrank.com
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From: [REDACTED]
Sent: 21 May 2020 09:56
To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: GLA/0995g - Master Brewer

Hi [REDACTED]

Hope you're well.

Just following up regarding the carbon offset contribution; do your energy team have any comments on this / can they confirm that they are in agreement with figure? Once agreed, we will seek to confirm this with LB Hillingdon, which this will allow us to satisfy the final outstanding energy issue (i.e. provide correspondence with the local borough / GLA confirming the agreement on the carbon offset).

Kind regards

[REDACTED]

From: [REDACTED]

Sent: 18 May 2020 12:55

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: GLA/0995g - Master Brewer

Hi [REDACTED]

Please find attached spreadsheet which confirms CO2 emissions from all stages of the energy hierarchy.

The revised carbon offset contribution has been calculated as **£602,514**. Subject to receiving GLA agreement on this figure, we propose to share the revised figure with [REDACTED] at LB Hillingdon for agreement. Please let us know if this approach is acceptable.

Kind regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 18 May 2020 11:33

To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@knightfrank.com>

Subject: GLA/0995g - Master Brewer

Good morning both

Here are the 0995g Master Brewer Stage 1 energy comments. This is nearly all resolved.

We just need confirmation of the updated CO2 emissions from all stages of the energy hierarchy and agreed carbon offsetting approach. Also, a condition is required for PV.

Sincerely

[REDACTED]
[REDACTED]

Senior Strategic Planner, Development Management

GREATER LONDON AUTHORITY

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020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

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[REDACTED]

From: [REDACTED]
Sent: 18 May 2020 12:14
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA/0995g - Master Brewer

Hi [REDACTED]

There are no set dates they are arranged based on the availability of the decision taker.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 18 May 2020 12:09
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Master Brewer

Hi [REDACTED]

Many thanks for issuing the energy response – we have circulated this to our team and will provide a response asap.

On a separate note, we have a query regarding the virtual hearing process and hearing dates. Our client is seeking clarity on the upcoming hearing dates for June and July. Please can you confirm how the hearing dates are scheduled – i.e. are there pre-set hearing dates which called in applications are heard at; or are hearings set up on a case by case basis?

Many thanks in advance,

Kind regards

[REDACTED]



Principal Planner

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[knightfrank.com](mailto:[REDACTED]@knightfrank.com)

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From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 18 May 2020 11:33

To: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Subject: GLA/0995g - Master Brewer

Good morning both

Here are the 0995g Master Brewer Stage 1 energy comments. This is nearly all resolved.

[Remainder of email duplicated above]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 29 May 2020 17:19
To: [REDACTED]
Cc: [REDACTED]
Subject: 0995g - Master Brewer
Attachments: DLSLHillingdon290520.pdf

Hi [REDACTED]
Please also find enclosed our technical response in relation to Daylight and Sunlight.
The latest document provides a revised, robust technical assessment which responds to the comments raised by the LPA's independent review and subsequent reason for refusal, whilst also assessing the proposed design update circulated for consideration earlier today. A simplified approach has been adopted to assist.
For completeness, this revised assessment is provided as a full technical report to assist the GLA with its review. We would be grateful if you could circulate the above information to the relevant internal team for review and comment.
Please let us know if you have any questions.
Kind regards
[REDACTED]



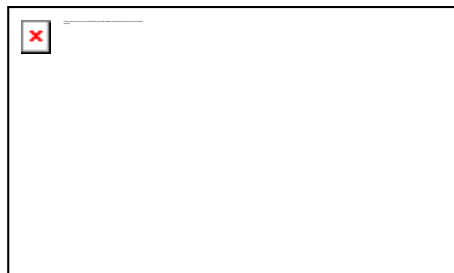
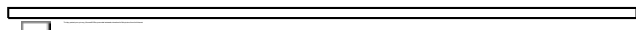
Partner

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This e-mail is sent on behalf of Knight Frank LLP, a limited liability partnership registered in England (registered number OC305934). Our registered office is

[REDACTED]

From: [REDACTED]
Sent: 22 May 2020 15:42
To: [REDACTED]
Subject: 0995g - Master Brewer

Hi [REDACTED]

I have a few points to pick up with you (so perhaps a call Tuesday if you would like to outline your availability?). just a quick point of clarification; do you have an RP in place for the affordable housing on site?

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 14 May 2020 15:11
To: [REDACTED]
Subject: RE: GLA/0995g - Former Master Brewer

Thanks for this [REDACTED] I have passed over to [REDACTED] (our in house air quality expert).

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 14 May 2020 15:02
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

Thanks for your email. Air Quality Consultants contact details are as follows:

[REDACTED] [createconsultingengineers.co.uk](https://www.createconsultingengineers.co.uk)
Create Consulting Engineers Ltd
T 020 [REDACTED]
M 07548 240383

For ease of reference the track changed version of the PPA now includes details of other project team consultants should you require any of these.

Kind regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 14 May 2020 13:42
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Former Master Brewer

Good afternoon both

Could you please provide me the name and contact details of your air quality consultant. Our in house expert is reviewing the docs tomorrow but as always it might be that if he is able to pick up the phone for any necessary clarification we can resolve this quicker.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [REDACTED] <[\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)>

Sent: 13 May 2020 15:02

To: [REDACTED] [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Cc: [REDACTED] [REDACTED] <[\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)>

Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

Many thanks for confirming receipt of the documents.

We are aiming to issue the revised drawings and proposed changes schedule by the end of this week along with the technical response in relation to daylight and sunlight. We will let you know should these timescales change.

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]

Sent: 13 May 2020 13:27

To: [REDACTED] [REDACTED] <[\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)>

Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

I hope my email finds you well

Thank you, I have the documents and have passed to the relevant teams for review. Are you able to confirm when we will receive the revised drawings for review?

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 13 May 2020 09:52

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

Hope you're well.

Just wanted to check that you managed to download the energy, noise and air quality information issued on Thursday and Monday? Please let me know if you have any issues with this.

Kind regards

[REDACTED]



Principal Planner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

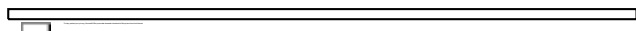
T: +44 20 [REDACTED] [REDACTED]

S: +44 20 [REDACTED] [REDACTED]

M: +44 [REDACTED] [REDACTED]

[REDACTED] knightfrank.com
knightfrank.com

Save a tree – we only print emails we need to.



From: [REDACTED]

Sent: 11 May 2020 17:37

To: [REDACTED] <[REDACTED]@london.gov.uk> <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

Further to your correspondence with [REDACTED] please find enclosed our responses to LB Hillingdon's reasons for refusal in relation to the redevelopment of the Former Master Brewer Motel Site (ref. 4266/APP/2019/3088 / GLA/0995/g/01). Responses are provided in relation to reasons for refusal numbers 4) Noise, and 5) Air Quality. Further responses in relation to daylight sunlight will follow shortly.

Reason for Refusal 4 – Noise

Please find the below listed documents available to download at the following link: <https://we.tl/t-L6ccTQOu68> (link valid for 7 days).

- Acoustic Assessment ref. NDT5882/17025/**Rev 9** prepared by Spectrum Acoustics dated 22nd January 2020
- Letter ref. NDT5895/17025 prepared by Spectrum Acoustics dated 12th February 2020
- Letter ref. NDT5894/17025 prepared by Spectrum Acoustics dated 12th February 2020
- Hillingdon Gardens Overheating Assessment Note prepared by Cudd Bentley dated February 2020

Reason for Refusal 5 – Air Quality

Please find the below listed document available to download at the following link: <https://we.tl/t-lIYgSj90v3> (link valid for 7 days).

- Air Quality Assessment ref. MR/CS/P19-1773/**02 Rev A** prepared by Create Consulting dated April 2020

Please note that this is a **new** AQA and is not a revision to previously issued AQA's (namely, AQA MR/JEB/P19/1773/01 Revision A, September 2019 and AQA ref. MR/JEB/P19/1773/02 Rev B, October 2019). Full Air Quality Modelling data will also be issued shortly.

The latest document revisions provide robust technical assessments and consolidated clarifications which respond to the comments raised by the LPA's independent review and subsequent reasons for refusal.

By way of background, the consultant team endeavoured to reach resolution of the outstanding technical questions prior to the publication of the committee report, however this was not possible despite it being considered that the reasons for refusal identified could have been resolved at the time or by way of condition. In this regard, whilst clarification responses issued to the LPA in mid-February were acknowledged, the information was not formally considered as part of the technical review provided within the committee report. As such, the previous Air Quality Assessment (01 Rev A) and Acoustics Assessment (Rev 8) are subsequently identified on the committee report as part of the refusal.

For completeness, updates are provided as full technical reports (Acoustic Assessment ref. NDT5882/17025/**Rev 9** and Air Quality Assessment ref. MR/CS/P19-1773/**02 Rev A**) to assist the GLA with its review. For acoustics, additional points of clarification provided as supporting letters are also enclosed to assist the review process. For air quality, the consultant team has continued to collect information to support the dataset, with the results of this extended period analysed in the new iteration of the AQA.

We would be grateful if you could circulate the above information to your internal teams for review and comment. We would be happy to set up a progress / review meeting to discuss each of the technical items in further detail in due course.

We trust the above is clear but please let [REDACTED] or myself know should you have any queries or issues downloading any of the information.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 07 May 2020 13:45
To: [REDACTED] (<[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>) <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)>
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

Further to [REDACTED] email below, please find the latest response to energy comments available to download at the following link: <https://we.tl/t-wrfVkwKIOP>

The link comprises the following documents:

- Hillingdon Gardens GLA Consultation Energy Memo Post Stage 1 – Applicant Response 07.05.2020
- Email from [REDACTED] Thynee dated 23.04.20
- Drawing no. 5550-CBC-ZC-ZZ-DR-M-50006, Rev P01, Typical Heating Schematic
- Plant Heat Exchanger Plantroom Sketch

We would be grateful if you could circulate this information to [REDACTED] in your energy team for review.

As mentioned below, we are aiming to issue clarification responses in relation to other technical matters in due course.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 06 May 2020 16:48
To: [REDACTED] ([REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)) <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

By way of an update, we are aiming to circulate clarification responses for acoustics, air quality and energy to you tomorrow. Clarifications for daylight and sunlight will follow early next week (w/c 11 May).

As discussed, we will also circulate a summary of the minor design adjustments (identified as part of the on-going detailed design stage review) for your consideration early next week. A progress meeting to discuss these items would be useful.

Kind regards

[REDACTED]



Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED] [REDACTED]

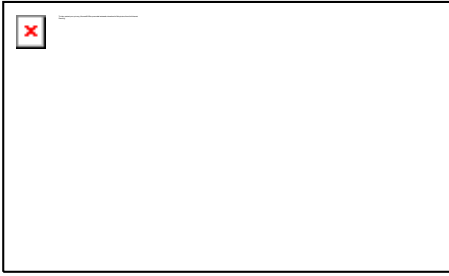
S: +44 20 [REDACTED] [REDACTED]

M: +44 [REDACTED] [REDACTED]

[REDACTED] knightfrank.com
knightfrank.com

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[REDACTED]



From: [REDACTED]
Sent: 04 May 2020 17:13
To: [REDACTED] <[REDACTED]@london.gov.uk> <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: FW: GLA/0995g - Former Master Brewer

Hi [REDACTED]

Thanks for your email. We are coordinating available information at the moment.

I'll provide an update tomorrow on likely timescales for issue.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 01 May 2020 19:50
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: GLA/0995g - Former Master Brewer

Good afternoon [REDACTED]

Further to our call yesterday I thought it would be useful to put a quick email together.

As I outlined yesterday, we would be looking for your side to submit technical responses to address the Council's reasons for refusal regarding; noise, air quality and daylight/sunlight. Once we have your response we can get these reviewed internally and make a call on whether more specialist advice is required.

In terms of my next actions I will be working with the TfL case officer to establish a reconsidered position in light of the Secretary of State's letter to the Mayor on his Intend to Publish London Plan. Key issues will be the parking provision and traffic generation. Once I have had these discussions I would be happy to report back to you with any issues/revised positions.

Given we are working to such a tight timeframe if you are able to make these submissions as quickly as possible I can hand them over to our internal consultees asap.

Happy to discuss further

Sincerely

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 07 May 2020 18:50
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA/0995g - Former Master Brewer

Thanks for letting me know.

As always happy to progress these as the documents emerge given the time pressure.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 07 May 2020 17:33
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

Some minor adjustments are being made to the AQ and Acoustic responses so we'll circulate these updates to you early next week alongside the DLSL response.

I hope you enjoy the long weekend.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 06 May 2020 19:15
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Former Master Brewer

Thanks for this [REDACTED]

I will review the changes once we have received them and if necessary programme a meeting. I think it would be useful to touch bases once we have the responses and I've undertaken a high level initial review.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 06 May 2020 16:48

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

By way of an update, we are aiming to circulate clarification responses for acoustics, air quality and energy to you tomorrow. Clarifications for daylight and sunlight will follow early next week (w/c 11 May).

[Remainder of email chain duplicated above]

[REDACTED]

From: [REDACTED]
Sent: 07 May 2020 13:01
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

A WeTransfer/download link will be fine.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 07 May 2020 11:54
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

Further to [REDACTED] email, our air quality consultant is currently compiling the air modelling data for issue to you via a download link.

I understand that this includes some fairly large files so would be grateful if you could confirm whether you have any restrictions on file sizes you are able to receive?

Kind regards

[REDACTED]



Principal Planner

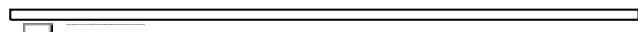
Knight Frank
55 Baker Street
London

W1U 8AN
United Kingdom

T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED] [knightfrank.com](mailto:[REDACTED]@knightfrank.com)
[knightfrank.com](mailto:[REDACTED]@knightfrank.com)

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From: [REDACTED]
Sent: 06 May 2020 16:48
To: [REDACTED] ([REDACTED]@london.gov.uk) <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

By way of an update, we are aiming to circulate clarification responses for acoustics, air quality and energy to you tomorrow. Clarifications for daylight and sunlight will follow early next week (w/c 11 May).

[Remainder of email chain duplicated above]

[REDACTED]

From: [REDACTED]
Sent: 14 May 2020 11:22
To: [REDACTED]
Cc: [REDACTED] london.gov.uk; John Finlayson
Subject: RE: Inland Update and [REDACTED]

Good morning [REDACTED]

Thank you for your email, I hope mine finds you well. Thankfully we all seem to managing the transition into this new digital workspace well for now.

As you have said, some exciting projects in planning and the pipeline that we look forward to seeing when the time comes.

[REDACTED]

[REDACTED]

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@inlandplc.com>
Sent: 14 May 2020 09:05
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]@london.gov.uk
Subject: Inland Update and Barking and Dagenham

Hi [REDACTED] and [REDACTED]

I hope you are both safe and well and managing ok under the current circumstances.

By way of a quick update, we are progressing well with the Master Brewer application [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED] y.

[REDACTED]

Thanks and stay safe.

Regards

[REDACTED]

[REDACTED]

Planning Director
Inland Homes PLC

[REDACTED]

From: [REDACTED]
Sent: 13 May 2020 15:26
To: [REDACTED]
Subject: RE: 0995g - Master Brewer Call in

Thank you!

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 13 May 2020 15:02
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995g - Master Brewer Call in

Hi [REDACTED]

All good here thanks. Hope you are too!

I think it's still: [REDACTED] [@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 13 May 2020 14:39
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: 0995g - Master Brewer Call in

Hi [REDACTED]

I hope my email finds you well

Are you able to confirm who our in house expert on noise is?

Again, noise featured as a reason for refusal so we are keen to make a very robust assessment

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 11 May 2020 17:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]

Further to your correspondence with [REDACTED] please find enclosed our responses to LB Hillingdon's reasons for refusal in relation to the redevelopment of the Former Master Brewer Motel Site (ref. 4266/APP/2019/3088 / GLA/0995/g/01). Responses are provided in relation to reasons for refusal numbers 4) Noise, and 5) Air Quality. Further responses in relation to daylight sunlight will follow shortly.

Reason for Refusal 4 – Noise

Please find the below listed documents available to download at the following link: <https://we.tl/t-L6ccTQOu68> (link valid for 7 days).

- Acoustic Assessment ref. NDT5882/17025/**Rev 9** prepared by Spectrum Acoustics dated 22nd January 2020
- Letter ref. NDT5895/17025 prepared by Spectrum Acoustics dated 12th February 2020
- Letter ref. NDT5894/17025 prepared by Spectrum Acoustics dated 12th February 2020
- Hillingdon Gardens Overheating Assessment Note prepared by Cudd Bentley dated February 2020

Reason for Refusal 5 – Air Quality

Please find the below listed document available to download at the following link: <https://we.tl/t-lIYgSj90v3> (link valid for 7 days).

- Air Quality Assessment ref. MR/CS/P19-1773/**02 Rev A** prepared by Create Consulting dated April 2020

Please note that this is a **new** AQA and is not a revision to previously issued AQA's (namely, AQA MR/JEB/P19/1773/01 Revision A, September 2019 and AQA ref. MR/JEB/P19/1773/02 Rev B, October 2019). Full Air Quality Modelling data will also be issued shortly.

The latest document revisions provide robust technical assessments and consolidated clarifications which respond to the comments raised by the LPA's independent review and subsequent reasons for refusal.

By way of background, the consultant team endeavoured to reach resolution of the outstanding technical questions prior to the publication of the committee report, however this was not possible despite it being considered that the reasons for refusal identified could have been resolved at the time or by way of condition. In this regard, whilst clarification responses issued to the LPA in mid-February were acknowledged, the information was not formally considered as part of the technical review provided within the committee report. As such, the previous Air Quality Assessment (01 Rev A) and Acoustics Assessment (Rev 8) are subsequently identified on the committee report as part of the refusal.

For completeness, updates are provided as full technical reports (Acoustic Assessment ref. NDT5882/17025/**Rev 9** and Air Quality Assessment ref. MR/CS/P19-1773/**02 Rev A**) to assist the GLA with its review. For acoustics, additional points of clarification provided as supporting letters are also enclosed to assist the review process. For air quality, the consultant team has continued to collect information to support the dataset, with the results of this extended period analysed in the new iteration of the AQA.

We would be grateful if you could circulate the above information to your internal teams for review and comment. We would be happy to set up a progress / review meeting to discuss each of the technical items in further detail in due course.

We trust the above is clear but please let [REDACTED] or myself know should you have any queries or issues downloading any of the information.

Kind regards

[REDACTED]



Principal Planner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED] knightfrank.com
knightfrank.com

Save a tree – we only print emails we need to.



From: [REDACTED]
Sent: 07 May 2020 13:45
To: [REDACTED] ([REDACTED]@london.gov.uk) <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]
Further to [REDACTED] email below, please find the latest response to energy comments available to download at the following link: <https://we.tl/t-wrfVkWkiOP>

The link comprises the following documents:

- Hillingdon Gardens GLA Consultation Energy Memo Post Stage 1 – Applicant Response 07.05.2020
- Email from [REDACTED] Thynee dated 23.04.2020
- Drawing no. 5550-CBC-ZC-ZZ-DR-M-50006, Rev P01, Typical Heating Schematic
- Plant Heat Exchanger Plantroom Sketch

We would be grateful if you could circulate this information to [REDACTED] in your energy team for review.

As mentioned below, we are aiming to issue clarification responses in relation to other technical matters in due course.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 06 May 2020 16:48
To: [REDACTED] ([REDACTED]@london.gov.uk) <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995g - Former Master Brewer

Hi [REDACTED]
By way of an update, we are aiming to circulate clarification responses for acoustics, air quality and energy to you tomorrow. Clarifications for daylight and sunlight will follow early next week (w/c 11 May).

As discussed, we will also circulate a summary of the minor design adjustments (identified as part of the on-going detailed design stage review) for your consideration early next week. A progress meeting to discuss these items would be useful.

Kind regards

[REDACTED]



[REDACTED]
Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]

[redacted] [knightfrank.com](https://www.knightfrank.com)
knightfrank.com

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From: [redacted]
Sent: 04 May 2020 17:13
To: [redacted] ([\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)) <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>
Cc: [redacted] <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>; [redacted] <[\[redacted\]@knightfrank.com](mailto:[redacted]@knightfrank.com)>
Subject: FW: GLA/0995g - Former Master Brewer
Hi [redacted]
Thanks for your email. We are coordinating available information at the moment.
I'll provide an update tomorrow on likely timescales for issue.
Kind regards
[redacted]

From: [redacted] <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>
Sent: 01 May 2020 19:50
To: [redacted] <[\[redacted\]@knightfrank.com](mailto:[redacted]@knightfrank.com)>
Cc: [redacted] <[\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)>
Subject: GLA/0995g - Former Master Brewer

Good afternoon [redacted]
Further to our call yesterday I thought it would be useful to put a quick email together.
As I outlined yesterday, we would be looking for your side to submit technical responses to address the Council's reasons for refusal regarding; noise, air quality and daylight/sunlight. Once we have your response we can get these reviewed internally and make a call on whether more specialist advice is required.
In terms of my next actions I will be working with the TfL case officer to establish a reconsidered position in light of the Secretary of State's letter to the Mayor on his Intend to Publish London Plan. Key issues will be the parking provision and traffic generation. Once I have had these discussions I would be happy to report back to you with any issues/revised positions.
Given we are working to such a tight timeframe if you are able to make these submissions as quickly as possible I can hand them over to our internal consultees asap.
Happy to discuss further
Sincerely
[redacted]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [redacted]
[london.gov.uk](https://www.london.gov.uk)
[redacted] [\[redacted\]@london.gov.uk](mailto:[redacted]@london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 29 April 2020 14:50
To: [REDACTED]
Subject: RE: 0995g - Former Master Brewer

13:00 would work for me. I will give you a ring then.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 29 April 2020 12:25
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g - Former Master Brewer

Hi [REDACTED]

Thanks for your email and comments. I have availability for a call tomorrow between 1pm-3pm or 4pm-5pm. Please confirm if workable and when will be most convenient.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 29 April 2020 11:43
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g - Former Master Brewer

Hi [REDACTED]

Thanks for the below.

