

Hillingdon Planning Committee

Tuesday 16th December 2025



HILLINGDON
LONDON

www.hillingdon.gov.uk

Report of the Head of Development Management and Building Control

Address:

HEATHROW AIRPORT

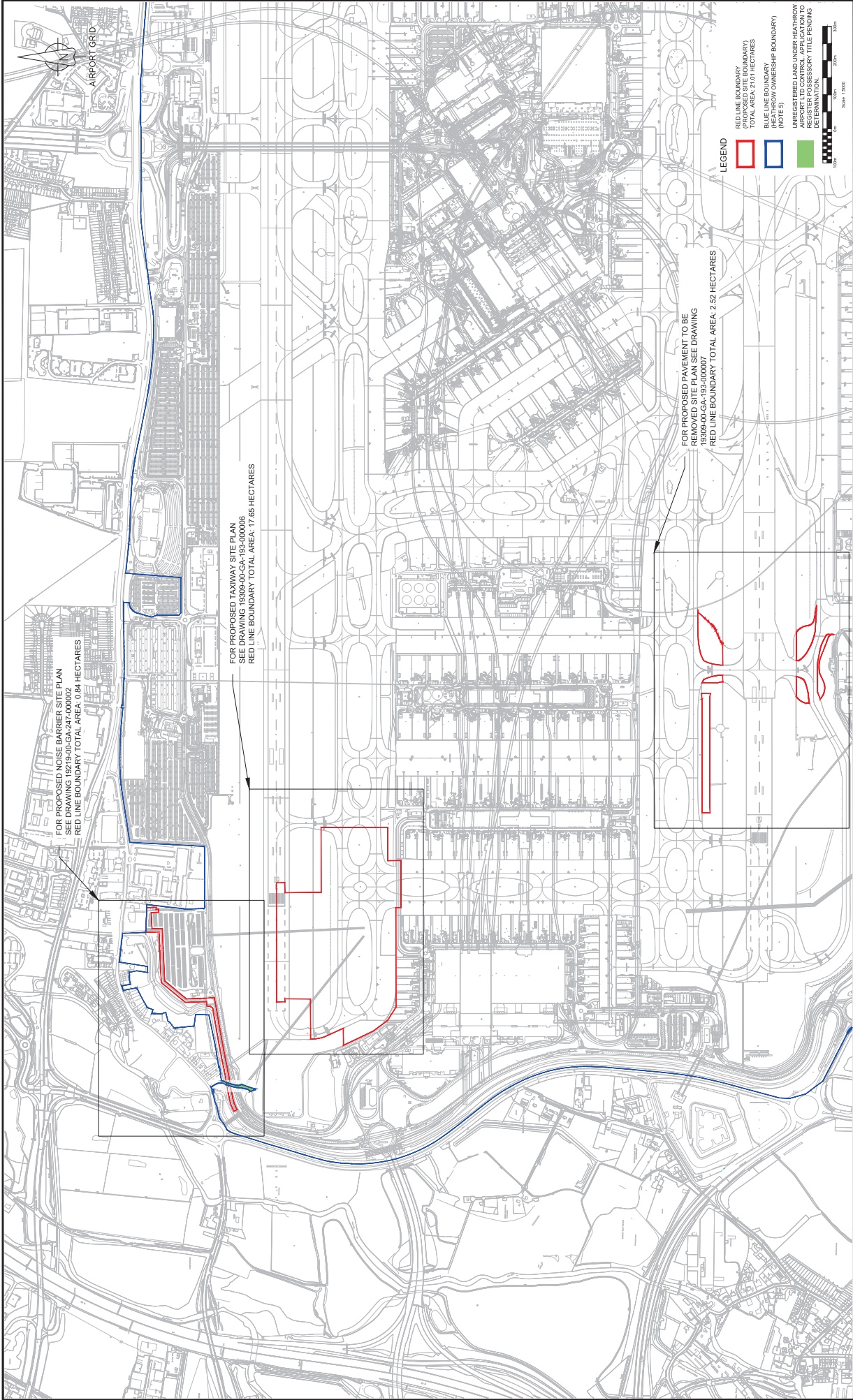
Development:

Enabling works to allow implementation of full runway alternation during easterly operations at Heathrow Airport including the creation of a new 'hold area' at the western end of the northern runway, the construction of new access and exit taxiways, the construction of an acoustic noise barrier to the south of Longford Village and temporary construction compounds.