In terms of the letter forwarded over to the Deputy Mayor. If you are free for a call on this tomorrow I would be happy to informally update you on my position.

In respect to the resolution of technical matters, I am happy to consider Monday a significant part of this with [REDACTED] (our energy officer) providing some very positive feedback about the direction of the scheme. It has been agreed that there will be another submission from you side which it is anticipated will resolve all extant requests for

additional information/clarification. Once we have received this I will ensure it is reviewed asap and we return to you quickly.

I am not in a position to update you on the third party technical work but expect to be able to update you on this tomorrow (if you are free).

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 29 April 2020 09:43
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g - Former Master Brewer

Hi [REDACTED]

Further to my email at the end of last week, I understand that officers will be reviewing the letter circulated by Inland's CEO, [REDACTED] [REDACTED] this week. It would be useful to discuss next steps at the earliest opportunity as I'm mindful that you had indicatively targeted the first technical meeting to take place w/c 4 May. Hopefully this will still be achievable? Could we arrange a catch up call on Friday to review please so that we can coordinate the technical team accordingly?

In the interim, we'd welcome clarification on the following items:

- ☐ Timescales for, and/or confirmation of, third party appointments in relation to Daylight and Sunlight, Air Quality and Acoustic? Are you able to share the scope of works prepared to support the appointments? Please also confirm if you require any documents/additional information to support these appointments?
- ☐ Will any payments be required in advance of third party technical work commencing or will the commitment to the identified capped budgets within the PPA be sufficient to enable review? Inland Ltd will require receipt of relevant invoices to enable payments to be processed. PO numbers will be circulated shortly to support this.

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED]
Sent: 24 April 2020 10:38
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g - Former Master Brewer

Thanks, [REDACTED]

Separately, please find enclosed comments on the draft PPA. There are a couple of points to review in relation to the programme, which I'd welcome a further discussion on. These comments follow a letter issued by the Applicant to Jules, which raises a number of queries. I've attached the letter for your reference, albeit you may already have reviewed/be discussing.

Perhaps we could discuss early next week?

Kind regards

██████████

From: ██████████ <██████████@london.gov.uk>

Sent: 23 April 2020 13:10

To: ██████████ <██████████@knightfrank.com>

Subject: RE: 0995g - Former Master Brewer

Hi ██████████

I've spoken with ██████████ he has said he's happy to speak directly with ██████████ and update us following the call.

Sincerely

██████████

██████████ ██████████

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 ██████████

london.gov.uk

██████████ [london.gov.uk](mailto:██████████@london.gov.uk)

From: ██████████ <██████████@london.gov.uk>

Sent: 23 April 2020 10:56

To: ██████████ <██████████@london.gov.uk>; ██████████ <██████████@knightfrank.com>

Subject: RE: 0995g - Former Master Brewer

Hi ██████████ and ██████████

11am on Monday works for me. I will forward a meeting invite to ██████████ – please can you pass on to ██████████

Kind regards,

██████████

From: ██████████ ██████████

Sent: 22 April 2020 15:44

To: ██████████ <██████████@knightfrank.com>; ██████████ <██████████@london.gov.uk>

Subject: RE: 0995g - Former Master Brewer

Hi both

I hope this email finds you well.

██████████ if you could confirm if the below is suitable I would be happy for you to talk directly to the ██████████ and provide an update to me to share with ██████████ following the call if this is agreeable all round?

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 22 April 2020 15:35

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: 0995g - Former Master Brewer

Hi [REDACTED]

Our energy consultant, [REDACTED] [REDACTED] (Cudd Bentley), has availability at 11am on Monday 27 April if convenient?

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 21 April 2020 19:34
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: 0995g - Former Master Brewer

Good afternoon [REDACTED]

[REDACTED] from our Energy Team (cc'd) would have availability to host a call with your energy consultant on Monday (27th) (except between 14:00-15:00) and generally has good availability Tuesday (28th).

If you could outline a time which is suitable I would be happy to co-ordinate this.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED]@london.gov.uk

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[REDACTED]

From: [REDACTED] <[REDACTED]@inlandplc.com>
Sent: 28 April 2020 11:59
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: FORMER MASTER BREWER SITE, FREEZELAND WAY, HILLINGDON, GLA REFERENCE: GLA/0995g/01

Many thanks [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 28 April 2020 11:25
To: [REDACTED] <[REDACTED]@inlandplc.com>
Cc: [REDACTED] <[REDACTED]@inlandplc.com>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: FORMER MASTER BREWER SITE, FREEZELAND WAY, HILLINGDON, GLA REFERENCE: GLA/0995g/01
Morning [REDACTED]

I don't have an answer yet – the team are discussing at some point this week.
Rest assured I will revert once I have further information.

Best

[REDACTED]
[REDACTED]
Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills, Mayor's Office
MAYOR OF LONDON

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[REDACTED] (work mobile)

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@inlandplc.com>
Sent: 28 April 2020 11:23
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@inlandplc.com>
Subject: RE: FORMER MASTER BREWER SITE, FREEZELAND WAY, HILLINGDON, GLA REFERENCE: GLA/0995g/01
Hi [REDACTED]

Sorry to chase but do you have an update please?

We will be speaking with the case officer ([REDACTED] [REDACTED]) and Team Leader – Special Projects ([REDACTED] [REDACTED]) later today to also seek an update.

Many thanks,

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 24 April 2020 09:06

To: [REDACTED] <[REDACTED]@inlandplc.com>

Cc: [REDACTED] <[REDACTED]@inlandplc.com>

Subject: RE: FORMER MASTER BREWER SITE, FREEZELAND WAY, HILLINGDON, GLA REFERENCE: GLA/0995g/01

Morning [REDACTED]

Thanks for your email.

The letter is with Jules/the team for discussion at present and I will revert once they feedback.

Best

[REDACTED]
[REDACTED]
Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills, Mayor's Office

MAYOR OF LONDON

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[REDACTED] (work mobile)

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@inlandplc.com>

Sent: 24 April 2020 08:16

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@inlandplc.com>

Subject: RE: FORMER MASTER BREWER SITE, FREEZELAND WAY, HILLINGDON, GLA REFERENCE: GLA/0995g/01

Good morning [REDACTED]

I hope you are well and managing ok.

Further to [REDACTED] email and letter to Jules, could you assist in finding a suitable time for [REDACTED] to have a quick call with Jules?

I have copied [REDACTED] in who can also assist with [REDACTED] diary.

Many thanks

[REDACTED]
[REDACTED]

Planning Director

Inland Homes PLC



Inland Homes,

Burnham Yard

London End

Beaconsfield

HP9 2JH

Ph: 01494 [REDACTED]

Mob: [REDACTED]

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From: [REDACTED] <[REDACTED]@inlandplc.com>

Sent: 22 April 2020 15:56

To: [REDACTED] [london.gov.uk](https://www.london.gov.uk); [REDACTED] [london.gov.uk](https://www.london.gov.uk)

Cc: [REDACTED] <[REDACTED]@inlandplc.com>

Subject: FORMER MASTER BREWER SITE, FREEZELAND WAY, HILLINGDON, GLA REFERENCE: GLA/0995g/01

Dear Jules

Please find attached a letter and previous briefing brochure in relation to the abovementioned site.

Your response to the contents within this letter would be welcomed at your earliest convenience.

Kind regards,

[REDACTED]
[REDACTED]
Chief Executive

[REDACTED]

From: [REDACTED]
Sent: 20 April 2020 18:29
To: [REDACTED]
Subject: RE: 0995g - Master Brewer

Thanks [REDACTED]

TfL have just confirmed they have no comments so it's only legal I am waiting on and not expecting anything significant from them.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 20 April 2020 18:27
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g - Master Brewer

Hi [REDACTED]

Thanks again for the call and for circulating the attached.

We'll get this updated and re-issued tomorrow.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 20 April 2020 17:54
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g - Master Brewer

Good afternoon [REDACTED]

The above draft is currently with legal for clearing (not [REDACTED] In advance of the final draft if you could plug in any details regarding the applicant team I am happy to merge the two copies once I have heard back from legal.

Sincerely

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 20 April 2020 16:17
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995g - Master Brewer

Hi [REDACTED]

Thanks for your email. Would 5pm be workable?

Kind regards
[REDACTED]



Partner

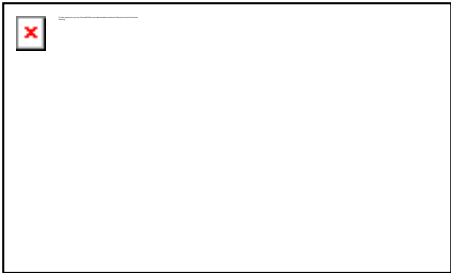
Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED] [knightfrank.com](https://www.knightfrank.com)
[knightfrank.com](https://www.knightfrank.com)

Save a tree – we only print emails we need to.





From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 20 April 2020 15:07
To: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Subject: 0995g - Master Brewer

Hi [REDACTED]

I hope my email finds you well.

[REDACTED] has said you were looking to speak to someone? Is there a time which would be good to reach you?

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

I have been informed that we are now in regular dialogue with your officers but a hearing date has not as yet been confirmed. For contractual reasons it is essential that Inland Homes secures a decision by the 19th of August 2020.

I understand that the GLA usually takes recess in the month of August, which would mean we need to be heard at a hearing date in July. We believe a July determination is achievable, given that we have been working with your officers from the outset of this application and that all issues have been robustly made and provided. We are also already progressing with the Section 106 agreement to ensure this is in final draft at the time of a decision being made.

[REDACTED]

[REDACTED]

[REDACTED]

The combination of these sites within London Boroughs, together with the Master Brewer site, represents a significant commitment to housing and affordable housing across London that will enable the Mayor to deliver, not just on his commitments, but also on the ambitions set out in the letter by the Secretary of State for Housing, Communities and Local Government on the 13th of March 2020.

I would welcome the opportunity to speak with you on the above matters at your earliest convenience and my team look forward to continuing the good working relationship that has been established with the Master Brewer application.

Yours sincerely

[REDACTED]

[REDACTED]

Chief Executive

HILLINGDON GARDENS

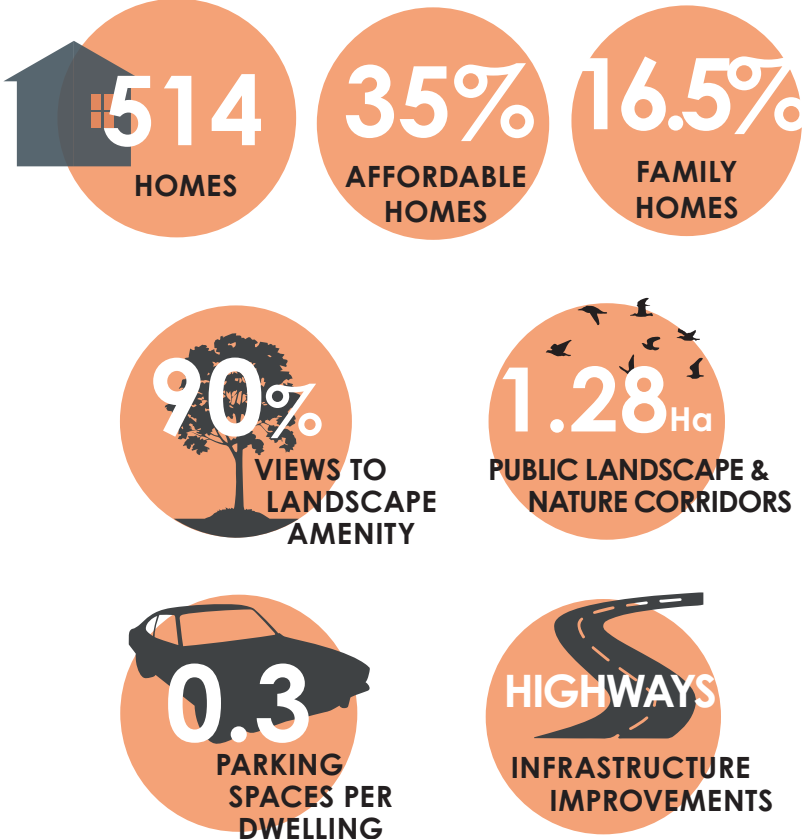


Regeneration of a long-term derelict, brownfield site to deliver:

- **514 new homes** including **affordable and family homes**
- **Flexible commercial floorspace** offering **business; retail and leisure;** and **community** opportunities
- **Highways infrastructure improvements**, contributions towards **improved public transport** upgrades and **parking infrastructure**
- **Biodiversity enhancement**, landscaping and pedestrian links
- **Local infrastructure** contributions

OUR VISION

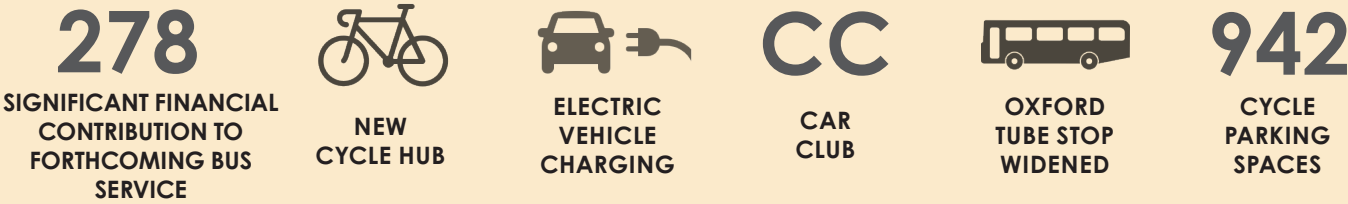
is to create a new residential **neighbourhood** that transforms a brownfield site in to an extension of a wider, **bio-diverse green network**.



WE ACHIEVE



Promoting Sustainable Travel:



The site benefits from **good local transport links and links to inner/Central London** and is also surrounded by an abundance of **established nature reserves** which offers future residents an opportunity to have a balanced life. The quality of Hillingdon Gardens will help transform perceptions of the area from a traffic junction to a **diverse garden quarter**.

- 1 FOCAL BUILDING**
New tapered focal building to respond to the junction at the entrance of the site.
- 2 ENTRANCE SQUARE - THE APPROACH**
Entrance square with surrounding mixed uses on ground floor.
- 3 BREWERY GARDENS**
Central green space that draws the park into the site.
- 4 GREEN FINGERS - THE WANDERS**
Building orientation changes to allow the park to filter in.
- 5 NEW PEDESTRIAN ROUTES**
New east-west pedestrian connections link the site to the wider context.
- 6 NOISE IMPACT**
Buffer block helps minimise the impact of noise from the adjacent motorway to the north.
- 7 THE HIGH GARDENS**
Podium gardens create south facing private amenity space with parking located underneath.
- 8 COMMUNITY**
Potential for a pavilion within the new central green space which will create opportunities for residents/local community to meet and connect.
- 9 MASSING**
Taller massing to the north-west corner which steps down towards the east and south as well as to the focal building to highlight the corner.
- 10 EXISTING TREES**
Retain and enhance existing tree cover around the site.
- 11 FUTURE CONNECTIONS**
Potential future connection for the council owned land.
- 12 ACCESS TO GREEN SPACES**
Enhancement of, and access to, public routes which connect the site to the wider green network.

GREEN INFRASTRUCTURE & BIODIVERISTY



In line with emerging national objectives and working with London Wildlife Trust, we have aimed to embed biodiversity in to the design and enhance the existing natural assets.



“ Built in the right way, in the right place, new housing can make a positive contribution to nature and the health and wellbeing of people who live there. ”

The Wildlife Trust

Nature Recovery Network

Hillingdon Gardens will act as a vital connection point that will link other London Wildlife Trusts site in the surrounding area thus forming a Nature Recovery Network.



Denham Lock Wood (SSSI)



Frays Farm Meadows



Gutteridge Wood



Ten Acre Wood



26%
BIODIVERSITY
NET GAIN

WE ACHIEVE

0.4
URBAN GREENING
FACTOR

In terms of bringing biodiversity into the proposal we have aimed to:

- Achieve a high urban greening factor
- Achieve a high biodiversity net gain
- Create corridors for wildlife as well as people
- Embed a sustainable drainage system
- Create Ecotones
- Design buildings as habitat
- Enhance existing green infrastructure
- Provide a rich mosaic of different habitats and vegetation types


The site is uniquely situated to act as a **vital connection point** that can link other London Wildlife Trust sites in the surrounding area. Allowing these eco systems to connect and communicate will help create a **habitat that is rich and biodiverse**.

Combined with improvements to air quality, reduced vehicle movement and embedding nature in to the design, it will help to **promote a healthy lifestyle**.




DESIGN PRINCIPLES

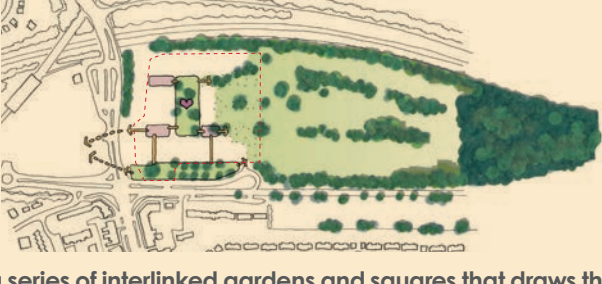
- 1




Create a landmark building that responds to the existing road junction.
- 2



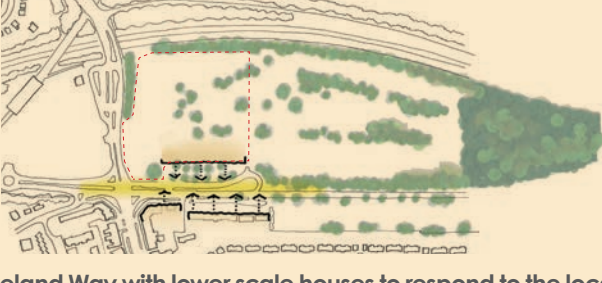
Open up the eastern edge to allow the park and countryside to filter in.
- 3




Create a series of interlinked gardens and squares that draws the value in.
- 4



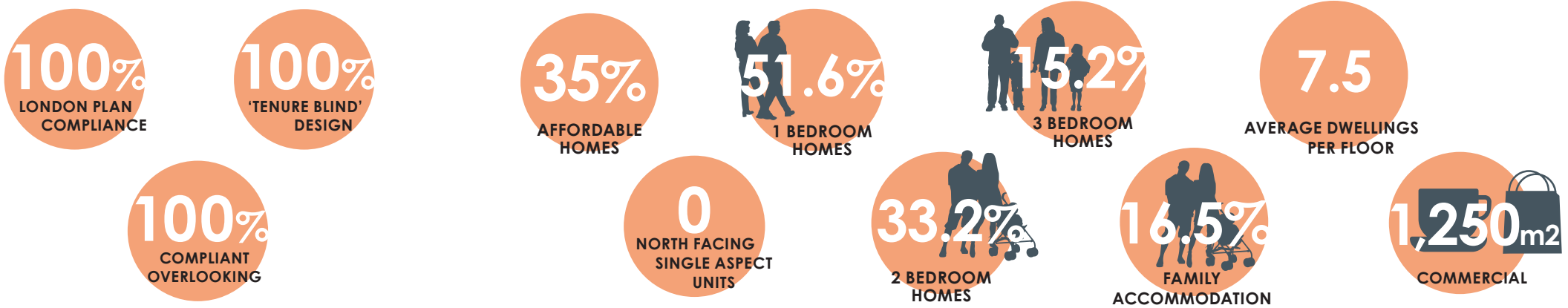
Create a buffer to deflect the noise from the adjacent motorway.
- 5



Front Freezeland Way with lower scale houses to respond to the local character.
- 6



Use the green links to connect the site to the wider area.



CHARACTER AREAS

Hillingdon Circus



- A New lease of life to Hillingdon Circus;**
- Our proposal helps complete the square with mixed uses on the ground floor.
 - The gateway building as a focal point at the entrance to the site.
 - New landscaping and planting as a buffer to the traffic noise from the busy road.
 - Existing large tree retained.

Brewery Gardens



The green heart of the site helps draw the country park into the centre of the site.

The High Gardens



Private residential gardens - south facing for maximum sun exposure in these areas.

The Approach



- The mixed-use square acts as an extension to the existing local centre;**
- The main vehicular and pedestrian access point to the site.
 - Existing trees and planting integrated into the design.
 - Paved surfaces will allow the mixed uses to spill out
 - The road will be a shared surface street to create pedestrian priority.

The Wanders



The green connections and the primary pedestrian routes link Hillingdon Circus to the country park and the wider green network.

The Meadow



An existing area of open green space rich in bio-diversity links the site to a wider network of green infrastructure.

DESIGN QUALITY OBJECTIVES



No single aspect north facing units

As they gain very little direct sunlight and offer a poor quality of life.



Well proportioned and arranged dwellings

All homes will be NDSS and M4(2) or M4(3) compliant



Eliminate overlooking or loss of privacy

The main aspect elevation from every home will have a distance of minimum 21 meters.



Good tenure mix and diversity

Tenure blind proposals with good quality affordable homes that promote integration.



Creating a sense of place and identity

The architecture and public realm designed to be unique and varied.



Parking to be hidden from the public realm

The majority of parking spaces will be located within podium decks.



High quality communal areas & circulation

Buildings designed with short corridors and well designed communal areas.



Access to high quality landscaped spaces

This proposal is a landscape led scheme, taking full advantage of the existing green infrastructure.

ARCHITECTURE

Design of the buildings takes cue from local vernacular while maintaining contemporary approach. There are several building typologies, each visually addressing the different role they have in the masterplan:

1. LANDMARK BUILDING

This building marks the only point of access into the site. Unlike the other buildings – which are grouped in clusters with similar features – this is a unique building with a distinctive shape and facade features.



1 Landmark Building

2. MANSION BLOCKS

The proportions are similar to those of a typical London mansion block, and the facade features echo that familiar building type.



2 Mansion Blocks

3. STEPPING STONES

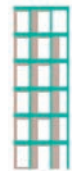
The main volumes have a stepped profile, with the lower element facing the site and the taller element facing the A40 to form a protective barrier.



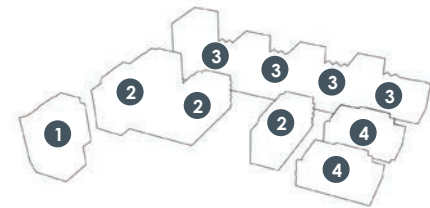
3 Stepping Stones

4. PARK PAVILIONS

Designed as part of the Meadow landscape. Facade materials harmonise with the naturalistic landscape of the Meadow and contrast with the other buildings.



4 Park Pavillions



Local Inspiration



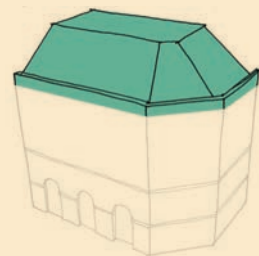
Buff brick is used for key, more unique building typologies. The majority of buildings use red brick, mixed with other materials.



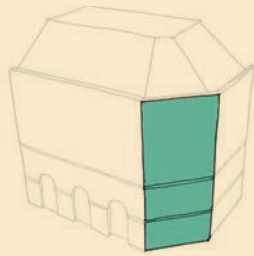
Both rows of houses and high street parades are generally "bookended" by either a corner-turning plot, or a volume distinct from its neighbours.



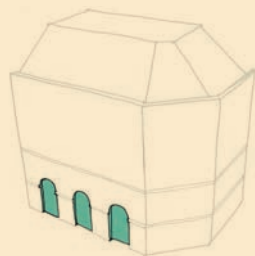
KEY ARCHITECTURAL PRINCIPLES



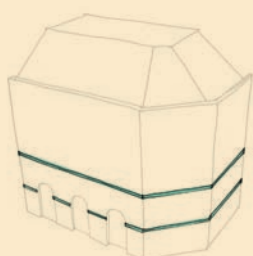
MANSARD ROOFS WITH PARAPETS



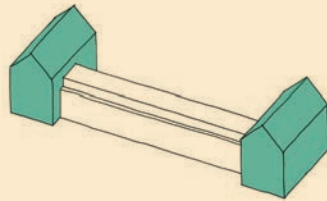
CHAMFERED CORNER



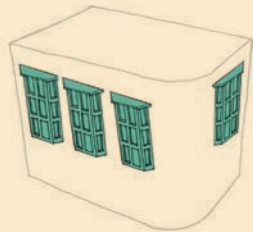
ARCHED THRESHOLDS



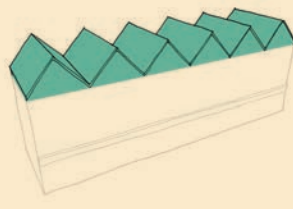
STONE BANDING



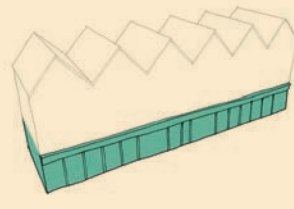
BOOKENDED BLOCKS



BAY WINDOWS



REGULAR RHYTHM OF GABLE FACADES



DEFINED BASES

HILLINGDON GARDENS



PLACEMAKING

A landscape-led focus on a new neighbourhood for Hillingdon.



NATURE

Improving wildlife habitats and ensuring a net biodiversity gain.



THRIVING COMMUNITY

Ensuring long-term stewardship, taking an active role in ensuring the management and placekeeping.



HOMES FOR EVERYONE

Properties designed and built with attention to detail, including family and affordable homes.



IMPROVED LINKS

New pedestrian access routes and improved links with the local centre.



HIGH QUALITY ARCHITECTURE

High quality architecture to create a neighbourhood with its own distinctive character.



FLEXIBLE COMMERCIAL SPACE

Sustainable flexible commercial spaces at ground floor, offering retail/leisure opportunities.



CREATING EMPLOYMENT

New employment and training opportunities for local people.



TRANSPORT

Excellent existing public transport connections. Provision of highways infrastructure improvements and green travel initiatives; contributions to public transport service improvements

[REDACTED]

From: [REDACTED]
Sent: 16 April 2020 19:12
To: [REDACTED]
Subject: 0995g - Former Master Brewer
Attachments: 0995g - Hillingdon Gardens GLA Consultation - Energy Memo Post Stage 1 v2.xlsx

Hi [REDACTED]

Please find attached the energy memo above. This picks up on the post stage 1 work we were running.

We will need these issues addressed in full but aren't under any imminent time pressure.

Any issues please let me know, I'd be happy to discuss further.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 15 April 2020 13:05
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: PPA procedure

Hi [REDACTED]
Thanks again for your assistance on various project matters over the past few days/weeks - very much appreciated. I note that the draft PPA is being progressed but it would be useful to understand timescales for its release so that I can provide an indication to the applicant. Hillingdon Gardens is Inland's priority project and they are keen to understand parameters.
Perhaps we could schedule a call on Teams to discuss the PPA, once available?
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 07 April 2020 11:52
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: PPA procedure

Thanks for this [REDACTED]
I haven't had a chance to get to the PPA this week but aim to and will keep you posted
Sincerely
[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 07 April 2020 11:46
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: PPA procedure

Hi [REDACTED]
I've spoken to Inland about requirements and the potential impact to programme, which they wish to minimise as far as possible. [REDACTED] Planning Director at Inland, has discussed requirements/implications with his Chief Executive and they have agreed to proceed with the full payment to avoid delay.
Please can you therefore provide an invoice for the full amount so that this can be processed. The invoice should be marked for [REDACTED] attention – details below:

[REDACTED] Planning Director
Inland Limited, Burnham Yard, London End, Beaconsfield HP9 2JH
[REDACTED] [inlandplc.com](https://www.inlandplc.com)

Thanks for your patience here.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 07 April 2020 10:55
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: PPA procedure

Hi [REDACTED]
The issue is that we require the balance to be paid in full before we can arrange a hearing date, so even if we could agree to staged payments we won't be able to agree a fixed programme or undertake substantive work until the full

amount has been paid. This will ultimately delay determination as we are looking at 6+ months wait for a hearing date from when we request one (more at the moment, given Covid-19 uncertainty).

I'm sorry about this, but we have had experience of applicants not paying PPA fees and senior management won't sign it off without this guarantee.

Thanks,

From: [redacted] [redacted] <[redacted]@knightfrank.com>

Sent: 07 April 2020 10:39

To: [redacted] [redacted] <[redacted]@london.gov.uk>

Cc: [redacted] [redacted] <[redacted]@london.gov.uk>

Subject: RE: PPA procedure

Hi [redacted]

Thank you for providing further clarification on the PPA costs. However, and as discussed, the full (and I assume still upfront) payment of the PPA fee will present a challenge for Inland owing to the current impact that Covid19 is having. Can we discuss if it would be possible to agree a mechanism to allow a staged payment, where suitable triggers could be written into the PPA, to capture costs over a defined period of time? We typically take this approach with LPAs where the PPA cost is quite substantial and it works well.

I'd also appreciate an update on the PPA drafting, will you be in a position to issue a copy early this week as planned?

Kind regards

[redacted]



Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

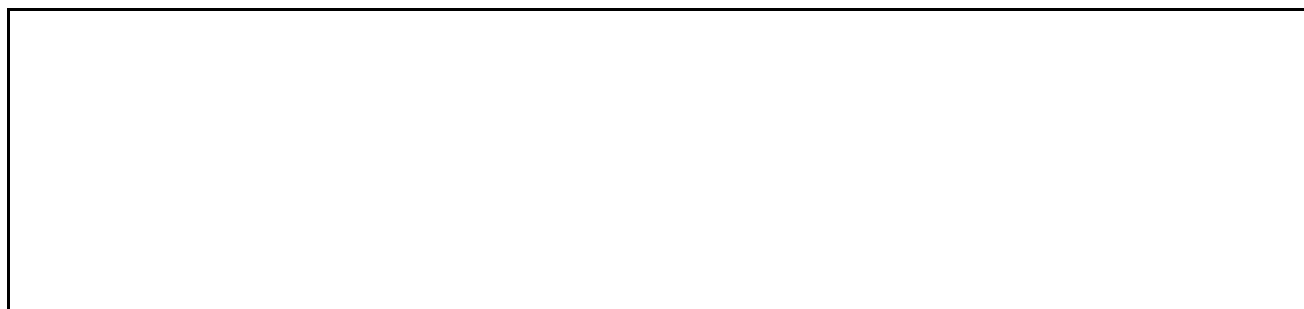
T: +44 20 [redacted] [redacted]

S: +44 20 [redacted] [redacted]

M: +44 [redacted] [redacted]

[redacted] [knightfrank.com](mailto:[redacted]@knightfrank.com)
[knightfrank.com](mailto:[redacted]@knightfrank.com)

Save a tree – we only print emails we need to.



From: [redacted] [redacted] <[redacted]@london.gov.uk>

Sent: 01 April 2020 16:14

To: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Subject: PPA procedure

Hi [REDACTED]

Just to pick up on our earlier call, the key points on the PPA would be as follows;

- ☐ The fee for a fast track scheme is £90,000 and we invoice for this in one go
- ☐ Currently we only except payments in full
- ☐ The programme and availability of hearing dates is uncertain so we will need to see how the wider climate changes in the coming weeks/months
- ☐ TfL fees are invoiced separately (by them), as are any consultants that may be needed

Happy to discuss further

Sincerely

[REDACTED]
[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

NHS health information and advice about coronavirus can be found at [nhs.uk/coronavirus](https://www.nhs.uk/coronavirus)

[REDACTED]

From: [REDACTED]
Sent: 01 April 2020 11:31
To: [REDACTED]
Subject: RE: 0995g Master Brewer

Sorry, I have been in a meeting all morning (unexpectedly), but am free all afternoon if there is a good time to reach you?

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 01 April 2020 08:18
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: 0995g Master Brewer

I can imagine! A good time to rest and sort things out at home.

Would 10:30 be convenient?

Ind regards

[REDACTED]

[REDACTED]

[REDACTED]
Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED] [knightfrank.com](https://www.knightfrank.com)

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On 31 Mar 2020, at 21:02, [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

Thank you, the time off was very welcomed but slightly bizarre under lock down conditions.

Apologies I missed your email but have good availability all of tomorrow if there is a time which is convenient for you?

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

[london.gov.uk](mailto:[REDACTED]@london.gov.uk)

[REDACTED]@london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 31 March 2020 15:55
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: 0995g Master Brewer

Hi [REDACTED]

Hope you're well and enjoyed your break?

Would you have availability for a short call this afternoon? I have a few queries that I'd like to discuss regarding the above.

Kind regards

[REDACTED]

<image001.jpg>

[REDACTED]

Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 25 March 2020 16:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA/0995G Former Master Brewer

[Regulation 12(5)(b)]

[REDACTED]

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATER LONDON AUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 24 March 2020 11:53
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: GLA/0995G Former Master Brewer

Hi [REDACTED]

Thanks for putting me in touch with [REDACTED] I'll look to touch base with him to discuss next steps and meeting logistics. As we haven't been able to speak directly, I'd also like to extend thanks to you and [REDACTED] for your input and assistance on this project to date. We've really enjoyed working with you and look forward to progressing next steps. Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 23 March 2020 23:10

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>

Subject: Fw: GLA/0995G Former Master Brewer

Hi [REDACTED]

[Regulation 13 - Personal information]

I am thank you, I hope you are too.

[REDACTED] but can chat via teams or skype if needed (early morning/late afternoon works best [REDACTED]). I have however copied in [REDACTED] who looks after our special projects including recovered applications who may be the best person to catch up with on Master Brewer (I am a bit out of the loop now its been recovered though as its one of my fave projects will still be keeping an eye on it!). [REDACTED] can you please liaise with [REDACTED]

Thanks

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 23 March 2020 14:08

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: GLA/0995G Former Master Brewer

Hi [REDACTED]

I hope you're keeping well?

Would you have availability for a call to discuss the above?

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 17 March 2020 11:06

To: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: GLA/0995G Former Master Brewer

Hi [REDACTED]

Please find attached above.

Sincerely

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED]@london.gov.uk

From: [REDACTED] [mailto:[REDACTED]@knightfrank.com]

Sent: 17 March 2020 09:59

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: GLA/0995G Former Master Brewer

Hi [REDACTED]

I've not received any further information regarding the direction. Please can you reissue and/or confirm if this has been delayed?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 16 March 2020 18:04
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA/0995G Former Master Brewer

Hi [REDACTED]
Thanks for the update. We look forward to receiving the direction letter. I'm conscious that my GL Hearn email address may be used - can this be forwarded to me at Knight Frank please?
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 16 March 2020 15:50
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA/0995G Former Master Brewer

Hi [REDACTED]
This was taken to the Deputy Mayor today with the recommendation that the application is recovered. The borough and yourself should be issued this direction later today.
Sincerely
[REDACTED]
[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

[REDACTED]@london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 16 March 2020 14:40
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: GLA/0995G Former Master Brewer

Hi [REDACTED]
Hope you're well?
Appreciate that you may be tied up in meetings today but I'd be grateful if you could provide a progress update or indication of timescales for today's meeting? If there is an opportunity for a call this afternoon that would be helpful.
Hopefully speak soon.
Kind regards
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 11 March 2020 15:35
To: [REDACTED]
Subject: RE: Former Master Brewer site GLA/0995G

Thank you for this

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 11 March 2020 15:19
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Apologies, I've just been liaising with the Architect to confirm. The commercial floorspace is 1,120.7 sqm with the following breakdown:

COMMERCIAL	GEA		GIA	
	sq m	sq ft	sq m	sq ft
Bldg 1 - L00	289.8	3,119	254.5	2,739
Bldg 1 - L00	119.3	1,284	103.0	1,108
TOTAL	409.1	4,404	357.4	3,847

COMMERCIAL	GEA		GIA	
	sq m	sq ft	sq m	sq ft
Bldg 4 - L00	310.8	3,345	274.9	2,959
Bldg 4 - L01	538.8	5,800	488.4	5,257
TOTAL	849.6	9,145	763.3	8,216

I've attached the summary page from the area schedule for reference. Please ignore the figure in the planning statement.

Hope this assists but please let me know if you have any queries.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 11 March 2020 15:03
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Can you please provide a breakdown of the figures at pg 26

They seem to add to 1,187 sq.m.

If I have made a mistake please let me know

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 11 March 2020 14:48
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

The flexible commercial space (A1/A3/B1/D1) is 1,120.7m² GIA.

Please let me know should you require anything else.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 11 March 2020 13:16
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Could you please confirm the total floorspace within the scheme dedicated as flexible commercial, retail, community and employment space.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 10 March 2020 17:18

To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Just following up from my colleague [REDACTED] email from Friday to check that you have everything you need from our side for the decision on 16th March? Please let me know should you require anything from us to assist.

Kind regards

[REDACTED]

[REDACTED]

Senior Planner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED] [REDACTED]

S: +44 20 [REDACTED] [REDACTED]

M: +44 [REDACTED] [REDACTED]

[REDACTED] [knightfrank.com](https://www.knightfrank.com)
[knightfrank.com](https://www.knightfrank.com)

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[REDACTED]



From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 03 March 2020 13:49
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Thanks, [REDACTED] An update on any necessary actions to be completed this week would be useful.

Please also be aware that I will be on leave from 6 March, returning on 16 March. Whilst I'll be contactable during this period, this will be sporadic so I'd be grateful if you would ensure that my colleague, [REDACTED] is also copied to relevant correspondence during this period.

[REDACTED] is copied to this email and I've also included her contact information below for ease.

[REDACTED]
Senior Planner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]
[REDACTED]@knightfrank.com

Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 02 March 2020 18:08
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Thank you very pleasant if not a bit cold!

I haven't had any feedback yet but am meant to hear back tomorrow so will update you as soon as I have anything.

Sincerely
[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 02 March 2020 16:28

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Hope you're well and had a good weekend?

I'm just touching base to understand if the energy team have raised any questions on the information provided as part of the Stage 1 response?

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 25 February 2020 16:21

To: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

I just tried to reach you but didn't get through on your landline or mobile. If there is a good time to catch you please let me know and I'd be happy to give you a ring.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 25 February 2020 09:10
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Please find enclosed a new download link – <https://we.tl/t-GmlodY3H33>

Please let us know if you have any issues accessing the information.

It would be helpful to catch up today if you'll have availability? I have a number of meetings but can be free for a call between 13:30 and 15:30.

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 24 February 2020 18:51
To: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Hi all

The original transfer was received after I had left and unfortunately the one below has been deleted. If you could forward me a new link I will pass the revised note to our Energy Team to review.

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 18 February 2020 15:32
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]knightfrank.com>
Subject: FW: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Forwarding the enclosed supplementary energy responses issued to [REDACTED] at the end of last week, as we're aware that he is on leave this week.

Please let us know if you have any difficulty accessing the information.

Kind regards

[REDACTED]



[REDACTED] [REDACTED]
Partner

Knight Frank
55 Baker Street
London
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T: +44 20 [REDACTED] [REDACTED]

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M: +44 [REDACTED] [REDACTED]

[REDACTED] knightfrank.com
knightfrank.com

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From: [REDACTED] [REDACTED]
Sent: 14 February 2020 16:58
To: [REDACTED] [REDACTED] <[REDACTED]london.gov.uk>
Cc: [REDACTED] [REDACTED] <[REDACTED]knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Please find enclosed via download link comprehensive responses to the outstanding energy queries - <https://we.tl/t-EZYArW4fBv>

We trust that the information provided is sufficient. Please let me know if you require anything further or have any questions.

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@[london.gov.uk](https://www.london.gov.uk)>

Sent: 20 January 2020 11:39

To: [REDACTED] [REDACTED] <[REDACTED]@[knightfrank.com](https://www.knightfrank.com)>

Subject: Former Master Brewer site GLA/0995G

Hi [REDACTED]

Please see above the latest comments from our Energy Team. They have asked that each point is addressed in turn. In the past they have found this easier when consultants fill out the table above as it streamlines their fact finding.

Happy to discuss any further

Sincerely

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 06 March 2020 15:07
To: [REDACTED]
Subject: RE: Former Master Brewer site GLA/0995G

Thanks, both. Much appreciated.
[REDACTED] – as mentioned, [REDACTED] is available next week should you require any assistance.
Speak soon.
Best regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 06 March 2020 14:49
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Hi both
Apologies [REDACTED] I have had my head down in the report all morning. We don't need any further actions from your side and are still on target for the 16th.
Sincerely
[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
[london.gov.uk](mailto:[REDACTED]@london.gov.uk)
[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 06 March 2020 14:24
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]
I am not in the office unfortunately but in terms of an update, I know [REDACTED] is on track to get this to the Mayor on the 16th of March
Have a nice time on leave
[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 06 March 2020 13:53
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: FW: Former Master Brewer site GLA/0995G

Hi [REDACTED]
I'm on leave next week and was hoping to receive an update regarding next steps for the above. I've not been able to make contact with [REDACTED] directly yet - would you be free for a short call this afternoon?
Kind regards
[REDACTED]



From: [REDACTED]
Sent: 06 March 2020 10:14
To: [REDACTED] ([REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)) <[REDACTED]@london.gov.uk>
Subject: RE: Former Master Brewer site GLA/0995G

Hi [REDACTED]
Would you have availability for a short call today? It would be useful to touch base on timescales prior to my period of leave.
[REDACTED] was in contact to agree the 3 March 'go live' date but it would be helpful to understand if you require anything further so that I can brief the team.
Kind regards
[REDACTED]

From: [REDACTED]
Sent: 03 March 2020 13:49
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: Former Master Brewer site GLA/0995G

Thanks, [REDACTED] An update on any necessary actions to be completed this week would be useful.
Please also be aware that I will be on leave from 6 March, returning on 16 March. Whilst I'll be contactable during this period, this will be sporadic so I'd be grateful if you would ensure that my colleague, [REDACTED] is also copied to relevant correspondence during this period.
[REDACTED] is copied to this email and I've also included her contact information below for ease.
[REDACTED]
Senior Planner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

[Remainder of email chain duplicated above]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 28 January 2020 14:58
To: [REDACTED]
Subject: Hillingdon Gardens - update

Hi [REDACTED]

By way of an update, please find enclosed recent responses relating to technical queries raised by the LPA, which can be accessed here - <https://we.tl/t-c37cWStzLf>

To summarise, the following information is on the link:

- ☐ Consultation Response Schedule issued 14th January
- ☐ Access Drawings issued 14th January
- ☐ Waste Drawings issued 14th January
- ☐ Transport Response Note issued 14th January
- ☐ Consultation Response Schedule Addendum issued 24th January
- ☐ Waste Drawing issued 24th January
- ☐ Daylight and Sunlight Letter issued 24th January
- ☐ Revised Acoustic Report ref. NDT5882/17025/Rev 9 issued 24th January
- ☐ Acoustic Design Note issued 24th January
- ☐ Air Quality Assessment ref. MR/JEB/P19/1773/01 issued 27th January

The LPA has suggested that there may not be sufficient time to review the responses provided relating to Acoustics, Daylight/Sunlight and Air quality. However, we are continuing to liaise with them to progress this in line with the case officer's reporting.

Our responses relating to the outstanding energy queries identified by the GLA's energy team will be issued later this week.

Kind regards

[REDACTED]



Partner

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From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 23 July 2020 11:13
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Master Brewer GLA/0995g

Hi [REDACTED]
Thanks for your email.
We will look to provide you with a documents list which sets out all of the revised documents ASAP – we just want to ensure that this picks up the final design changes that are being made this week.
Thank you for the update regarding RAF Northolt – we will get in touch with our contact there directly.
Kind regards
[REDACTED]



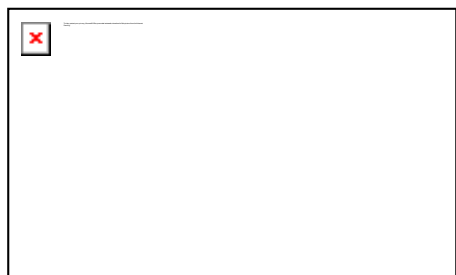
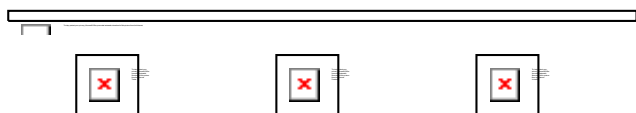
Principal Planner

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M: +44 [REDACTED]

[REDACTED]@knightfrank.com
knightfrank.com

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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 22 July 2020 19:38
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Master Brewer GLA/0995g
Hi both

Hope you're well.