The proposed development is subject to an Environment Impact Assessment (Notice under Article 19 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017).

LBH Ref Nos:

41573/APP/2024/2838



FOR PROPOSED NOISE BARRIER SITE PLAN
SEE DRAWING 19219-00-GA-247-000002
RED LINE BOUNDARY TOTAL AREA: 0.84 HECTARES

FOR PROPOSED TAXIWAY SITE PLAN
SEE DRAWING 19309-00-GA-193-000006
RED LINE BOUNDARY TOTAL AREA: 17.65 HECTARES

FOR PROPOSED PAVEMENT TO BE
REMOVED SITE PLAN SEE DRAWING
19309-00-GA-193-000006
RED LINE BOUNDARY TOTAL AREA: 2.52 HECTARES

LEGEND

- RED LINE BOUNDARY (PROPOSED SITE BOUNDARY)
TOTAL AREA: 2.52 HECTARES
- BLUE LINE BOUNDARY (HEATHROW OWNERSHIP BOUNDARY)
(NOT E.C.)
- UNREGISTERED LAND UNDER HEATHROW OWNERSHIP
REGISTER POSSESSORY TITLE PENDING DETERMINATION

Scale: 1:5000

1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

Heathrow

HEATHROW AIRPORT
TERMINAL 1
TERMINAL 2
TERMINAL 3
TERMINAL 4
TERMINAL 5
TERMINAL 6
TERMINAL 7
TERMINAL 8
TERMINAL 9
TERMINAL 10
TERMINAL 11
TERMINAL 12
TERMINAL 13
TERMINAL 14
TERMINAL 15
TERMINAL 16
TERMINAL 17
TERMINAL 18
TERMINAL 19
TERMINAL 20
TERMINAL 21
TERMINAL 22
TERMINAL 23
TERMINAL 24
TERMINAL 25
TERMINAL 26
TERMINAL 27
TERMINAL 28
TERMINAL 29
TERMINAL 30
TERMINAL 31
TERMINAL 32
TERMINAL 33
TERMINAL 34
TERMINAL 35
TERMINAL 36
TERMINAL 37
TERMINAL 38
TERMINAL 39
TERMINAL 40
TERMINAL 41
TERMINAL 42
TERMINAL 43
TERMINAL 44
TERMINAL 45
TERMINAL 46
TERMINAL 47
TERMINAL 48
TERMINAL 49
TERMINAL 50
TERMINAL 51
TERMINAL 52
TERMINAL 53
TERMINAL 54
TERMINAL 55
TERMINAL 56
TERMINAL 57
TERMINAL 58
TERMINAL 59
TERMINAL 60
TERMINAL 61
TERMINAL 62
TERMINAL 63
TERMINAL 64
TERMINAL 65
TERMINAL 66
TERMINAL 67
TERMINAL 68
TERMINAL 69
TERMINAL 70
TERMINAL 71
TERMINAL 72
TERMINAL 73
TERMINAL 74
TERMINAL 75
TERMINAL 76
TERMINAL 77
TERMINAL 78
TERMINAL 79
TERMINAL 80
TERMINAL 81
TERMINAL 82
TERMINAL 83
TERMINAL 84
TERMINAL 85
TERMINAL 86
TERMINAL 87
TERMINAL 88
TERMINAL 89
TERMINAL 90
TERMINAL 91
TERMINAL 92
TERMINAL 93
TERMINAL 94
TERMINAL 95
TERMINAL 96
TERMINAL 97
TERMINAL 98
TERMINAL 99
TERMINAL 100

Jacobs.