We had a call with the Council this afternoon who raised some points they were seeking clarification on.

██████ I shared with you the main takeaway which was just a request that we share the updated docs with them to inform their response (which I will action).

The other point they raised was regarding RAF Northolt. Following the discussion I think it would be wise for us to seek RAF Northolt's comments on the updated proposals. Are you able to compile a WeTransfer/share the docs with the contact you have worked with their? If not I am happy to arrange this etc.

Sincerely

██████
██████

Senior Strategic Planner, Development Management

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████████████████████ [london.gov.uk](https://www.london.gov.uk)

NHS health information and advice about coronavirus can be found at nhs.uk/coronavirus

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 21 February 2020 15:27
To: [REDACTED]
Subject: RE: GLA/0995g/01 Former Master Brewer/Hillingdon Gardens

Hi [REDACTED]
If it would be possible to touch base today that would be helpful. Please let me know when may be convenient and I'll drop you a line.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 20 February 2020 10:22
To: [REDACTED] <[REDACTED]@knightfrank.com>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA/0995g/01 Former Master Brewer/Hillingdon Gardens
Thanks for this [REDACTED] I will give you a call tomorrow to discuss.
[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 20 February 2020 09:34
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: GLA/0995g/01 Former Master Brewer/Hillingdon Gardens
Hi [REDACTED]

Further to our call on Tuesday and for information, Hillingdon's planning committee resolved to refuse the detailed application for the Master Brewer yesterday evening. The Stage 2 referral will follow shortly.
For information and to assist you with your internal discussions, we've provided a summary of the application benefits for ease.
It would be useful to catch up in the next couple of days to confirm timescales for the Stage 2 decision.
Kind regards
[REDACTED]



[REDACTED]
[REDACTED]
Partner

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[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 13 February 2020 18:04
To: [REDACTED]
Cc: [REDACTED]
Subject: GLA/0995g/01_4266/APP/2019/3088 - Former Master Brewer/Hillingdon Gardens
Attachments: Former Master Brewer Site Freezeland Way Hillingdon - 4266APP20193088.pdf; 200212 Committee Report Response Schedule ISSUE.pdf; 200212 Committee Report Response Letter ISSUE.pdf

Hi [REDACTED]
For information, please find attached a copy of LB Hillingdon's planning committee report in relation to the former Master Brewer site ('Hillingdon Gardens'), should you have not received a copy direct.
By way of an update, we have responded to the suggested reasons for refusal by setting out our response/position, pertinent clarifications and suggested solutions - as attached/enclosed below for information. We await confirmation as to whether this information will be considered/reported to the committee.
Kind regards
[REDACTED]



[REDACTED]
Partner

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knightfrank.com

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From: [REDACTED]
Sent: 13 February 2020 17:53

To: [REDACTED] <[REDACTED]@hillingdon.gov.uk>

Cc: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: 4266/APP/2019/3088 - Hillingdon Gardens

Hi [REDACTED]

Further to our call yesterday and following the publication of the planning committee report, please find enclosed our response to the recommended reasons for refusal, alongside clarifications and proposed solutions for each of the outstanding issues.

WeTransfer link including the following clarifications: <https://we.tl/t-pLOQc33ru9>

- Letter dated 12th February 2020 prepared by Spectrum Acoustics.
- Clarification Statement dated 12th February 2020 prepared by Cudd Bentley.
- Letter dated 12th February 2020 prepared by Create Consulting Engineers Ltd.
- Letter dated 13th February 2020 prepared by Robinsons Surveyors Ltd.

We trust that the comprehensive responses outlined provide sufficient further information to satisfy the comments and queries raised and can inform your reporting to the committee.

Kind regards

[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 05 February 2020 09:34
To: [REDACTED]
Cc: [REDACTED]
Subject: GLA/0995g/01 Former Master Brewer/Hillingdon Gardens
Attachments: 200130 Hillingdon Gardens S106 HOT (DRAFT).pdf

Hi [REDACTED]
Following further exchanges with the LPA, please find enclosed an updated draft S106 HOT schedule for your information. We are continuing to try and bottom items out in the run up to committee so there may be a further update in due course.
Kind regards
[REDACTED]



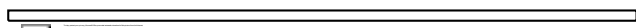
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M: +44 [REDACTED]

[REDACTED]@knightfrank.com
[REDACTED]@knightfrank.com

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From: [REDACTED]
Sent: 31 January 2020 12:03
To: [REDACTED] <[REDACTED]@hillingdon.gov.uk>
Subject: RE: Master Brewer

Hi [REDACTED]
To capture the update relating to drainage, please find enclosed an updated draft s106 HOT table.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@hillingdon.gov.uk>
Sent: 29 January 2020 18:28
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: Fwd: Master Brewer
Hello [REDACTED]
FYI please see below.
Kind regards
[REDACTED]

----- Forwarded message -----

From: [REDACTED] <[REDACTED]@hillingdon.gov.uk>
Date: Thu, 23 Jan 2020 at 17:00
Subject: Master Brewer
To: [REDACTED] <[REDACTED]@hillingdon.gov.uk>
Cc: Flooding. <flooding@hillingdon.gov.uk>
Hi [REDACTED]

While there are aspects of the submitted drainage strategy that we are not in agreement with, the detail of the drainage design can be secured post-planning by way of a suitably worded condition. The following wording is suggested as it requires the applicant to review the discharge location and runoff rate from the site as part of an updated drainage strategy.

Condition

Prior to commencement, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Sustainable Drainage features:

- i. Surface water discharge - the submitted drainage strategy must identify the proposed method and location of discharging collected surface water from the site in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.
- ii. SuDS - the submitted drainage strategy should incorporate Sustainable Drainage System (SuDS) elements that are embedded, where practicable, within the landscaping plan for the development. Preference should be given to above-ground SuDS elements that control water at source and provide wider biodiversity, water quality and amenity benefits.
- iii. Runoff rates - surface water discharge from the site must no greater than pre-developed greenfield runoff rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change,
- iv. Drainage calculations - include calculations to demonstrate that the volume of storage and size of drainage features provided is adequate to control surface water for a range of storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.
- v. Exceedance routes - provide a plan showing the route surface water will take through the development for rainfall events exceeding the 1 in 100 year event. Where it is intended to store water on the ground surface, the maximum extent of overland flooding should be mapped and include details on flow paths, depths and velocities. Safe access and egress for the site must be demonstrated.

b) Long-term management and maintenance of the drainage system.

- i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the responsibility of different parties for each component of the drainage network.
- ii. Include details of the necessary inspection regimes and maintenance frequencies.
- iii. Where managed flooding of the ground surface is proposed, the plan should include the appropriate actions for those areas and document the actions required to ensure the safety of the users of the site during a rainfall event.

c) Minimise water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and/or grey water will be recycled and reused in the development.

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

REASON To ensure that surface water run off is controlled and to ensure the development does not increase the risk of flooding in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies

(Nov 2012), Policy DMEI 10 of the Hillingdon Local Plan: Part 2 (January 2020), Policy 5.12 Flood Risk Management of the London Plan (March 2016), Policy 5.13 Sustainable Drainage of the London Plan (March 2016) and the National Planning Policy Framework (February 2019).

S106

The drainage hierarchy (London Plan Policy 5.13) requires a connection to a watercourse in preference to a connection to the sewer. A S106 Contribution of £35,000 is therefore required for the Council to extend the watercourse from the site to Freezeland Covert as part of improvements to the Green Belt land to the east of the development.

Kind regards,

[Redacted Signature]

--

[Redacted Name]

Senior Flood and Water Management Officer

Contact Centre: 01895 556000

Email: flooding@hillingsdon.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 28 January 2020 09:14
To: [REDACTED]
Subject: RE: 0995g - Former Master Brewer

Thanks, [REDACTED]
Kind regards
[REDACTED]



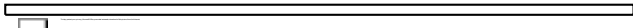
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[REDACTED]@knightfrank.com
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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 27 January 2020 10:47
To: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] <[REDACTED]@hillingsdon.gov.uk>
Subject: 0995g - Former Master Brewer

Good morning both

With respect to the transport issues raised as part of our Stage 1 response, through the submission of further information/justification the following issues have now been resolved.

- Drawings showing how further blue badge parking could be provided have been submitted
- The travel plan targets have been updated and are now aligned with the strategic targets in the MTS and the Mayor's intend to publish London Plan.
- Continuous access to and operation of the cycling 'hub' has been included in the draft HoTs
- The bus capacity mitigation contribution of £1.365m has been included in the draft HoTs
- The highway mitigation measures presented in the draft HoTs are acceptable.

Accordingly, the transport issues raised at Stage 1 have been satisfactorily addressed subject to the relevant conditions and obligations being attached to any future permission.

Sincerely

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 27 January 2020 10:47
To: [REDACTED]
Subject: 0995g - Former Master Brewer

Good morning both

With respect to the transport issues raised as part of our Stage 1 response, through the submission of further information/justification the following issues have now been resolved.

- Drawings showing how further blue badge parking could be provided have been submitted
- The travel plan targets have been updated and are now aligned with the strategic targets in the MTS and the Mayor's intend to publish London Plan.
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- The bus capacity mitigation contribution of £1.365m has been included in the draft HoTs
- The highway mitigation measures presented in the draft HoTs are acceptable.

Accordingly, the transport issues raised at Stage 1 have been satisfactorily addressed subject to the relevant conditions and obligations being attached to any future permission.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED]
Sent: 22 January 2020 15:20
To: [REDACTED]
Subject: RE: 0995G Master Brewer

Thanks for this [REDACTED] I will share this with TfL now.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

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london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 22 January 2020 14:22
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995G Master Brewer

Hi [REDACTED]

This is agreed in principle – for information I attach the draft S106 HOT that have been shared with LB Hillingdon for discussion (yet to be progressed).

I will share our most recent responses to technical officer comments at the end of this week as a record of current progress against unresolved issues at the local level.

A meeting with TfL to discuss the detailed highways works/scheme is in the process of being arranged. An update will follow.

Kind regards

[REDACTED]



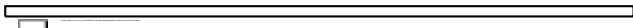
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From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 21 January 2020 15:47
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: 0995G Master Brewer

Hi [REDACTED]

Picking up on the resolution of the transport issues. I'm yet to get a final position from TfL but note there was the need for a bus contribution to be secured. Are you able to 'in principle' agree that the amount (£1.3 million) is agreeable? I am assuming some of this work is unlikely to have been done if the Council are minded to refuse but would help us resolve issues identified in our consultation response.

Sincerely

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

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[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 13 January 2020 16:01
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA 0995g - Former Master Brewer Site

Hi [REDACTED]

Hope you're well?

Further to my email of 7 January, we are keen to meet with you and TfL at the earliest opportunity to discuss items raised in the stage 1 letter. If you are able to offer some possible dates for consideration that would be helpful and will provide our client with reassurance regarding next steps in line with upcoming programme milestones.

We'd also welcome any feedback in relation to the responses set out in our letter of 23 December, if available?

Kind regards

[REDACTED]



Partner

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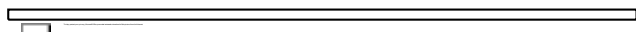
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[REDACTED]@knightfrank.com
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From: [REDACTED]
Sent: 07 January 2020 11:33
To: [REDACTED] ([REDACTED]@london.gov.uk) <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@knightfrank.com>; [REDACTED] ([REDACTED]@london.gov.uk)
<[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Former Master Brewer Site

Hi [REDACTED]

Happy New Year – I trust you had a good break?

Just following up on my email below and the accompanying Stage 1 response to discuss next steps. In consideration of our programme, it would be useful to arrange a short follow-up meeting with you in the next couple of weeks to review this information and also to facilitate discussion/agreement on the highways scheme/works with TfL. Please could you provide some suitable meeting date options for January, being mindful that we are targeting the 19 February committee meeting.

The review meeting will also present a helpful opportunity to provide you with an update on our on-going discussions with LB Hillingdon.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 23 December 2019 12:21

To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: RE: GLA 0995g - Former Master Brewer Site

Hi [REDACTED]

Please find enclosed responses to the queries raised by the Stage 1 referral letter. We trust that this submission provides sufficient further information to satisfy the comments and queries raised. Please do not hesitate to contact me should you have any questions.

Looking ahead it would also be useful to secure a meeting with you in the new year. Perhaps you could provide some date/time options? For information, [REDACTED] from TfL is intending to attend the GLA post stage 1 follow-up meeting once it has been organised to discuss the highway proposal, in line with the comments provided in the attached.

Should we not speak before, enjoy the Christmas break.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Sent: 03 December 2019 13:07

To: [REDACTED] <[REDACTED][knightfrank.com](mailto:[REDACTED]@knightfrank.com)>

Subject: FW: GLA 0995g - Former Master Brewer Site

Hi [REDACTED]

I've just seen this was sent to your GL Hearn inbox.

Apologies and please see above

Best

[REDACTED]

From: planningsupport@london.gov.uk [<mailto:planningsupport@london.gov.uk>]

Sent: 03 December 2019 09:10

To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] [Hillingdon.gov.uk](mailto:[REDACTED]@Hillingdon.gov.uk); Onkar Sahota <Onkar.Sahota@london.gov.uk>; [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; spatialplanning@tfl.gov.uk;

Andrew Boff <Andrew.Boff@london.gov.uk>; PCU@communities.gsi.gov.uk; [REDACTED] Turner

<[REDACTED][tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk)>; [REDACTED] [tfl.gov.uk](mailto:[REDACTED]@tfl.gov.uk); [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; Planning

<Planning@london.gov.uk>; [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED]

<[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>; [REDACTED] [tfk.gov.uk](mailto:[REDACTED]@tfk.gov.uk);

[REDACTED] [glhearn.com](mailto:[REDACTED]@glhearn.com); [REDACTED] [glhearn.com](mailto:[REDACTED]@glhearn.com)

Subject: GLA 0995g - Former Master Brewer Site

Dear all

Please find the attached decision letter & report relating to the above application.

Regards

[REDACTED]

GLA Planning Support Team

#LondonIsOpen

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 09 December 2019 17:13
To: [REDACTED]
Subject: RE: GLA 0995g - Former Master Brewer Site

Hi [REDACTED]
Noted. Looking to issue a response letter to you this week.
Thanks for querying nonetheless.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 09 December 2019 13:55
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA 0995g - Former Master Brewer Site

Hi [REDACTED]
As anticipated they've asked that in the first instance a written submission is made in response to the issues raised at Stage 1 and then if necessary I can arrange a follow up call.
Sincerely
[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk
[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [mailto:[REDACTED]@knightfrank.com]
Sent: 09 December 2019 11:40
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Former Master Brewer Site

Thanks, [REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 04 December 2019 18:00
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: GLA 0995g - Former Master Brewer Site

Hi [REDACTED]
I have asked our Energy Team for an outline of their capacity to facilitate this so will return to once I hear back. Generally they prefer to receive a response in writing prior to organising a call but I will await their response and let you know.
Best
[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk
[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 04 December 2019 12:35

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: GLA 0995g - Former Master Brewer Site

Hi [REDACTED]

Thanks again for circulating – the report reads positively.

Having digested, we are keen to resolved outstanding issues at the earliest opportunity. To facilitate and assist our response, are you able to confirm whether there would be appetite for a meeting or call between the energy team and our energy consultant? Receipt of any detailed comments from the energy team would also be useful.

We should be in a position to respond on the majority of points raised in the next two weeks. Discussions with TfL are on-going at the moment.

Kind regards

[REDACTED]



Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED] [REDACTED]

S: +44 20 [REDACTED] [REDACTED]

M: +44 [REDACTED] [REDACTED]

[REDACTED] [knightfrank.com](mailto:[REDACTED]@knightfrank.com)
[knightfrank.com](mailto:[REDACTED]@knightfrank.com)

Save a tree – we only print emails we need to.



From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 03 December 2019 13:07

To: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Subject: FW: GLA 0995g - Former Master Brewer Site

Hi [REDACTED]

I've just seen this was sent to your GL Hearn inbox.

Apologies and please see above

Best

[REDACTED]

[Remainder of email chain duplicated above]

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 29 November 2019 15:04
To: [REDACTED]
Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]
I believe I missed a call from you. I'm now available for the rest of the afternoon.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 29 November 2019 11:09
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]
Are you free for a call on this and the Master Brewer application?
Best
[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 28 November 2019 17:33
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]
Ahead of the Mayor's meeting on Monday, are you able to share a short summary of the draft key recommendations at Stage 1?
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 26 November 2019 14:53
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]
Thanks for this. Just quickly, is the affordable rent component proposed to be LAR?
Sincerely
[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 25 November 2019 16:48

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]

Please find the details requested below in red.

I'd also appreciate it if you could confirm whether the GLA has a dedicated acoustic officer that would be able to discuss this technical element of the scheme? LB Hillingdon does not have a dedicated officer and is appointing an independent consultant. Feedback on the proposal will take 3 weeks to receive (from today) and we'd prefer to discuss key requirements sooner rather than later.

Kind regards

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 25 November 2019 10:12

To: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Thank you for this [REDACTED]

Could you please ask someone in your team to complete the following table:

Tenure	Proposed development				
	Studio	1 bed	2 bed	3 bed	Total
Market	0	134	154	44	332
Affordable – Intermediate (shared ownership)	0	34	27	0	61
Affordable – Affordable rent	0	53	35	33	121
Total	0	221	216	77	514

Sincerely

[REDACTED]
[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 22 November 2019 16:17

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]

The Applicant owns the parcel of land to the east demarked in blue on the attached submitted plan, but it does not form part of the application proposal. That said, an illustrative landscaping/green infrastructure scheme is being prepared in relation to the Green Belt land to the east to inform s106 HOT discussions with the LPA. The LPA will be seeking agreement to a contribution, similar to the previous HOT for the Tesco proposal, to facilitate improvements. We are in the process of discussing. We should be able to share details shortly.

Please also find a breakdown of affordable tenures below:

HILLINGDON GARDENS AFFORDABLE HOUSING BREAKDOWN						
	Intermediate (Shared Ownership)		Rented		Subtotal	
	no.	% of total Affordable	no.	% of total Affordable	no.	% of total unit/HR provision
UNITS	61	33.5%	121	66.5%	182 units	35.4%

HABITABLE ROOMS	149	30.3%	343	69.7%	492 habitable rooms	35.2%
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Some of the team will be meeting with Jules on Monday to review the scheme – will you and/or [REDACTED] also be joining this session? For information, please find enclosed a copy of the presentation to inform this meeting - <https://we.tl/t-SlpSrt1NoV>. The link below will also take you to a Virtual Reality media page that shows you how the proposals may look from within the site, at some of the key ground floor locations. If you click on the orange circles, you will be taken to the next location. The VR is also on a time loop.

<https://inlandhillingdon.s3.eu-west-2.amazonaws.com/HILLINGDON+VT.html>

Kind regards

[REDACTED]



From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 22 November 2019 15:16

To: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Sorry further to the below if you could confirm the tenure split within the affordable housing offer that would be greatly appreciated.

Best

[REDACTED]
[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 22 November 2019 15:09

To: [REDACTED] <[REDACTED]@knightfrank.com>

Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]

Are you free for a quick chat on this scheme? In short I'm just trying to confirm the relationship with the Green Belt land which fall directly to the east of the site. At pre-app I understood you had acquired a privately owned strip of GB land and may be proposing some enhancement works to this space. It looks like this aspect of the proposals may have fallen away?

Sincerely

[REDACTED]
[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>

Sent: 20 November 2019 09:30

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]

Hope you're well?

During our last call you mentioned that you had largely drafted the Stage 1 report for Hillingdon Gardens. Are you able to provide an update on progress and when this is likely to be issued?

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED] [REDACTED]

S: +44 20 [REDACTED] [REDACTED]

M: +44 [REDACTED] [REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 26 November 2019 17:00
To: [REDACTED]
Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]
That is correct. The affordable rented units are proposed as LAR.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 26 November 2019 14:53
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]
Thanks for this. Just quickly, is the affordable rent component proposed to be LAR?
Sincerely
[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
[london.gov.uk](mailto:[REDACTED]@london.gov.uk)
[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

[Email chain duplicated above]

[REDACTED]

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 20 November 2019 12:18
To: [REDACTED]
Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Thanks for the update, [REDACTED] We look forward to receiving your report.
For information, we are meeting with LB Hillingdon tomorrow to review progress - we hope it will be a productive session.
We'll update you as appropriate but numerous technical consultations remain outstanding.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 20 November 2019 11:07
To: [REDACTED] <[REDACTED]@knightfrank.com>
Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report
Hi [REDACTED]

This report will be finalised by Friday and circulated for the Mayor's meeting on 2.12.2019. I'm just waiting for commentary from our Environment Team.

Sincerely

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [[mailto:\[REDACTED\]@knightfrank.com](mailto:[REDACTED]@knightfrank.com)]
Sent: 20 November 2019 09:30
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: 0995g Former Master Brewer/Hillingdon Gardens - Stage 1 Report

Hi [REDACTED]
Hope you're well?

During our last call you mentioned that you had largely drafted the Stage 1 report for Hillingdon Gardens. Are you able to provide an update on progress and when this is likely to be issued?

Kind regards
[REDACTED]



[REDACTED]
[REDACTED]
Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED] [REDACTED]

S: +44 20 [REDACTED] [REDACTED]

M: +44 [REDACTED] [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 21 November 2019 14:30
To: [REDACTED] <[REDACTED][terrapincommunications.co.uk](mailto:[REDACTED]@terrapincommunications.co.uk)>
Subject: RE: Inland meeting with Jules Pipe - Mon 25 Nov

Hi [REDACTED]

They both work fine.

Thanks

[REDACTED]

**Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills, Mayor's Office
MAYOR OF LONDON**

City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] [mailto:[REDACTED][terrapincommunications.co.uk](mailto:[REDACTED]@terrapincommunications.co.uk)]
Sent: 20 November 2019 17:07
To: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Subject: Inland meeting with Jules Pipe - Mon 25 Nov

Thanks [REDACTED] – is there a way of checking before Friday? My fear is that if they are not compatible it may be tight to get new files processed.

Best wishes,

[REDACTED]

From: [REDACTED] <[REDACTED][london.gov.uk](mailto:[REDACTED]@london.gov.uk)>
Sent: 20 November 2019 17:05
To: [REDACTED] <[REDACTED][terrapincommunications.co.uk](mailto:[REDACTED]@terrapincommunications.co.uk)>
Subject: Re: Inland meeting with Jules Pipe - Mon 25 Nov

Thanks [REDACTED] - I will check when back in the office on Friday.
Cheers

Get [Outlook for iOS](#)

From: [REDACTED] <[REDACTED]@terrapiincommunications.co.uk>
Sent: Wednesday, November 20, 2019 4:51:38 PM
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: Inland meeting with Jules Pipe - Mon 25 Nov

Hi [REDACTED]

Please see the link that provides the presentation.

<https://we.tl/t-SlpSrt1NoV>

Inland will also be showcasing the Virtual Reality imagery that can be accessed via the following link.

<https://inlandhillingdon.s3.eu-west-2.amazonaws.com/HILLINGDON+VT.html>

Please can you confirm that these links are compatible?

Best wishes,

[REDACTED]

[REDACTED] [REDACTED]

Account Director

Terrapin Communications

Email: [REDACTED]@terrapiincommunications.co.uk

Mobile: [REDACTED]

Office: 0203 [REDACTED]



From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 19 November 2019 14:50
To: [REDACTED] <[REDACTED]@terrapiincommunications.co.uk>
Subject: RE: Inland meeting with Jules Pipe - Mon 25 Nov

Thanks [REDACTED] noted.

[REDACTED] [REDACTED]

Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills, Mayor's Office
MAYOR OF LONDON

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@terrapincommunications.co.uk>
Sent: 19 November 2019 14:49
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: Inland meeting with Jules Pipe - Mon 25 Nov

Hi [REDACTED]

I can confirm that the attendees list that you provided is correct.

Best wishes

[REDACTED]

On 19 Nov 2019, at 13:04, [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Super thanks.

[REDACTED] [REDACTED]

**Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills, Mayor's Office
MAYOR OF LONDON**

City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

[london.gov.uk](mailto:[REDACTED]@london.gov.uk)

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@terrapincommunications.co.uk>
Sent: 19 November 2019 13:02
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Re: Inland meeting with Jules Pipe - Mon 25 Nov

Hi [REDACTED]

I have relayed your message to [REDACTED] and will forward you the slide deck when I receive it.

I believe that the attendees that you listed are accurate - I will confirm shortly.

Best wishes

[REDACTED]

On 19 Nov 2019, at 12:21, [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk> wrote:

Hi [REDACTED]

May I request that the slide deck is sent to me please and I will pre-load onto our plasma – this works best here at City Hall.

John Finlayson, Head of Development Management will attend alongside Jules.

I also have the following attending externally (please advise if this changes or has changed):

[REDACTED] *Planning Director-Inland Homes*
[REDACTED] *Knight Frank – Planning*
[REDACTED] *JTP Architects*
[REDACTED] *Collins Architects*

Many thanks

[REDACTED]

[REDACTED] [REDACTED]

**Senior PA to Jules Pipe CBE, Deputy Mayor Planning, Regeneration & Skills,
Mayor's Office
MAYOR OF LONDON**
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@terrapi communications.co.uk>
Sent: 19 November 2019 12:16
To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Inland meeting with Jules Pipe

Hi [REDACTED]

I hope you are well.

I can confirm that Inland would like a large screen to display their presentation at the meeting next week. They will provide a laptop to plug in.

Please can you also confirm which officers will be attending alongside Jules?

Best wishes,

[REDACTED]

[REDACTED] [REDACTED]
Account Director
Terrapin Communications
Email: [REDACTED]@terrapi communications.co.uk

[REDACTED]

From: [REDACTED]
Sent: 14 November 2019 16:26
To: [REDACTED]
Subject: RE: 0995g Former Master Brewer/Hillingdon Gardens - acoustics

Hi [REDACTED]

So this was an issue they raised at pre-app and our digging back then didn't reveal we had access to that specialism (from memory). Is this something we want to resource or do you know of someone who might be able to assist?

Ta

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 14 November 2019 14:08
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: 0995g Former Master Brewer/Hillingdon Gardens - acoustics

Hi [REDACTED]

Please could you provide us with the contact details of the acoustics officer at the GLA, who will be dealing with the application? Our acoustic consultant would like to start basic dialogue with them now, as Hillingdon do not have a specialist officer.

Kind regards

[REDACTED]

[REDACTED]

Partner

Knight Frank
55 Baker Street
London
W1U 8AN
United Kingdom

T: +44 20 [REDACTED]
S: +44 20 [REDACTED]
M: +44 [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 08 November 2019 14:16
To: [REDACTED]
Subject: RE: 0995g Former Master Brewer/Hillingdon Gateway

Hi [REDACTED]

Congrats on the new role.

Thanks for the update. Glad to hear Inland are coming into see Jules. I briefed him a few weeks ago on the scheme and it was all very positive.

[REDACTED]

[REDACTED]

Team Leader, Development Management, Planning
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 [REDACTED]

www.london.gov.uk/what-we-do/planning

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@knightfrank.com>
Sent: 06 November 2019 15:16
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: 0995g Former Master Brewer/Hillingdon Gateway

Hi [REDACTED]

Hope you're well.

You may already be aware but by way of an update, I wanted to confirm that Inland have arranged a meeting with Jules Pipe on Monday 25 November to present/discuss the proposal.

As this meeting was arranged directly and we wanted to keep you informed.

Kind regards

[REDACTED]



[REDACTED]
Partner

Knight Frank
55 Baker Street
London

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 02 September 2019 17:28
To: [REDACTED]
Subject: RE: 0995g - Master Brewer - Energy Strategy

Thanks, [REDACTED] The scenario is unique and we appreciate officers being flexible here.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 02 September 2019 16:56
To: [REDACTED] <[REDACTED]@glhearn.com>
Subject: RE: 0995g - Master Brewer - Energy Strategy
Hi [REDACTED]

I have re-sent these to our Environment Team to consider, it may well be that the iterative nature of this project has confused the system slightly (its reasonably unusual to have multiple rounds of energy comments on a pre-app). I trust they will have reviewed the document so it should just be a case of issuing updated comments.
Best
[REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

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[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 02 September 2019 16:16
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995g - Master Brewer - Energy Strategy

[REDACTED]
Thanks for recirculating. These more general comments were previously received but we were hoping for specific comments/confirmation that the revised strategy (which considers these points) would be provided. I've reattached the amended strategy for ease of reference.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 02 September 2019 10:24
To: [REDACTED] <[REDACTED]@glhearn.com>
Subject: RE: 0995g - Master Brewer - Energy Strategy
Hi [REDACTED]

Have you been issued the comments below (the most recent thing from our Environment Team).
Let me know and if necessary I can chase for updated commentary.

- ☐ The updated *GLA Energy Assessment Guidance* provides details on the information that should be provided within the energy assessment to be submitted at stage 1. See link for the latest guidance published in October 2018: <https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0>
- ☐ The following targets are in effect for all Stage 1 schemes received by the Mayor as set out in the guidance:
 - **Residential** – Net zero carbon with at least an on-site 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations.

- **Non-residential** – 35% reduction in carbon emissions beyond Part L of 2013 Building Regulations. The zero carbon target will apply to non-domestic developments when the new London Plan is adopted (expected in late 2019).
- . The carbon emission figures should be reported against a Part L 2013 baseline. Carbon emissions for domestic and non-domestic elements of the development should be presented separately.
- . From January 2019, and until central Government updates Part L with the latest carbon emission factors, applicants are encouraged to use the SAP 10 emission factors for referable applications when estimating CO₂ emission performance against London Plan policies. A spreadsheet has been provided for this purpose and the applicant should submit this alongside their application. Applicants will still need to provide an assessment of CO₂ performance using SAP 2012 emission factors to enable a comparison to be made. Applicants proposing to only use SAP 2012 emission factors will need to provide a justification for this.

Be Lean Demand Reduction

- . The applicant is committing to meeting Part L 2013 by efficiency measures alone as a minimum for both domestic and non-domestic elements separately. Applicants is also targeting the new draft London Plan Energy Efficiency targets which set out the GLA's expectation for levels of improvement achievable for new developments:
 - **Residential** – 10% improvement on 2013 Building Regulations from energy efficiency
 - **Non-residential** – 15% improvement on 2013 Building Regulations from energy efficiency
- . Sample SAP full calculation worksheets (both DER and TER sheets) and BRUKL sheets including efficiency measures alone should be provided to support the savings claimed.
- . Information on the development's total energy demand (MWh/year) for each building use and the total Part L Fabric Energy Efficiency Standard (FEES) should be reported.

Cooling and Overheating

- . The domestic overheating checklist, included in the Energy Assessment Guidance, should be completed at pre-application stage and used to identify potential overheating risk and passive responses early in the design process.
- . Evidence should be provided on how the demand for cooling and the overheating risk will be minimised through passive design in line with the Cooling Hierarchy. Dynamic overheating modelling in line with CIBSE Guidance is recommended (TM59 and TM49 for residential and TM52 and TM49 for non-residential).
- . The area weighted average (MJ/m²) and total (MJ/year) cooling demand for the actual and notional building should be provided and the applicant should demonstrate that the actual building's cooling demand is lower than the notional.

Be Clean Heating Infrastructure

- . The applicant should investigate opportunities for connection to nearby existing or planned district heating (DH) networks. Evidence of communication with the relevant parties (i.e. stakeholders, local authority energy officers) should be provided.
- . The site should be served by a single energy centre and the applicant should commit to providing a site wide heating network where all buildings/uses on site will be connected; relevant drawings/schematics for the energy centre and the site-wide network should be provided. Building level solution are not permitted unless potential for DH connection is low and fully evidenced or if the potential network operator confirms that a multiple building connection approach is acceptable.
- . The applicant should provide information confirming that the development is future proofed for connection to wider district networks now or in the future. This should be achieved regardless of the energy technology proposed.

Be Green Renewable Energy

- . The GLA expects all major development proposals to maximise on-site renewable energy generation. This is regardless of whether the 35% on-site target has already been met through earlier stages of the energy hierarchy.
- . Solar PV should be maximised. A plan showing the proposed location of the installation should be provided and the applicant should demonstrate that the roof's potential has been maximised for the installation.
- . The applicant has suggested heat pumps will be proposed and is committed to providing the information outlined in Appendix A of the Energy Strategy technical note submitted.

Carbon Offsetting

- . Applicants are expected to maximise carbon emission reductions on-site. Where it is clearly demonstrated that no further carbon savings can be achieved but the site still falls short of the carbon reduction targets,

applicants are required to make a cash-in-lieu contribution to the relevant boroughs' carbon offset fund using the boroughs' carbon offset price.

- . Energy strategies should provide a calculation of the shortfall in carbon emissions and evidence of discussions with the borough agreeing the offsetting approach.

Monitoring

- . The energy strategy should include information on how the building's energy performance will be monitored post-construction to enable occupants to monitor and reduce their energy use.

Best

Senior Strategic Planner, Development Management

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[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 20 August 2019 14:27

To: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: 0995g - Master Brewer - Energy Strategy

Hi [REDACTED]

Has the Environment Team been able to provide a response?

Kind regards

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 08 August 2019 14:28

To: [REDACTED] <[REDACTED]@glhearn.com>

Cc: [REDACTED] <[REDACTED]@cuddbentley.co.uk>; [REDACTED] <[REDACTED]@cuddbentley.co.uk>

<[REDACTED]@cuddbentley.co.uk>; [REDACTED] <[REDACTED]@glhearn.com>

Subject: RE: 0995g - Master Brewer - Energy Strategy

Hi [REDACTED]

I'm expecting comments back on the 12th so will update you as soon as I hear back.

Just as an aside, in future it is not necessary to cc the Mayor into any application correspondence.

Best

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 08 August 2019 11:57

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@cuddbentley.co.uk>; [REDACTED] <[REDACTED]@cuddbentley.co.uk>

<[REDACTED]@cuddbentley.co.uk>; [REDACTED] <[REDACTED]@glhearn.com>

Subject: RE: 0995g - Master Brewer - Energy Strategy

Hi [REDACTED]

Just following up on the submitted energy strategy – has the Environment Team had an opportunity to review? We'd welcome feedback on the acceptability of the approach at the earliest opportunity as this will inform a number of other critical items.

Kind regards

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 31 July 2019 14:31

To: [REDACTED] <[REDACTED]@glhearn.com>

Cc: Mayor <mayor@london.gov.uk>; [REDACTED] <[REDACTED]@cuddbentley.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@cuddbentley.co.uk> <[REDACTED]@cuddbentley.co.uk>; [REDACTED]

<[REDACTED]@glhearn.com>

Subject: RE: 0995g - Master Brewer - Energy Strategy

Thank you [REDACTED]

This has been forwarded to our Environment Team for comment.

Are you able (just as points of interest), if the Council's committee agreed to the sale of the publicly owned land and whether the EIA scoping has confirmed whether or not an assessment is needed?

Best

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

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[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 31 July 2019 09:23

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: Mayor <mayor@london.gov.uk>; [REDACTED] <[REDACTED]@cuddbentley.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@cuddbentley.co.uk> <[REDACTED]@cuddbentley.co.uk>; [REDACTED]

<[REDACTED]@glhearn.com>

Subject: RE: 0995g - Master Brewer - Energy Strategy

Hi [REDACTED]

Following the receipt of initial feedback from the GLA Zero Carbon Policy Team, please now find enclosed a revised strategy for consideration.

We trust that this revised approach sufficiently responds to the comments raised. We look forward to receiving further feedback in relation to the emerging approach and/or reaching agreement to enable further design development.

Kind regards

[REDACTED]
[REDACTED]
Planning Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

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From: [REDACTED]
Sent: 10 July 2019 17:26
To: [REDACTED] ([REDACTED]@london.gov.uk) <[REDACTED]@london.gov.uk>
Subject: 0995g - Master Brewer - Energy Strategy
Hi [REDACTED]

Please find enclosed an initial Energy Strategy prepared by Cudd Bentley for consideration by the GLA's energy team, to begin a dialogue and inform next steps. We acknowledge that technical officers have highlighted a preference to respond to a strategy document rather than discussing options via telephone and therefore, we hope that this initial strategy will allow a dialogue to develop.

Whilst we appreciate that technical information will need to be channelled through you as the case officer, if there could be an opportunity for our consultant to engage with technical officers directly (keeping you copied) that would also be beneficial.

We look forward to receiving feedback in relation to the emerging approach. Early feedback would be welcomed owing to the current programme.

Kind regards
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 09 August 2019 11:44
To: [REDACTED]
Subject: Hillingdon Gardens (PDU 0995g) Pre-App Water Comments

Hi [REDACTED]

Our flood risk, sustainable drainage, water efficiency & GI comments for the Hillingdon Gardens (PDU 0995g) pre-app are below.

Flood Risk (London Plan policy 5.12, draft policy SI.12)

1. The site incorporates a change in use to a higher vulnerability class (residential) and, under the NPPF, a Flood Risk Assessment (FRA) will need to accompany the application.
2. Environment Agency mapping shows parts of the site to be at medium risk of flooding from surface water, and some areas at risk of flooding from reservoirs associated to the Yeading Brook / River Pinn. Other forms of flooding may also present a risk. The FRA should assess all sources of flood risk in relation to London Plan Policy 5.12 (and draft London Plan policy SI.12).
3. Where the site is found to be at medium or high risk of flooding from at least one source, the FRA should also consider the need for flood resilience and emergency planning measures.

Sustainable Drainage (London Plan policy 5.13, draft policy SI.13)

4. The drainage strategy should aim to reduce surface water discharge from the site to greenfield rates in accordance with London Plan Policy 5.13 (and draft London Plan policy SI.13). Where greenfield runoff rates are not feasible and robust justification is provided, a discharge rate of three times greenfield rate may be acceptable.
5. The drainage strategy should maximise opportunities to use Sustainable Drainage System (SuDS) measures at the top of the drainage hierarchy set out in London Plan Policy 5.13 (and draft London Plan policy SI.13). Roofs and new public realm areas present an opportunity to integrate SuDS such as green and blue roofs, tree pits, and permeable paving into the landscape, providing amenity and water quality benefits. The site presents many opportunities to integrate above surface SUDS options, and integration into the wider green area to the east of the site. The emerging proposal shows significant public realm areas within the development, and along Long Lane and Freezeland Way.
6. From April 2019, London's 33 Lead Local Flood Authorities (LLFAs) will introduce the London Sustainable Drainage Proforma. This proforma will be required to accompany Sustainable Drainage strategies submitted with planning applications and will form part of planning application validation requirements. The proforma sets a clear standard for the information that should be provided in a Sustainable Drainage strategy for all development in London. The proforma is intended to ensure that key information is provided with the initial planning application, reducing the need to request additional information throughout the assessment process and preventing delays in approval. Please ensure that the relevant borough's proforma is completed and accompanies the full application for this development when submitted. The proformas for all Local Authorities can be found here (<https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-proforma>) and on the relevant borough's websites. This initiative is supported by the Greater London Authority (GLA) and the London Drainage Engineers' Group (LoDEG).

Water Efficiency (London Plan policy 5.15, draft policy SI.5)

7. The residential components of the development should achieve a water consumption of less than 105l/person/day, in line with London Plan policy 5.15 (and draft London Plan policy SI.5).
8. The non-residential components of the development should achieve the equivalent of an 'Excellent' rating on the water elements of BREEAM, in line with draft London Plan policy SI.5.
9. Water reuse should be considered for inclusion in the development to meet both water efficiency and sustainable drainage requirements.

Urban Greening (London Plan policy 5.10, draft policy G.1 & G.5)

10. The applicant should explore opportunities to create green links to the local green network surrounding the site in accordance with draft New London Plan Policy G1.
11. The design process should embed urban greening as a fundamental element of site and building design, in line with London Plan policy 5.10 and draft New London Plan Policy G1 and G5. Features such as street trees, green roofs, green walls, rain gardens, wild flower meadows, woodland and hedgerows should all be considered for inclusion. The application should calculate its Urban Greening Factor, as set out in Policy G5 of the draft New London Plan, and aim to achieve the specified target.
12. Details of existing trees should be provided and, where possible, trees of value should be retained in accordance with draft New London Plan Policy G7. Value can be derived from 'i-tree' or 'CAVAT', or another appropriate valuation system. Overall, there should be an increase in the number of trees on site. The following information should be provided: details of existing trees, trees to be removed and details of trees to be planted. Planting of trees with a large canopy is encouraged.

Regards

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

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[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 06 August 2019 10:41
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 0995g - Master Brewer - Update

A [REDACTED]

Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 31 July 2019 14:31

To: [REDACTED]

Cc: Mayor; [REDACTED] ([REDACTED]@cuddbentley.co.uk); [REDACTED]

Subject: RE: 0995g - Master Brewer - Energy Strategy

Thank you [REDACTED]

This has been forwarded to our Environment Team for comment.

Are you able (just as points of interest), if the Council's committee agreed to the sale of the publicly owned land and whether the EIA scoping has confirmed whether or not an assessment is needed?

Best

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

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[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 31 July 2019 09:23

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: Mayor <mayor@london.gov.uk>; [REDACTED] <[REDACTED]@cuddbentley.co.uk>; [REDACTED]

[REDACTED] <[REDACTED]@cuddbentley.co.uk>; [REDACTED] <[REDACTED]@cuddbentley.co.uk>; [REDACTED]

<[REDACTED]@glhearn.com>

Subject: RE: 0995g - Master Brewer - Energy Strategy

Hi [REDACTED]

Following the receipt of initial feedback from the GLA Zero Carbon Policy Team, please now find enclosed a revised strategy for consideration.

We trust that this revised approach sufficiently responds to the comments raised. We look forward to receiving further feedback in relation to the emerging approach and/or reaching agreement to enable further design development.

Kind regards

[REDACTED]
[REDACTED]

Planning Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

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From: [REDACTED]

Sent: 10 July 2019 17:26

To: [REDACTED] ([REDACTED]@london.gov.uk) <[REDACTED]@london.gov.uk>

Subject: 0995g - Master Brewer - Energy Strategy

Hi [REDACTED]

Please find enclosed an initial Energy Strategy prepared by Cudd Bentley for consideration by the GLA's energy team, to begin a dialogue and inform next steps. We acknowledge that technical officers have highlighted a preference to respond to a strategy document rather than discussing options via telephone and therefore, we hope that this initial strategy will allow a dialogue to develop.

Whilst we appreciate that technical information will need to be channelled through you as the case officer, if there could be an opportunity for our consultant to engage with technical officers directly (keeping you copied) that would also be beneficial.

We look forward to receiving feedback in relation to the emerging approach. Early feedback would be welcomed owing to the current programme.

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 24 July 2019 13:41
To: Pre-applications; [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Subject: RE: GLA 0995g - Former Master Brewer
Attachments: 190724 GLA Follow-up Mtg (4) Agenda (ISSUE).pdf

Hi [REDACTED]
Please find enclosed a copy of the suggested agenda to inform our follow-up meeting tomorrow.
Kind regards

[REDACTED]
[REDACTED]
Planning Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

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From: [REDACTED]@london.gov.uk [mailto:[REDACTED]@london.gov.uk]
Sent: 22 July 2019 16:35
To: [REDACTED]@london.gov.uk; [REDACTED] [REDACTED] [REDACTED]@london.gov.uk; [REDACTED]@london.gov.uk;
[REDACTED]@london.gov.uk
Subject: GLA 0995g - Former Master Brewer

Dear [REDACTED] [REDACTED]

Site: Former Master Brewer, Former Master Brewer Motel site, Freezeland Way, Hillingdon, UB10 9PQ

LB: Hillingdon

Our reference: GLA/0995g

Your request for a pre-planning application advice meeting has been confirmed for Wednesday 24th July 2019 at 4pm at City Hall.