1180 Endeavour Road, Winchester, RG41 1TU
Tel: +44(0)118 946 7000 Fax: +44(0)118 946 7001
www.jacobs.com

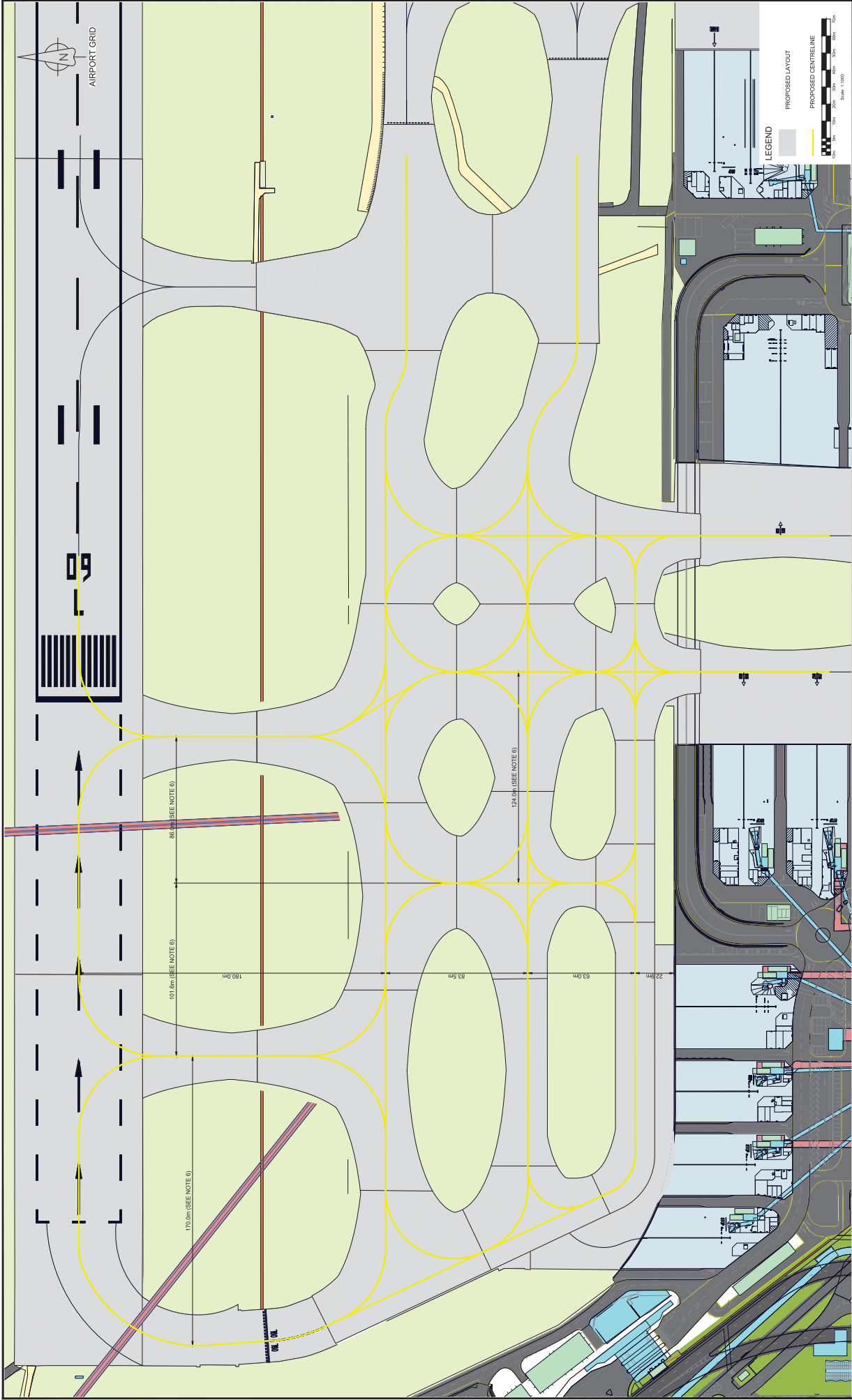
NOTES

- ALL BASEMAP INFORMATION HAS BEEN SUPPLIED BY HAL AND THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DRAWINGS AND DOCUMENTS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DRAWINGS AND DOCUMENTS.
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
- DO NOT SCALE FROM THIS DRAWING.
- FOR CLARITY, OWNERSHIP BOUNDARY EXCLUDES REMOTE AREAS AND DOES NOT INTERACT WITH PROPOSED RED LINE BOUNDARIES.

OS BASE MAP
HAL 10000-XX-M2-XXX-000024
19309-XX-M2-960-000001

OS BASE MAP
HAL 10000-XX-M2-XXX-000024
19309-XX-M2-960-000001

10000-XX-M2-960-000001 - ISO A1 Landscape - Bidform



NOTES

1. ALL BASE INFORMATION HAS BEEN SUPPLIED BY HAL AND NO GUARANTEE CAN BE GIVEN BY JACOBS AS TO ACCURACY OR COMPLETION OF THE PROJECT.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DRAWINGS AND DOCUMENTS.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
4. THIS DRAWING SHOWS PROPOSED LAYOUT FOR DETAILS OF NEW PAVEMENT AREAS AND EXISTING PAVEMENT AREAS TO BE REMOVED. SEE DWG 18000-00-0A-193-000003.
5. THIS DRAWING SHOWS PROPOSED LAYOUT FOR DETAILS OF TAIWAYS AND PROPOSED LINK SUBJECT TO CHANGE UP TO 20M DURING DETAILED DESIGN.