Please could you let us know who will be attending the meeting?

PLEASE NOTE

Due to security arrangements, you must inform the Pre-app Support Team (email: [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)) of **ALL attendees** at least **48 hours** before the meeting. Unfortunately, we cannot guarantee the entry to City Hall of any visitors who are not on the visitor list.

For security reasons, **if you want to have a model delivered** to the City Hall Loading Bay, we must be informed **48 hours in advance**.

On the day

1. When you arrive at City Hall for the meeting, collect your visitor's pass from the reception desk.
2. You will be greeted by a Planning Support Officer, who will be waiting for you by the seating area beyond reception and will take you to the meeting room.

Please help us by arriving together and allowing time to clear security. This will help the meeting start on time.

Getting the best out of the Pre-app meeting

Please give us the information which you want the planning team to comment on well in advance of the meeting. We want to give you the most comprehensive response possible however, realistically, we are only able to give you advice on information that has been reviewed in advance of the meeting.

For consistency, the follow up advice letter will only address issues that were covered at the meeting.

The advice given by officers does not constitute a formal response or decision by the Mayor and does not prejudice the outcome of any future planning applications.

Freedom of Information

Since January 2005 the Freedom of Information Act 2000 has allowed the public to request information from public authorities including the Greater London Authority. The public will have a right to request information which includes pre-planning application advice and documents associated. Each case will be taken on its individual merits. If you have any concerns or wish to discuss this matter please contact [REDACTED] on [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk).

Cancellation

If, due to circumstances out of our control, we cancel the meeting, we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

Comments and complaints

We aim to provide you with the best possible service, if you have suggestions on ways that we can improve this service, please contact the Planning Support Manager, [REDACTED] on email [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk).

Further queries regarding the process can be sent to [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk) quoting the GLA reference number, whilst queries regarding policy and the content of the meeting should be sent to the case officer [REDACTED], email: [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk).

Yours sincerely

[REDACTED]

Pre-planning Applications Team

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

#LondonIsOpen

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 22 July 2019 17:20
To: Pre-applications; [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Subject: RE: GLA 0995g - Former Master Brewer

Hi [REDACTED]

The following will be attending:

- . [REDACTED] (Inland Homes)
- . [REDACTED] (Collins Architects)
- . [REDACTED] (JTP)
- . [REDACTED] (JTP)
- . [REDACTED] (Bradley Murphy Design)
- . [REDACTED] (GL Hearn)

We are drafting a suggested agenda to inform the meeting. I will circulate this tomorrow morning.

Kind regard

[REDACTED]
[REDACTED]
Planning Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

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[REDACTED]@glhearn.com
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From: pre-applications@london.gov.uk <pre-applications@london.gov.uk>
Sent: 22 July 2019 16:35
To: [REDACTED]@london.gov.uk; [REDACTED] <[REDACTED]@glhearn.com>; [REDACTED]@london.gov.uk;

[REDACTED]@london.gov.uk [REDACTED]@london.gov.uk

Subject: GLA 0995g - Former Master Brewer

Dear [REDACTED] [REDACTED]

Site: Former Master Brewer, Former Master Brewer Motel site, Freezeland Way, Hillingdon, UB10 9PQ

LB: Hillingdon

Our reference: GLA/0995g

Your request for a pre-planning application advice meeting has been confirmed for Wednesday 24th July 2019 at 4pm at City Hall.

Please could you let us know who will be attending the meeting?

PLEASE NOTE

Due to security arrangements, you must inform the Pre-app Support Team (email: [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)) of **ALL attendees** at least **48 hours** before the meeting. Unfortunately, we cannot guarantee the entry to City Hall of any visitors who are not on the visitor list.

For security reasons, **if you want to have a model delivered** to the City Hall Loading Bay, we must be informed **48 hours in advance**.

On the day

1. When you arrive at City Hall for the meeting, collect your visitor's pass from the reception desk.
2. You will be greeted by a Planning Support Officer, who will be waiting for you by the seating area beyond reception and will take you to the meeting room.

[Remainder of email duplicated above]

[REDACTED]

From: [REDACTED]
Sent: 18 July 2019 16:23
To: [REDACTED]
Subject: RE: GLA 0995g - Former Master Brewer

Hi [REDACTED]
Unfortunately the report will not be with you today but you will have it first thing tomorrow. The report has been drafted and is with [REDACTED] for review. I will ensure you have it first thing.
If there are any issues with the above please do not hesitate to contact me.
I am on my work mobile for the rest of the day and will be available on email.
Best

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk
[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 17 July 2019 15:40
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Former Master Brewer

Hi [REDACTED]
Just a note to acknowledge that we have received initial feedback from the energy team and are seeking to revise the strategy accordingly.
I believe we are expecting to receive a copy of your pre-application note for the above-mentioned site tomorrow. Are you still on track to meet this timescale?
Kind regards

[REDACTED]
[REDACTED]
Planning Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

M [REDACTED]
D 020 [REDACTED]
[REDACTED]@glhearn.com
glhearn.com

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From: [REDACTED]
Sent: 04 July 2019 15:29
To: [REDACTED] ([REDACTED]@london.gov.uk) <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Former Master Brewer

Hi [REDACTED]
Following up on my email below to ensure that you've been able to access the files?
Please could you also provide an update on timescales for the receipt of the pre-app letter?
Kind regards
[REDACTED]

From: [REDACTED]
Sent: 01 July 2019 09:58
To: [REDACTED] ([REDACTED]@london.gov.uk) <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: GLA 0995g - Former Master Brewer

Hi [REDACTED]
Further to our meeting on 25 June, please find enclosed an electronic copy of the presentation tabled - <https://we.tl/t-PQBHwPeci2> The document is issued by download link due to file size. Please let me know if you have any difficulty with access.
Please can you provide an indication of when we should expect to receive the pre-application written response? As we are now gearing up to meet with the Local Planning Authority, it would be helpful to have this to hand to inform our discussion.
Separately, we are reviewing play space requirements for the emerging proposal and would welcome confirmation of which calculator should be used to identify projected child yield. As it stands there are two calculators in circulation including the Play and Informal Recreation SPG Calculator and the Population Yield Calculator - please can you confirm which calculator should be utilised?
Kind regards
[REDACTED]

[REDACTED]

From: [REDACTED]@london.gov.uk
Sent: 16 July 2019 12:03
To: [REDACTED]@glhearn.com; [REDACTED] [REDACTED] [REDACTED] [REDACTED] Pre-applications
Subject: GLA 0995g - Former Master Brewer

Dear [REDACTED] [REDACTED]

GLA reference number: 0995g

Site Name: Former Master Brewer

Site Address: Former Master Brewer Motel site, Freezeland Way, Hillingdon, UB10 9PQ

LB: Hillingdon

Proposal Description: Residential-led, missed-use development

On 09 July 2019 the Development Management Unit received your request for an follow-up meeting for the above pre-planning application proposal. The case officer assigned to this case is [REDACTED] [REDACTED]

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice letter will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Finance

As per GLA Financial Regulations we can only confirm the meeting date upon receiving a correct application form.

The form you have sent to us is correct and we can confirm the meeting date upon your acceptance of the proposed meeting date and time at the bottom of this email.

In order to invoice the company paying for the meeting, we need to confirm whether they use a purchase order system. **Please could you confirm this?**

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

We can offer a tentative date and time of **Wednesday 24th July 2019 at 4pm**. Please let us know if this is acceptable and who will be attending.

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 10 July 2019 17:45
To: Pre-applications
Cc: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
Subject: RE: 0995G - Master Brewer - Follow-Up Meeting

Hi [REDACTED]
Thank you for your prompt response. Unfortunately 18 July is not workable for the design team - apologies. Would officers have any available for the following week (w/c 22 July) preferably Wednesday 24 or Friday 26 July?
Kind regards
[REDACTED]

From: [REDACTED]@london.gov.uk>
Sent: 10 July 2019 15:44
To: [REDACTED] <[REDACTED]@glhearn.com>
Cc: [REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995G - Master Brewer - Follow-Up Meeting

Hi [REDACTED]
[REDACTED] from our design team is also available to attend on the morning of Thursday 18th July. Please could you provide details if you are able to host at your earliest opportunity so that holds can be placed in diaries.
Kind regards,
[REDACTED]

Planning Technician, Planning
GREATERLONDONAUTHORITY
[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED]
Sent: 09 July 2019 16:18
To: [REDACTED] <[REDACTED]@glhearn.com>
Cc: [REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995G - Master Brewer - Follow-Up Meeting

Hi [REDACTED]
Both [REDACTED] and [REDACTED] look available the morning of Thursday 18th July if you are able to host as we do not have room availability.
Kind regards,
[REDACTED]

Planning Technician, Planning
GREATERLONDONAUTHORITY
[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 09 July 2019 16:07
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: 0995G - Master Brewer - Follow-Up Meeting

Hi [REDACTED]
Having spoken to [REDACTED] regarding the next follow-up meeting for the above-mentioned project, I'm aware that the GLA has recently received a high number of meeting requests so I wanted to contact you directly to assist in fixing a date. As set out in the PAWs request and owing to our programme, we are hoping to meet with core officers again in the

next week or so. If meetings will be subject to room availability the design team would be most happy to host the session. This seemed to work well previously.
If you are able to confirm officer availability I will co-ordinate with the team to accommodate a meeting, as required.
Kind regards

[REDACTED]
[REDACTED]

Planning Associate Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

M [REDACTED]
D 020 [REDACTED]
[REDACTED] glhearn.com
glhearn.com

[REDACTED]

From: [REDACTED]
Sent: 25 June 2019 09:34
To: [REDACTED]
Subject: RE: Hillingdon Gardens/Master Brewer

Hi [REDACTED]

Happy to pick this up following the pre-app. Is there anything in particular you want to discuss?

Best

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 25 June 2019 09:24
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: Hillingdon Gardens/Master Brewer

Hi [REDACTED]

We are due to meet at 10am to discuss Hillingdon Gardens/Master Brewer. Would it also be possible to have 10 minutes of your time post meeting to catch up on Quayside Quarter?

Kind regards

[REDACTED]

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[REDACTED]

Planning Associate Director

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 21 June 2019 09:31
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: GLA 0995g - Former Master Brewer

[REDACTED]

For information please find enclosed confirmation of the attendees for next weeks' follow-up meeting (initially provided to your support team). I'd be grateful if you would also confirm who will be attending from the GLA? A suggested agenda will be circulated shortly.

At our last meeting we discussed the preparation of written advice – I note comments have been circulated in relation to green infrastructure and flooding/drainage but will comments relating to design also be forthcoming?

A energy scope has been prepared to support the scheme and we hope to be in a position to circulate shortly. Are you also able to provide officer contact details to facilitate an early discussion here? Our drainage consultant would also welcome a conversation with the allocated technical officer if possible?

If you are available for a call now that would be most helpful.

Kind regards

[REDACTED]
[REDACTED]
Planning Associate Director

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65 Gresham Street
London EC2V 7NQ

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D +44 (0)20 [REDACTED]
[REDACTED]@glhearn.com
glhearn.com

From: [REDACTED]
Sent: 20 June 2019 14:40
To: [REDACTED]@london.gov.uk
Cc: [REDACTED] <[REDACTED]@glhearn.com>
Subject: RE: GLA 0995g - Former Master Brewer

Hi [REDACTED]

The list of attendees for the below meeting currently stands as follows:

- ☐ [REDACTED] (GL Hearn)
- ☐ [REDACTED] (Inland Homes)
- ☐ [REDACTED] (Inland Homes)
- ☐ [REDACTED] (Collins)
- ☐ [REDACTED] (JTP)
- ☐ [REDACTED] (JTP)

Please let me know if you have any questions regarding the above.

Regards

[REDACTED]
[REDACTED]
Assistant Planner

GL Hearn Limited
65 Gresham Street
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From: pre-applications@london.gov.uk <pre-applications@london.gov.uk>

Sent: 10 June 2019 12:52

To: [REDACTED] london.gov.uk; [REDACTED] london.gov.uk; [REDACTED] london.gov.uk; [REDACTED]
<[REDACTED]@glhearn.com>; [REDACTED] <[REDACTED]@glhearn.com>; pre-applications@london.gov.uk

Subject: GLA 0995g - Former Master Brewer

Dear [REDACTED] [REDACTED]

Site: Former Master Brewer, Former Master Brewer Motel Site, Freezeland Way, Hillingdon, UB10 9PQ

LB: Hillingdon

Our reference: GLA/0995g

Your request for a pre-planning application advice meeting has been confirmed for **Tuesday 25th June 2019 at 10am** at City Hall.

Please could you let us know who will be attending the meeting?

PLEASE NOTE

Due to security arrangements, you must inform the Pre-app Support Team (email: [REDACTED] london.gov.uk) of **ALL attendees** at least **48 hours** before the meeting. Unfortunately, we cannot guarantee the entry to City Hall of any visitors who are not on the visitor list.

For security reasons, **if you want to have a model delivered** to the City Hall Loading Bay, we must be informed **48 hours in advance**.

On the day

1. When you arrive at City Hall for the meeting, collect your visitor's pass from the reception desk.
2. You will be greeted by a Planning Support Officer, who will be waiting for you by the seating area beyond reception and will take you to the meeting room.

Please help us by arriving together and allowing time to clear security. This will help the meeting start on time.

Getting the best out of the Pre-app meeting

Please give us the information which you want the planning team to comment on well in advance of the meeting. We want to give you the most comprehensive response possible however, realistically, we are only able to give you advice on information that has been reviewed in advance of the meeting.

For consistency, the follow up advice letter will only address issues that were covered at the meeting.

The advice given by officers does not constitute a formal response or decision by the Mayor and does not prejudice the outcome of any future planning applications.

Freedom of Information

Since January 2005 the Freedom of Information Act 2000 has allowed the public to request information from public authorities including the Greater London Authority. The public will have a right to request information which includes pre-planning application advice and documents associated. Each case will be taken on its individual merits. If you have any concerns or wish to discuss this matter please contact [REDACTED] on [REDACTED] [london.gov.uk](https://www.london.gov.uk).

Cancellation

If, due to circumstances out of our control, we cancel the meeting, we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

Comments and complaints

We aim to provide you with the best possible service, if you have suggestions on ways that we can improve this service, please contact the Planning Support Manager, [REDACTED] on email [REDACTED] [london.gov.uk](https://www.london.gov.uk).

Further queries regarding the process can be sent to [REDACTED] [london.gov.uk](https://www.london.gov.uk) quoting the GLA reference number, whilst queries regarding policy and the content of the meeting should be sent to the case officer [REDACTED], email: [REDACTED] [london.gov.uk](https://www.london.gov.uk).

Yours sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 21 June 2019 10:05
To: [REDACTED]
Subject: 0995G - Master Brewer

Hi [REDACTED]

If you are able to outline your availability today I'd be happy to give you a call.

Best

[REDACTED]

[REDACTED]

Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 20 June 2019 18:36
To: [REDACTED]
Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

[REDACTED]
We are yet to speak directly. Please could we schedule a short call for tomorrow morning? 9-9:15am would be preferable as I'm due in a meeting at 10am.
Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 20 June 2019 11:03
To: [REDACTED]
Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

Hi
Can you please call [REDACTED] today
Thanks

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 20 June 2019 10:20
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

Hi [REDACTED]
Can you confirm a convenient time to speak today please? I tried to call yesterday but as you suggested it went straight to VM.
I am available until 3pm.
Kind regards
[REDACTED]

From: [REDACTED]
Sent: 19 June 2019 14:17
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

Many thanks, [REDACTED]
Would it be possible to speak before 3pm today?
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 19 June 2019 12:59
To: [REDACTED] <[REDACTED]@glhearn.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

Hi [REDACTED]
As yesterday, some very high level commentary regarding the drainage considerations.
Flood risk, sustainable drainage and water efficiency comments in addition to Sam's GI comments:

Flood Risk (London Plan policy 5.12, draft policy SI.12)

1. The site is greater than 1 hectare in area. Under the NPPF, a Flood Risk Assessment (FRA) will need to accompany the application.
2. Where the site is found to be at medium or high risk of flooding from at least one source, or where there is a residual risk of flooding related to a breach of the River Thames defences, the FRA should also consider the need for flood resilience and emergency planning measures.

Sustainable Drainage (London Plan policy 5.13, draft policy SI.13)

3. The drainage strategy should aim to reduce surface water discharge from the site to greenfield rates in accordance with London Plan Policy 5.13 (and draft London Plan policy SI.13).
4. The drainage strategy should maximise opportunities to use Sustainable Drainage System (SuDS) measures at the top of the drainage hierarchy set out in London Plan Policy 5.13 (and draft London Plan policy SI.13). These measures should be integrated with the building services and site landscaping as much as possible:
 1. Rainwater harvesting should be prioritised. The drainage engineer should collaborate with the building services engineer and sustainability consultant to increase the benefits provided by such a system. The landscape architect should also be consulted to identify the opportunity to use harvested rainwater for irrigation.
 2. Measures identified in GLA Green Infrastructure comments that can also contribute to sustainable drainage are green roofs, green walls and raingardens. The drainage engineer should collaborate with the landscape architect to ensure these measures are properly integrated and provide a high level of benefits to both urban greening and sustainable drainage.
5. From April 2019, London's 33 Lead Local Flood Authorities (LLFAs) will introduce the London Sustainable Drainage Proforma. This proforma will be required to accompany Sustainable Drainage strategies submitted with planning applications and will form part of planning application validation requirements. The proforma sets a clear standard for the information that should be provided in a Sustainable Drainage strategy for all development in London. The proforma is intended to ensure that key information is provided with the initial planning application, reducing the need to request additional information throughout the assessment process and preventing delays in approval. Please ensure that the relevant borough's proforma is completed and accompanies the full application for this development when submitted. The proformas for all Local Authorities can be found here (<https://www.london.gov.uk/what-we-do/environment/climate-change/surface-water/london-sustainable-drainage-proforma>) and on the relevant borough's websites. This initiative is supported by the Greater London Authority (GLA) and the London Drainage Engineers' Group (LoDEG).

Water Efficiency (London Plan policy 5.15, draft policy SI.5)

6. The residential components of the development should achieve a water consumption of less than 105 l/person/day, in line with London Plan policy 5.15 (and draft London Plan policy SI.5).
7. The non-residential components of the development should achieve the equivalent of an 'Excellent' rating on the water elements of BREEAM, in line with draft London Plan policy SI.5.
8. Water reuse should be considered for inclusion in the development to meet both water efficiency and sustainable drainage requirements.

Best

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

[london.gov.uk](https://www.london.gov.uk)

[london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 11 June 2019 15:50

To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@glhearn.com>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

Hi [REDACTED]

As design development and technical assessments are developing in parallel, it would be useful if technical consultants could make contact with relevant technical officers by phone to discuss key parameters prior to our meeting - would this be possible? This should then assist them in their ability to front loaded information to support the meeting and also enable the meeting to remain focused on technical design work.

Alternatively, I have a meeting with the design team tomorrow afternoon to discuss progress and next steps - I'll provide an update in relation to the level of technical information that could be prepared to inform our meeting after this session.

Kind regards

[REDACTED]
[REDACTED]
Planning Associate Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

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D +44 (0)20 [REDACTED]
[REDACTED] glhearn.com
glhearn.com

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]

Sent: 05 June 2019 12:21

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

Good morning both

I have arranged for TfL and representatives from our Environment Team to be present to advise on Energy, flood risk/drainage and urban greening. If you could forward me any technical information you have on these matters as soon as possible that would be greatly appreciated so I can share it with the relevant teams.

Best

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 04 June 2019 10:01

To: Pre-applications <Pre-applications@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@glhearn.com>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

Hi [REDACTED]

Thank you for your assistance in identifying a suitable meeting date/time within our timescales. We'd like to confirm that June 25th at 10am is workable for the team and that we'll circulate technical information to support discussions prior to the meeting. We'll also issue an agenda for discussion beforehand.

Regards,

[REDACTED]
[REDACTED]
Assistant Planner

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From: pre-applications@london.gov.uk <pre-applications@london.gov.uk>

Sent: 29 May 2019 12:59

To: [REDACTED] london.gov.uk; [REDACTED] london.gov.uk; [REDACTED] [REDACTED] <[REDACTED]@glhearn.com>; [REDACTED] london.gov.uk; pre-applications@london.gov.uk

Subject: GLA 0995g - Former Master Brewer (follow-up 2)

Dear [REDACTED] [REDACTED]

GLA reference number: 0995g

Site Name: Former Master Brewer

Site Address: Former Master Brewer Motel Site, Freezeland Way, Hillingdon, UB10 9PQ

LB: Hillingdon

Proposal Description: Residential-led, mixed-use proposal

On 24 May 2019 the Development Management Unit received your request for an follow-up meeting for the above pre-planning application proposal. The case officer assigned to this case is [REDACTED] [REDACTED]

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice letter will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Finance

As per GLA Financial Regulations we can only confirm the meeting date upon receiving a correct application form.

The form you have sent to us is correct and we can confirm the meeting date upon your acceptance of the proposed meeting date and time at the bottom of this email.

In order to invoice the company paying for the meeting, we need to confirm whether they use a purchase order system. **Please could you confirm this?**

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

We can offer a tentative date and time of **Tuesday 25th June 2019 at 10am**. Please let us know if this is acceptable and who will be attending.

Kind regards,



Greater London Authority

#LondonIsOpen

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 14 June 2019 13:17
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

[REDACTED]

We would be interested in reviewing a draft PPA. Regarding timescales, we have had to make a number of assumptions to ensure that there is sufficient time for the call-in process to complete prior to purdah commencing. We have worked on the basis that purdah will start in January 2020 so a submission to LB Hillingdon is targeted for early August. Please do let us know if there is any further clarification available regarding purdah, if this will commence after January we will revisit our milestones as this could extend the pre-application period, which would be beneficial to the design team.

It is an ambitious programme but the client is committed to the strategy discussed.

[REDACTED] – with regard to our next meeting (25 June), we're of the opinion that this time will be best spent reviewing technical design detail. It may therefore be more productive for technical discussions regarding environmental factors e.g. energy, noise, drainage etc. to be conducted offline. Our technical consultants are keen to progress discussions and agree strategy approaches. Assuming offline discussions will be acceptable, please can you provide contact details to facilitate these discussions?

We would also welcome an update on the pre-application advice note – please can you confirm when this may be made available?

Kind regards

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 11 June 2019 17:02
To: [REDACTED] <[REDACTED]@glhearn.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

Hi [REDACTED]

Following our conversation re PPA, if you/the applicant would like to engage with the GLA on this basis we are happy to discuss this further. if you could sent through a timetable for application preparation/submission I can pull a draft PPA together for your consideration.

[REDACTED] will come back to you on the points of your email below.

Thanks

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 11 June 2019 15:50
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@glhearn.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Former Master Brewer (follow-up 2)

Hi [REDACTED]
As design development and technical assessments are developing in parallel, it would be useful if technical

[Remainder of email chain duplicated above]

[REDACTED]

From: [REDACTED]
Sent: 18 June 2019 19:10
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 0995G - Master Brewer site

Hi [REDACTED]

Thank you. if you have any updated plans/technical notes to share in advance of the meeting that would be greatly appreciated.

Best

[REDACTED]
[REDACTED]
Senior Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 18 June 2019 19:06
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995G - Master Brewer site

Hi [REDACTED]

Thank you for circulating - I have shared with the design team. I will give you a call tomorrow morning to pick up on a few other items in preparation for our meeting next week.

Kind regards

[REDACTED]
[REDACTED]
Planning Associate Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

M +44 (0) [REDACTED]
D +44 (0)20 [REDACTED]
[REDACTED]@glhearn.com
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From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 18 June 2019 10:56
To: [REDACTED] [REDACTED] <[REDACTED]@glhearn.com>
Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Subject: 0995G - Master Brewer site

Hi [REDACTED]

Please find below some very early/high level commentary from our environment team regarding urban greening. Happy to pick this up in more detail at the coming pre-application meetings.

Please see the green infrastructure comments below regarding the Master Brewer Site pre-app:

- Identification of the site's position between the Celandine Route and Hillingdon Trail is very positive. The applicant should provide information on how the potential of this opportunity will be realised.
- London's Green Belt wraps around the eastern and northern edge of the site. In accordance with draft New London Plan Policy G2, the proposal should not harm the Green Belt.
- The Green Infrastructure Focus Map (<https://maps.london.gov.uk/green-infrastructure/>) shows that the site is deficient in access to public open space. The proposed development should address this deficiency.
- The design process should embed urban greening as a fundamental element of site and building design, in line with London Plan policy 5.10 and draft New London Plan Policy G1 and G5. Features such as street trees, green roofs, green walls, rain gardens, wild flower meadows, woodland and hedgerows should all be considered for inclusion. The application should calculate its Urban Greening Factor, as set out in Policy G5 of the draft New London Plan, and aim to achieve the specified target of 0.4 for predominantly residential development.
- A Nature Conservation Site of Metropolitan or Borough Grade I Importance, as defined in the London Borough of Hillingdon Local Plan, is located immediately east of the site. The site is strategically important. Protection and enhancement of the SINC should be considered from the start of the development process.

- Details of existing trees should be provided and, where possible, trees of value should be retained in accordance with draft New London Plan Policy G7. Value can be derived from 'i-tree' or 'CAVAT', or another appropriate valuation system. Overall, there should be an increase in the number of trees on site. The following information should be provided: details of existing trees, trees to be removed and details of trees to be planted. Planting of trees with a large canopy is encouraged.

Best

[REDACTED]

[REDACTED] [REDACTED]

Senior Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 29 May 2019 12:25
To: [REDACTED]
Cc: Pre-applications; Planning Support
Subject: RE: GLA 0995g - Master Brewer

Hi [REDACTED]
Thank you for confirming – all noted. The meeting scheduled for tomorrow (30 May) at 3.30pm at JTP's office has now been confirmed with the team.
We had issued a separate follow-up meeting request targeting w/c 17 June – does [REDACTED] email relate to this request? Apologies if our eagerness to secure meeting slots has complicated the process!
Thanks for your assistance.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 29 May 2019 11:20
To: [REDACTED] <[REDACTED]@glhearn.com>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: Pre-applications <Pre-applications@london.gov.uk>; Planning Support <planningsupport@london.gov.uk>
Subject: RE: GLA 0995g - Master Brewer

Hi [REDACTED]
I think all of our emails have crossed. For clarity, the meeting tomorrow at 3.30pm is taking place at JTP's offices. Again, apologies for any confusion and the delays in getting back to you.
Kind regards,
[REDACTED]

Planning Technician, Planning
GREATERLONDONAUTHORITY

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 29 May 2019 10:59
To: Planning Support <planningsupport@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995g - Master Brewer

Hi [REDACTED]
Thank you for your email. However, following discussions with officers we had been targeting a meeting taking place tomorrow, 30 May – see attached. We had also offered to host the meeting at JTP's studio (Unit 5, The Rum Warehouse, Pennington St, London E1W 2AP).

I understand that your colleague [REDACTED] was holding the date whilst the PAWs system was updated. I've tried to call [REDACTED] this morning but have only been able to reach her voicemail. Please could you clarify the position?

Kind regards
[REDACTED]

Planning Associate Director

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D +44 (0)20 [REDACTED]
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From: planningsupport@london.gov.uk <planningsupport@london.gov.uk>

Sent: 29 May 2019 10:51

To: [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk); [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk); [REDACTED] [REDACTED] <[\[REDACTED\]@glhearn.com](mailto:[REDACTED]@glhearn.com)>; [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

Subject: GLA 0995g - Master Brewer

Dear [REDACTED] [REDACTED]

GLA reference number: 0995g

Site Name: Master Brewer

Site Address: Former Master Brewer Motel Site Freezeland Way , London, UB10 9PQ

LB: Hillingdon

Proposal Description: Residential-led, mixed-use development

On 28 May 2019 the Development Management Unit received your request for an follow-up meeting for the above pre-planning application proposal. The case officer assigned to this case is [REDACTED] [REDACTED]

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice letter will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Finance

As per GLA Financial Regulations we can only confirm the meeting date upon receiving a correct application form.

The form you have sent to us is correct and we can confirm the meeting date upon your acceptance of the proposed meeting date and time at the bottom of this email.

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

We can offer a tentative date and time of **Tuesday 11 June 2019 at 11:00**. Please let us know if this is acceptable and who will be attending.

Regards

 
Planning Support
Greater London Authority

#LondonIsOpen

[REDACTED]

From: Pre-applications
Sent: 29 May 2019 11:00
To: [REDACTED]
Cc: [REDACTED] Planning Support; [REDACTED] Pre-applications
Subject: RE: 0995g - Former Master Brewer

Hi [REDACTED]

Apologies for the delay in getting back to you. Officers have now confirmed that your suggested 3.30pm start time for a meeting tomorrow at the JTP offices is acceptable.

Kind regards,

[REDACTED]
[REDACTED]
Planning Technician, Planning
GREATERLONDONAUTHORITY
[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 29 May 2019 09:45
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; Planning Support <planningsupport@london.gov.uk>; [REDACTED]
<[REDACTED]@glhearn.com>
Subject: RE: 0995g - Former Master Brewer
Importance: High

Good morning,

I've tried to make contact with each of you this morning to firm up requirements for our forthcoming follow-up pre-application meeting in relation to the above-mentioned site, which we understood was earmarked to take place tomorrow, 30 May.

We are keen to confirm the arrangements as soon as possible. Could a member of the team please contact me to finalise requirements.

Kind regards

From: [REDACTED]
Sent: 28 May 2019 19:31
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; 'Planning Support' <planningsupport@london.gov.uk>; [REDACTED]
<[REDACTED]@glhearn.com>
Subject: RE: 0995g - Former Master Brewer
Importance: High

[REDACTED]

Please find enclosed a download link to the presentation material that will inform our forthcoming meeting. The document is being issued via download link due to file size. Hard copies will also be brought to the meeting.

<https://we.tl/t-Jh2uNTqIED>

We look forward to receiving confirmation of the meeting date/time by return.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 28 May 2019 11:23
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; 'Planning Support' <planningsupport@london.gov.uk>; [REDACTED]
[REDACTED] <[REDACTED]@glhearn.com>
Subject: RE: 0995g - Former Master Brewer

[REDACTED]

A copy of the presentation to inform the follow-up pre-application meeting targeted for this week will be issued later today. In view of this, I'd be grateful if you would confirm the proposed date and time of the meeting by return so that I can coordinate the design team.

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 23 May 2019 17:50
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED]
<[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; Planning Support <planningsupport@london.gov.uk>
Subject: RE: 0995g - Former Master Brewer

[REDACTED]

By way of an update, a formal follow-up meeting request and requisite payment details have now been submitted via PAWs to support the meeting targeted for next week.

JTP have confirmed that they have a meeting room available to accommodate the session - their office address is - Unit 5, The Rum Warehouse, Pennington St, London E1W 2AP. Please could you confirm whether it will be possible for the session to start at 3:30pm on 30 May?

A further follow-up meeting request for a session w/c 17 June will be submitted shortly.

Kind regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 20 May 2019 19:10
To: [REDACTED] <[REDACTED]@glhearn.com>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Planning Support <planningsupport@london.gov.uk>
Subject: RE: 0995g - Former Master Brewer

Hi [REDACTED]

Thank you for getting to this so quickly, it may well be we have to take you up on the offer of the applicant team hosting but in the first instance we will explore the availability of rooms at City Hall.

Best

[REDACTED]

[REDACTED] [REDACTED]

Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](https://www.london.gov.uk)

From: [REDACTED] [REDACTED] <[REDACTED]@glhearn.com>

Sent: 20 May 2019 18:19

To: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>;

Planning Support <planningsupport@london.gov.uk>

Subject: RE: 0995g - Former Master Brewer

[REDACTED]

Thanks for confirming - I'll get these meetings logged now if I can. Technical information to support each session will follow separately. I'll liaise with [REDACTED] regarding logistics.

Thank you for holding suggested dates whilst we process the requests.

Kind regards

[REDACTED]

[REDACTED] [REDACTED]

Planning Associate Director

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From: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 20 May 2019 18:03
To: [REDACTED] [REDACTED] <[REDACTED]@glhearn.com>
Cc: [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] [REDACTED] <[REDACTED]@london.gov.uk>;
Planning Support <planningsupport@london.gov.uk>
Subject: 0995g - Former Master Brewer

Hi [REDACTED]

In terms of the proposed meeting, our support team need the requests to come through PAWs. [REDACTED] in our Planning Support Team has kindly agreed to hold the proposed dates and will work to accommodate your request.

If you could co-ordinate the meeting with her/Planning Support, that would be greatly appreciated.

Best

[REDACTED]

[REDACTED] [REDACTED]

Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk
[REDACTED]@london.gov.uk

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 22 May 2019 13:21
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: former master brewer site

Hi [REDACTED]

Is there an update on meeting timings for 30 May? The PAWs requests will be finalised on Thursday – the payment information is being completed by the Applicant but owing to an office move on Monday they are just catching up with processes.

Kind regards

[REDACTED]
[REDACTED]
Planning Associate Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

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D +44 (0)20 [REDACTED]
[REDACTED]@glhearn.com
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From: [REDACTED]
Sent: 21 May 2019 15:37
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: former master brewer site

Hi [REDACTED]

Are you able to confirm the time slot that you would be targeting for 30 May?

Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 21 May 2019 13:15

To: [REDACTED] <[REDACTED]@glhearn.com>

Cc: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>;
[REDACTED] <[REDACTED]@london.gov.uk>

Subject: former master brewer site

Hi [REDACTED]

We are struggling to find a room for the 30th. If you are able to accommodate, [REDACTED] (Team Leader), [REDACTED] (Principal Design officer) and myself that would be greatly appreciated and should expedite the programme.

Sincerely

[REDACTED]
[REDACTED]

Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 21 May 2019 13:15
To: [REDACTED]
Cc: [REDACTED]
Subject: former master brewer site

Hi [REDACTED]

We are struggling to find a room for the 30th. If you are able to accommodate, [REDACTED] (Team Leader), [REDACTED] (Principal Design officer) and myself that would be greatly appreciated and should expedite the programme.

Sincerely

[REDACTED]

[REDACTED]

Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

[REDACTED]

From: [REDACTED] [REDACTED] <[REDACTED]@glhearn.com>
Sent: 21 May 2019 15:39
To: [REDACTED] [REDACTED]
Subject: 0995g Master Brewer Follow Up

Hi [REDACTED]
Just following up on our call from yesterday afternoon. If [REDACTED] is available for a short call that would be helpful.
Kind regard

[REDACTED]
[REDACTED]
Planning Associate Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

M +44 (0) [REDACTED]
D +44 (0)20 [REDACTED]
[REDACTED]@glhearn.com
glhearn.com

[REDACTED]

From: [REDACTED]
Sent: 20 May 2019 17:40
To: [REDACTED]
Subject: 0995g - Master Brewer site

Hi [REDACTED]

Could you please forward me the latest proposals/presentation/statement from our last pre-app meeting.

Best

[REDACTED]

[REDACTED]

Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk
[REDACTED] london.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 20 May 2019 18:03
To: [REDACTED]
Cc: [REDACTED] Planning Support
Subject: 0995g - Former Master Brewer

Hi [REDACTED]

In terms of the proposed meeting, our support team need the requests to come through PAWs. [REDACTED] in our Planning Support Team has kindly agreed to hold the proposed dates and will work to accommodate your request.

If you could co-ordinate the meeting with her/Planning Support, that would be greatly appreciated.

Best

[REDACTED]

[REDACTED]

Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

london.gov.uk

[REDACTED] london.gov.uk

[REDACTED]

From: [REDACTED]
Sent: 20 May 2019 15:49
To: [REDACTED]
Subject: Re: 0995g - Former Master Brewer site

Hi [REDACTED]

Sorry I've been pulled into another meeting. I'll be done 4.30 and will call you then.

[REDACTED]

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From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: Monday, May 20, 2019 10:42 am
To: [REDACTED]
Subject: RE: 0995g - Former Master Brewer site
Thanks, [REDACTED] A call post 1pm works well.
Speak to you then.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 20 May 2019 10:40
To: [REDACTED] <[REDACTED]@glhearn.com>
Subject: RE: 0995g - Former Master Brewer site
Hi [REDACTED]

Sorry I missed your call. I am about to head into a morning of meetings until 1pm but can give you a call after that to discuss?

Thanks

[REDACTED]
[REDACTED]
Team Leader, Development Management, Planning

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 [REDACTED]

www.london.gov.uk/what-we-do/planning

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 20 May 2019 10:27
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: 0995g - Former Master Brewer site

Hi [REDACTED]

I hope you're well and had a good break?

Further to my voicemails, it would be useful if we could arrange a short call this afternoon to discuss the above-mentioned site. There are a few items that will affect our programme and it would be useful to bottom these out with you so that we can begin to fix the short/medium term milestones for the project.

Kind regards

[REDACTED]
[REDACTED]

Planning Associate Director

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 17 May 2019 11:39
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 0995g - Former Master Brewer site

Thanks, [REDACTED]
Please let us know if securing a meeting room proves difficult. As mentioned at the meeting the team would be happy to host a meeting if this would assist.
Kind regards
[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>
Sent: 17 May 2019 11:03
To: [REDACTED] <[REDACTED]@glhearn.com>
Cc: [REDACTED] <[REDACTED]@glhearn.com>; [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995g - Former Master Brewer site
Hi [REDACTED]

I will ask our planning support team to programme meetings within that approximate timeframe. Room availability can be an issue so we may need to be flexible but will do all we can to be accommodating.

Best

[REDACTED]
[REDACTED]
Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 17 May 2019 10:52
To: [REDACTED] <[REDACTED]@london.gov.uk>; [REDACTED] <[REDACTED]@london.gov.uk>
Cc: Planning Support <planningsupport@london.gov.uk>; [REDACTED] <[REDACTED]@glhearn.com>
Subject: RE: 0995g - Former Master Brewer site
Hi [REDACTED]

Ideally the team would like to arrange a follow-up pre-application meeting for w/c 28 May and a further meeting for w/c 17 June – can this be accommodated? We are keen to lock down meeting dates with you as soon as possible as this will inform next steps and programme.

Kind regards

[REDACTED]
[REDACTED]
Planning Associate Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

M +44 (0) [REDACTED]
D +44 (0)20 [REDACTED]
[REDACTED]@glhearn.com
glhearn.com

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From: [REDACTED]
Sent: 15 May 2019 11:42
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: 'Planning Support' (<planningsupport@london.gov.uk>) <planningsupport@london.gov.uk>; [REDACTED]
<[REDACTED]@glhearn.com>
Subject: RE: 0995g - Former Master Brewer site
Hi [REDACTED]
Just following up on my email below, are you able to provide some suggested dates for the next meeting?
Kind regards
[REDACTED]

From: [REDACTED]
Sent: 09 May 2019 16:42
To: [REDACTED]
Cc: Planning Support (<planningsupport@london.gov.uk>)
Subject: RE: 0995g - Former Master Brewer site
Hi [REDACTED]
Thanks again for your time on Tuesday. The team found the meeting very helpful and are now progressing the next stage of design considerations to inform our next meeting.
We'd ideally like to meet again in 3/4 weeks' time. Please could you provide some suggested dates? As discussed, we will issue design documents in advance of the next session..
Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 15 April 2019 15:19
To: [REDACTED]
Cc: Planning Support
Subject: 0995g - Former Master Brewer site
Hi [REDACTED]

I have informed our attendees the meeting has been cancelled with a view to rescheduling. The Planning Support Team (cc'd) will now advise on the next availability.

Sincerely

[REDACTED]
[REDACTED]
Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 17 April 2019 13:08
To: Planning Support; [REDACTED]
Subject: RE: GLA 0995g - Former Master Brewer Motel Site

[REDACTED]
Thank you for being flexible. We'd like to confirm this slot.

Attending from the applicant team:

- ☐ [REDACTED] (Inland Limited)
- ☐ [REDACTED] (Inland Limited)
- ☐ [REDACTED] (ColladoCollins Architects)
- ☐ [REDACTED] (GL Hearn)

Kind regards

[REDACTED]
[REDACTED]
Planning Associate Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

M +44 (0) [REDACTED]
D +44 (0)20 [REDACTED]
[REDACTED]@glhearn.com
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From: [REDACTED]@london.gov.uk]
Sent: 17 April 2019 10:12
To: [REDACTED]@london.gov.uk; [REDACTED]@london.gov.uk; [REDACTED]@london.gov.uk
Subject: GLA 0995g - Former Master Brewer Motel Site

Dear [REDACTED]

GLA reference number: 0995g

Site Name: Former Master Brewer Motel Site

Site Address: Freezeland Way, Hillingdon, UB10 9PQ

LB: Hillingdon

Proposal Description: Residential-led, mixed-use development

On 29 March 2019 the Development Management Unit received your request for an initial meeting for the above pre-planning application proposal. The case officer assigned to this case is [REDACTED] [REDACTED].

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice letter will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Finance

As per GLA Financial Regulations we can only confirm the meeting date upon receiving a correct application form.

The form you have sent to us is correct and we can confirm the meeting date upon your acceptance of the proposed meeting date and time at the bottom of this email.

In order to invoice the company paying for the meeting, we need to confirm whether they use a purchase order system. **Please could you confirm this?**

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

We can offer a tentative date and time of **Tuesday 7 May 2019 at 12:00**. Please let us know if this is acceptable and who will be attending.

Regards

[REDACTED] [REDACTED]

Planning Support
Greater London Authority

#LondonIsOpen

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 11 April 2019 16:41
To: [REDACTED]
Subject: RE: 0995g - Pre-app case accepted

Thanks, [REDACTED]

Attending from the applicant team:

- ☐ [REDACTED] (Inland Limited)
- ☐ [REDACTED] (Inland Limited)
- ☐ [REDACTED] (ColladoCollins Architects)
- ☐ [REDACTED] (GL Hearn)

Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 11 April 2019 15:33
To: [REDACTED]
Subject: RE: 0995g - Pre-app case accepted
Hi [REDACTED]

I understand, if you are able to issue anything in advance it obviously assists in identifying any issues in advance of the meeting but understand you are working to a tight timeframe on this.

GLA attendees:

- ☐ [REDACTED] (GLA case officer)
- ☐ [REDACTED] (GLA Team Leader)
- ☐ [REDACTED] (GLA Design Team)
- ☐ [REDACTED] (TfL)

I will issue a meeting agenda a day or two before the meeting to provide an outline for discussion. To this end, if you could confirm the attendees from your side that would be great.

Sincerely
[REDACTED]

Strategic Planner, Development Management
GREATERLONDONAUTHORITY
City Hall, The Queen's Walk, London SE1 2AA
020 7983 [REDACTED]
london.gov.uk

london.gov.uk

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 11 April 2019 11:37
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: 0995g - Pre-app case accepted

Thanks for confirming. Please can you also confirm who will be attending from the GLA's team? This will help us ensure we have appropriate representation.

We are working at full pace on the presentation following the conclusion of the previous application but may not be in a position to issue documents in advance of the meeting. We are treating this meeting as the first in a series and are keen to introduce the new developer and establish/agree the key design principles informing the revised approach for the site with officers in the first instance. On this basis the information to be provided will be more design than transport focused as we are still in the process of formulating the scheme. Hopefully this will not cause any issues if TfL will be represented?

Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 11 April 2019 11:06

To: [REDACTED]

Subject: RE: 0995g - Pre-app case accepted

Hi [REDACTED]

Yes this will be provided. Are you able to forward any of the documents? I know TfL are keen to have sight of any transport information in advance of the meeting.

Sincerely

[REDACTED]

[REDACTED]

Strategic Planner, Development Management

GREATERLONDONAUTHORITY

City Hall, The Queen's Walk, London SE1 2AA

020 7983 [REDACTED]

london.gov.uk

[REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk)

From: [REDACTED] <[\[REDACTED\]@glhearn.com](mailto:[REDACTED]@glhearn.com)>

Sent: 11 April 2019 09:51

To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: RE: 0995g - Pre-app case accepted

Hi [REDACTED]

We will require a projector on Tuesday. Will it be possible for this to be provided in the meeting room?

Kind regards

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]

Sent: 01 April 2019 13:35

To: [REDACTED]

Cc: [REDACTED]; Planning Support

Subject: RE: 0995g - Pre-app case accepted

Hi [REDACTED]

I have just allocated the case and it should be confirmed by our team shortly.

[REDACTED]

From: [REDACTED] <[\[REDACTED\]@glhearn.com](mailto:[REDACTED]@glhearn.com)>

Sent: 01 April 2019 13:27

To: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Cc: [REDACTED] <[\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)>

Subject: Ref: 0995g - Pre-app case accepted

Hi [REDACTED]

For information - please see the update below from your planning support team.

Kind regards

[REDACTED]

From: [REDACTED] [london.gov.uk](mailto:[REDACTED]@london.gov.uk) [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]

Sent: 01 April 2019 12:33

To: [REDACTED]

Subject: Pre-app case accepted

Dear [REDACTED]

Thank you for your recent request for a pre-application meeting for Freezeland Way Hillingdon UB10 9PQ .

The GLA case number for this is: 0995g

The request is now being processed. Once a case officer has been allocated, we will be in touch with a proposed meeting date. We should get back to you within 5 working days.

Regards

[REDACTED]

From: [REDACTED]@london.gov.uk
Sent: 04 April 2019 16:14
To: [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED] glhearn.com; [REDACTED] [REDACTED]
Subject: GLA 0995g - Former Master Brewer Motel Site

Dear [REDACTED] [REDACTED]

Site: Former Master Brewer Motel Site, Freezeland Way, Hillingdon, UB10 9PQ

LB: Hillingdon

Our reference: GLA/0995g

Your request for a pre-planning application advice meeting has been confirmed for Thursday 16 April 2019, 10:30 at City Hall.

Thank you for confirming the attendees.

PLEASE NOTE

Due to security arrangements, you must inform the Pre-app Support Team (email: [REDACTED]@london.gov.uk) of **ALL attendees** at least **48 hours** before the meeting. Unfortunately, we cannot guarantee the entry to City Hall of any visitors who are not on the visitor list.

For security reasons, **if you want to have a model delivered** to the City Hall Loading Bay, we must be informed **48 hours in advance**.

On the day

1. When you arrive at City Hall for the meeting, collect your visitor's pass from the reception desk.
2. You will be greeted by a Planning Support Officer, who will be waiting for you by the seating area beyond reception and will take you to the meeting room.

Please help us by arriving together and allowing time to clear security. This will help the meeting start on time.

Getting the best out of the Pre-app meeting

Please give us the information which you want the planning team to comment on well in advance of the meeting. We want to give you the most comprehensive response possible however, realistically, we are only able to give you advice on information that has been reviewed in advance of the meeting.

For consistency, the follow up advice letter will only address issues that were covered at the meeting.

The advice given by officers does not constitute a formal response or decision by the Mayor and does not prejudice the outcome of any future planning applications.

Freedom of Information

Since January 2005 the Freedom of Information Act 2000 has allowed the public to request information from public authorities including the Greater London Authority. The public will have a right to request information which

includes pre-planning application advice and documents associated. Each case will be taken on its individual merits. If you have any concerns or wish to discuss this matter please contact [REDACTED] on [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk).

Cancellation

If, due to circumstances out of our control, we cancel the meeting, we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

Comments and complaints

We aim to provide you with the best possible service, if you have suggestions on ways that we can improve this service, please contact the Planning Support Manager, [REDACTED] on email [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk).

Further queries regarding the process can be sent to [REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk) quoting the GLA reference number, whilst queries regarding policy and the content of the meeting should be sent to the case officer [REDACTED], email: [REDACTED]@london.gov.uk .

Yours sincerely

[REDACTED]

Pre-planning Applications Team

[REDACTED] [\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 02 April 2019 14:00
To: Planning Support; [REDACTED]@tfl.gov.uk;
[REDACTED]
[REDACTED]
Cc: Pre-applications
Subject: RE: GLA 0995g - Former Master Brewer Motel Site

[REDACTED]
Thank you for your email. The suggested date and time is acceptable.
The following individuals will be attending from the Applicant/Design Team

- ☐ [REDACTED] (Inland Limited)
- ☐ [REDACTED] (Inland Limited)
- ☐ [REDACTED] (Collins Architects)
- ☐ [REDACTED] (GL Hearn)

Kind regards

[REDACTED]
[REDACTED]
Planning Associate Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

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D +44 (0)20 [REDACTED]
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From: planningsupport@london.gov.uk [mailto:planningsupport@london.gov.uk]
Sent: 01 April 2019 15:40

To: [redacted] london.gov.uk; [redacted] london.gov.uk; [redacted]

Cc: [redacted] london.gov.uk

Subject: GLA 0995g - Former Master Brewer Motel Site

Dear [redacted]

GLA reference number: 0995g

Site Name: Former Master Brewer Motel Site

Site Address: Freezeland Way, Hillingdon, UB10 9PQ

LB: Hillingdon

Proposal Description: Residential-led, mixed-use development

On 29 March 2019 the Development Management Unit received your request for an initial meeting for the above pre-planning application proposal. The case officer assigned to this case is [redacted]

We can only comment on information provided in advance of the meeting. Where we have no or limited information we will not be able to provide a comprehensive assessment. The advice given by officers does not constitute a formal response or decision by the Mayor with regard to future planning applications. Any views or opinions expressed are without prejudice to the Mayor's formal consideration of the application.

The advice letter will only address issues that you have sent documentation on. A meeting note will be sent to you two working days prior to the meeting which will outline the issues that will be discussed.

Finance

As per GLA Financial Regulations we can only confirm the meeting date upon receiving a correct application form.

The form you have sent to us is correct and we can confirm the meeting date upon your acceptance of the proposed meeting date and time at the bottom of this email.

Cancellation

If, due to circumstances out of our control, we cancel the meeting we will reschedule for another time as soon as practical. Meetings can be rescheduled at your request up to 48 hours prior. The fee is non-refundable on cancellation.

We can offer a tentative date and time of **Tuesday 16 April 2019 at 10:30**. Please let us know if this is acceptable and who will be attending.

Regards

[redacted]
Planning Support
Greater London Authority

#LondonIsOpen

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 29 March 2019 17:34
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Master Brewer

Hi [REDACTED]
This date works for the team. A request has also just been submitted via PAWs. As discussed more detailed information regarding the revised proposal will follow shortly.
Kind regard

[REDACTED]
[REDACTED]
Planning Associate Director

GL Hearn Limited
65 Gresham Street
London EC2V 7NQ

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D +44 (0)20 [REDACTED]
[REDACTED]@glhearn.com
glhearn.com

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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 29 March 2019 12:06
To: [REDACTED]
Cc: [REDACTED]
Subject: Master Brewer
Hi [REDACTED]

We have found a slot 10:30-12:30 on the 16th for the first pre-app on Master Brewer if that suits? I have put a hold in the diary for this time subject to an official request coming in through our PAWS system.

As discussed [REDACTED] [REDACTED] will be your case officer, I will stay on the scheme in team leader role and [REDACTED] [REDACTED] will remain design officer.

Thanks

[REDACTED] [REDACTED]

Team Leader, Development Management, Planning

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[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 19 March 2019 09:22
To: [REDACTED]
Subject: GLA 0995f - Former Master Brewer site
Attachments: 0995f Stage 2 Decision Letter and Report.pdf

Importance: High

[REDACTED]
Further to my voicemail just now, please can we schedule a time to speak urgently this morning following the issue of the Stage 2 decision last night?
Given our detailed discussions to date, we are surprised by the outcome and would like to discuss this in further detail at the earliest opportunity.
Kind regard

[REDACTED]
[REDACTED]
Planning Associate Director

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From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 18 March 2019 18:02
To: [REDACTED]@hillington.gov.uk
Subject: FW: GLA 0995f - Former Master Brewer site
Good afternoon both

Please find the Stage 2 response above.

Sincerely

[Redacted]

Strategic Planner, Development Management

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City Hall, The Queen's Walk, London SE1 2AA

020 7983 [Redacted]

[london.gov.uk](https://www.london.gov.uk)

[Redacted] [london.gov.uk](https://www.london.gov.uk)

From: [Redacted]@london.gov.uk>

Sent: 18 March 2019 17:58

To: [Redacted] <[Redacted]@london.gov.uk>; Onkar Sahota <Onkar.Sahota@london.gov.uk>; [Redacted]@tfl.gov.uk; Nicky Gavron <Nicky.Gavron@london.gov.uk>; [Redacted]@gsi.gov.uk; [Redacted] <[Redacted]@tfl.gov.uk>; [Redacted]@tfl.gov.uk; [Redacted]@london.gov.uk>; Planning <Planning@london.gov.uk>; [Redacted] <[Redacted]@london.gov.uk>; [Redacted] <[Redacted]@london.gov.uk>; [Redacted] <[Redacted]@london.gov.uk>; [Redacted] <[Redacted]@london.gov.uk>; [Redacted] <[Redacted]@london.gov.uk>

Subject: GLA 0995f - Former Master Brewer site

Dear all

Please find the attached decision letter & report relating to the above application.

Regards

[Redacted]

GLA Planning Support Team

#LondonIsOpen

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 18 March 2019 11:44
To: [REDACTED]
Subject: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]
Further to my voicemails this morning, I'd be grateful if you can please provide me with a quick email update on today's proceedings in relation to the above?
I look forward to hearing from you shortly.
Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 07 March 2019 10:33
To: [REDACTED]
Subject: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]
I can confirm that an amended referral has now been received.
Regards
[REDACTED]

Team Leader, Development Management, Planning
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[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 07 March 2019 10:02
To: [REDACTED] <[REDACTED]@london.gov.uk>
Cc: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995f - Master Brewer Hillingdon

[REDACTED]
Picking up on my email below from yesterday, an update would be gratefully received.
Kind regards
[REDACTED]

From: [REDACTED]
Sent: 06 March 2019 12:35
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA 0995f - Master Brewer Hillingdon
Thanks, [REDACTED]

[REDACTED] - Please can you confirm whether the amended referral was received from LB Hillingdon in line with [REDACTED] comments below?
Please let me know if it would be helpful to discuss the documents provided with the referral.
Kind regards
[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 27 February 2019 10:22
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: GLA 0995f - Master Brewer Hillingdon
Hi [REDACTED]

Yes we have received a referral however we don't have a meeting on the 11th as the Mayor and Deputy Mayor are both away. On that basis we have asked Hillingdon to withdraw and resubmit the referral on March 4th so the two week stat deadline hits on the next meeting which is the 18th of March.

So as not to prejudice the Mayor's decision I am unable to advise the direction of travel. As discussed however the stage 2 report portray the scheme in a positive light regardless of recommendation as we are supportive of the amendments.

I am copying in [REDACTED] who will take this forward as case officer as I have quite a few stage 2's to write up.

Kind Regards

[REDACTED]
[REDACTED]

Team Leader, Development Management, Planning

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[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 27 February 2019 09:12

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@meyerhomes.com>

Subject: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]

I understand that the referral from LB Hillingdon has now been received by the GLA's planning support team and is being processed. We will continue to assist should any questions arise.

Following receipt of the referral, please can you confirm timescales for a Stage 2 decision to be taken? Importantly are you able to provide any update or an indication of the direction of travel?

Please can we touch base by phone today?

Kind regards

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@meyerhomes.com](mailto:[REDACTED]@meyerhomes.com)]

Sent: 25 February 2019 07:54

To: [REDACTED] [REDACTED] [REDACTED]

Subject: RE: RE: GLA 0995f - Master Brewer Hillingdon

[REDACTED]

Thanks for your note.

Did you issue an updated note to HBC before the Committee night?

I'd be very happy to come in and understand what other information may be required to give the Application the best possible chance of recovery by the Mayor. Would you have 30 minutes in your diary this week?

Regards

[REDACTED]

From: [REDACTED] <[REDACTED]@london.gov.uk>

Sent: 22 February 2019 13:25

To: [REDACTED] <[REDACTED]@meyerhomes.com>; [REDACTED] <[REDACTED]@glhearn.com>

Subject: RE: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]

Apologies I have been catching up following leave. I spoke to Hillingdon yesterday, who advised they are gearing up to refer the application. At this stage I have everything I need to take it to the Mayor for Stage 2 for him to make his decision.

I'll confirm with you/[REDACTED] when the referral is received.

Regards

[REDACTED]
[REDACTED]

Team Leader, Development Management, Planning

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[REDACTED] london.gov.uk

From: [REDACTED] <[REDACTED]@meyerhomes.com>

Sent: 22 February 2019 10:40

To: [REDACTED] <[REDACTED]@glhearn.com>; [REDACTED] <[REDACTED]@london.gov.uk>

Subject: RE: RE: GLA 0995f - Master Brewer Hillingdon

[REDACTED]
Just following up on [REDACTED] email.

We are keen to get an update from you and understand what you need from us as the next step.

Thanks

From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 20 February 2019 18:18

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] <[REDACTED]@meyerhomes.com>

Subject: RE: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]

I note that you have been away from the office. By way of an update, LB Hillingdon resolved to refuse the Hillingdon Gateway proposal at yesterday's Major Applications Planning Committee.

The Applicant had made a request to LB Hillingdon to defer the application to the next planning committee meeting to allow recently submitted responses/technical clarifications in relation to internal officer representations (received on 04/02/19 and informing the reasons for refusal) to be considered. However, this request was not accepted.

LB Hillingdon will now be preparing a Stage 2 referral letter to the GLA.

In light of the above and in line with our earlier conversations, it would be helpful to receive an update from you regarding next steps following your internal conversations with colleagues.

If it would be helpful to discuss by telephone, please confirm a convenient time to speak and I will give you a call.

Kind regards

[REDACTED]

[REDACTED]

Planning Associate Director

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From: [REDACTED]
Sent: 19 February 2019 13:48
To: [REDACTED]
Cc: [REDACTED] ([REDACTED]@meyerhomes.com)
Subject: RE: RE: GLA 0995f - Master Brewer Hillingdon

In addition to the information shared yesterday pursuant to the above-mentioned application, please also find enclosed a technical response prepared in relation to the comments raised by LB Hillingdon's Highways officer.
Kind regards
[REDACTED]

From: [REDACTED]
Sent: 18 February 2019 18:50
To: [REDACTED]
Cc: [REDACTED] ([REDACTED]@meyerhomes.com)
Subject: RE: GLA 0995f - Master Brewer Hillingdon
Importance: High

As promised, please find enclosed a copy of LB Hillingdon's committee report pursuant to the above-mentioned proposal, which recommends the application for refusal.
We have considered the report and prepared a schedule of summary responses in relation to the reasons for refusal identified (attached).
In addition, technical responses to internal officer representations (which were received on 4 February 2019) have been prepared and circulated to LB Hillingdon for consideration. A copy of this information is enclosed for your records – <https://we.tl/t-tbncLiBG0> (responses to internal officer comments) / <https://we.tl/t-3l9fVbOOUb> (technical updates to Acoustic Assessment/TVIA/Travel Plan). Officers of LB Hillingdon have confirmed that they will not consider any additional responses submitted in relation to the application and therefore, this information is submitted to inform future discussions pursuant to the proposal with the GLA and/or an Inspector.
I trust that this is helpful. Please let me know if you have any questions or would like to discuss.
Kind regards
[REDACTED]

[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 07 February 2019 12:21
To: [REDACTED]
Cc: [REDACTED] ([REDACTED]@meyerhomes.com)
Subject: RE: GLA 0995f - Master Brewer Hillingdon
Attachments: Correspondence from [REDACTED] at Hillingdon Council.pdf

[REDACTED]

Further to our call on Monday afternoon, please find enclosed a copy of the email from [REDACTED] [REDACTED] at Hillingdon Council, which confirms that the application will be presented to the 19 February committee meeting. Please be aware that we are in the process of responding to the draft HOTs identified, a number of which are not agreed, as they are either recycled from the earlier Spenshill proposal or have not been discussed. We are seeking to obtain the full list of reasons for refusal and/or a copy of the committee report and will distribute this as soon as possible.

As discussed, we'd be grateful if you would also circulate a copy of your email response to [REDACTED] [REDACTED] as a record. In addition, any feedback you may be able to pass on following your internal discussions with colleagues regarding next steps would also be appreciated.

Kind regards

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@london.gov.uk]
Sent: 04 February 2019 09:26
To: [REDACTED]
Subject: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]

Sorry I missed your call. Happy to chat now if that works as I am in back to back meetings 10-4:30 today!

[REDACTED] [REDACTED]

Team Leader
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Tel: 020 [REDACTED]
<https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions>

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 04 February 2019 09:19
To: [REDACTED] <[REDACTED]@london.gov.uk>
Subject: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]

Further to my voicemail just now, it would be helpful to catch up by phone today if you will have availability. There is movement from LB Hillingdon on the Hillingdon Gateway scheme and it would be helpful to update you/discuss by phone.

Will you have capacity for a short call this morning?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 01 February 2019 12:44
To: [REDACTED]
Subject: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]

Just following up on my email below, were you able to send a note to Hillingdon in response to the December scheme update? We'd welcome a copy of this if it is possible to share?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 16 January 2019 13:35

To: [REDACTED]
Subject: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]

Thank you again for your time on Monday.

Further to our discussion, Savills have provided further clarification on the affordable housing offer, as follows:

"Notwithstanding the proposed scheme is unviable, the Applicant is prepared to offer either 35% or 40% (assuming grant of £28,000 per unit is available) of the units as affordable on an ex-gratia basis assuming the scheme is not subject to any future affordable housing review mechanism.

The Applicant is offering either:

- **Option 1:** 153 units (35%) as affordable housing, comprising Block 5 (53 units) and 10 units of Block 4 as Shared Ownership (41%) and Blocks 6 and 7 (90 units) as London Affordable Rent (59%); or
- **Option 2:** 174 units (40%) as affordable housing assuming grant funding of £28,000 per unit is available, comprising Block 4 (68 units) as Shared Ownership (39%) and Blocks 5 and 6 (106 units) as London Affordable Rent (61%)."

The options are not subject to viability, albeit Option 2 is subject to grant funding being achieved.

I trust that this additional clarification is sufficient and assists? Please confirm if you will require any additional information.

In line with our discussion, a short follow-up note from the GLA to LB Hillingdon to acknowledge the December 2018 update would be helpful. As highlighted, the statutory consultation period runs to 17 January (this Thursday). If a note could be issued to coincide with this date that would be useful. However, officers should still accept comments post this milestone.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: 14 January 2019 11:09

To: [REDACTED]
Subject: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]

Just following up on my email of 8 January - below. Will you have availability to discuss this week?

Kind regards

[REDACTED]

From: [REDACTED]
Sent: 08 January 2019 11:46

To: [REDACTED]
Subject: RE: GLA 0995f - Master Brewer Hillingdon

Hi [REDACTED]

Happy New Year to you.

Have you had an opportunity to review the revised design submitted in respect of the former Master Brewer site? We are keen to understand the GLA's position and the likelihood of the application be a strategic interest should the LPA seek a refusal. Perhaps we could arrange a call to discuss?

By way of an update, the LPA has confirmed that the statutory consultation period for this design iteration has been extended to the 17 January to account for the Christmas break. We will also be progressing discussions around heads of terms with officers in the next week or two.

Kind regards

[REDACTED]

From: [REDACTED] [[mailto:\[REDACTED\]@london.gov.uk](mailto:[REDACTED]@london.gov.uk)]
Sent: 10 December 2018 12:42

To: [REDACTED]
Cc: [REDACTED] ([\[REDACTED\]@meyerhomes.com](mailto:[REDACTED]@meyerhomes.com))

Subject: RE: GLA 0995f - Master Brewer Hillingdon

Thank you [REDACTED] I will review and come back to you if needed.

[REDACTED]
[REDACTED]

Principal Strategic Planner
Development & Projects

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From: [REDACTED] <[REDACTED]@glhearn.com>

Sent: 10 December 2018 11:18

To: [REDACTED] <[REDACTED]@london.gov.uk>

Cc: [REDACTED] ([REDACTED]@meyerhomes.com) <[REDACTED]@meyerhomes.com>

Subject: GLA 0995f - Master Brewer Hillingdon

Dear [REDACTED]

Further to recent discussions, I'm writing to inform you that a scheme revision has been submitted for consideration by LB Hillingdon in relation to the Hillingdon Gateway site.

The addendum submission follows on-going discussions with the LPA and GLA and seeks to respond to key comments raised by officers, particularly those raised in the revised GLA Stage 1 report dated 8 October 2018.

The addendum submission can be accessed here – <https://we.tl/t-Wa1ID3zQyH>

It may be helpful to arrange a meeting to provide an overview of the addendum. If you agree that this would be beneficial, please confirm your availability by return.

Kind regards

[REDACTED]
[REDACTED]

Planning Associate Director

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[REDACTED]

From: [REDACTED] <[REDACTED]@glhearn.com>
Sent: 27 February 2019 08:55
To: Planning Support
Cc: [REDACTED]
Subject: RE: Former Master Brewer Site

Importance: High

Hi [REDACTED]
The GL Hearn CD should prompt you for a password as we have to password protect discs. Has this happened?
If a dialogue box presents itself, please use the following password to access the files on the disc –
#Hillingdon1
For information, all previously submitted planning application documents have been issued directly to the case officer for this application, [REDACTED]
Kind regards

[REDACTED]
[REDACTED]
Planning Associate Director

GL Hearn Limited
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London EC2V 7NQ

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From: [REDACTED]@london.gov.uk]
Sent: 26 February 2019 10:57
To: [REDACTED]
Subject: Former Master Brewer Site

Dear [REDACTED]

We've received from Hillingdon Council stage 2 referral for the above site Ref: 4266/APP/2017/3183, with 2 CD's in it but the one with GL Hearn on the CD does not seem to have any information on it. Please let me know if there should be more information with regards to the referral.

Many thanks

[REDACTED]
[REDACTED]
Technical Support Co-ordinator, Planning Support Team

Development, Enterprise & Environment

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