LEGEND

- PROPOSED LAYOUT
- PROPOSED CENTRE LINE

Scale: 1:1000

0m 10m 20m 30m 40m 50m 60m 70m 80m 90m 100m

Heathrow

JACOBS

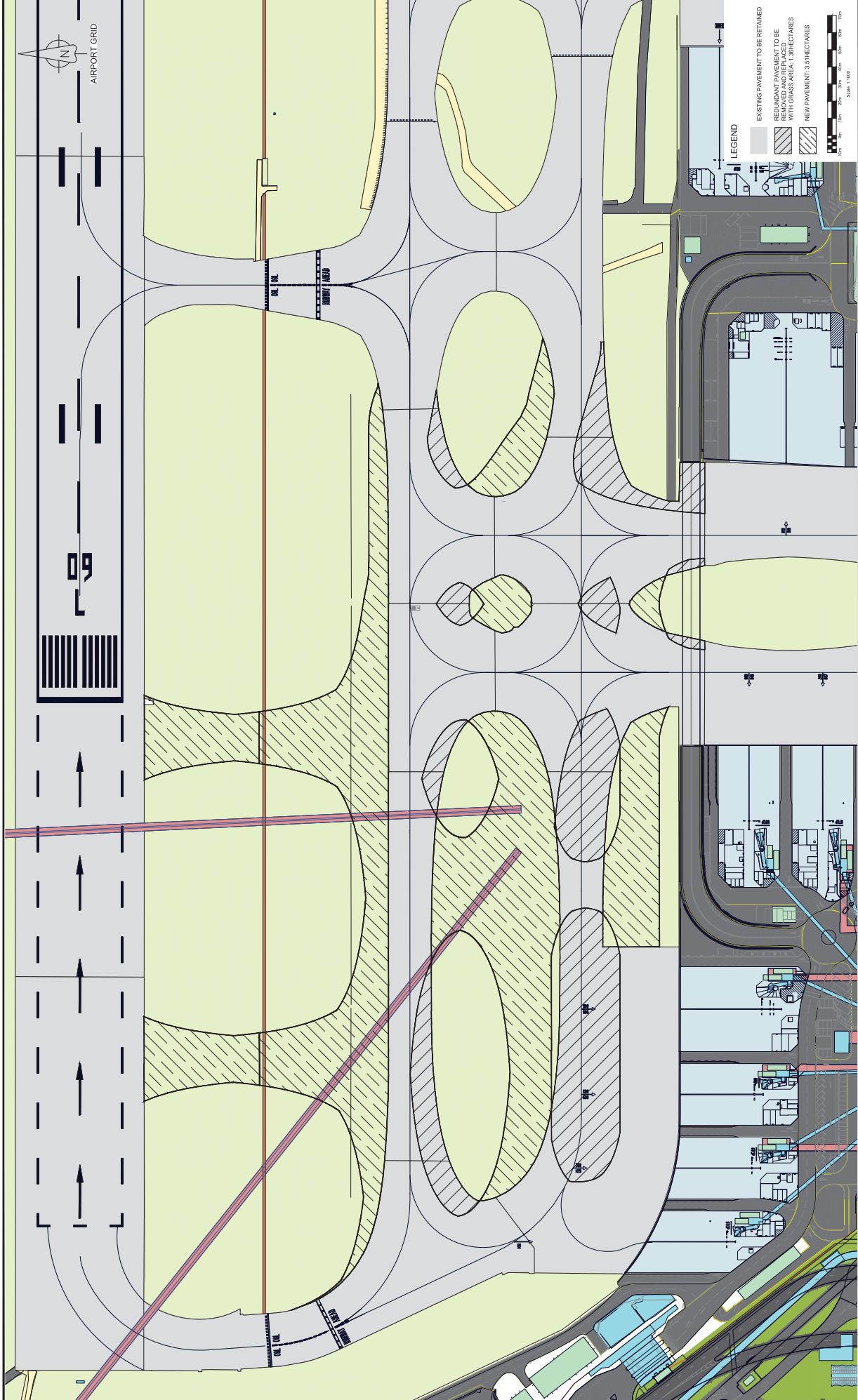
1180 Epsom Road, Weybridge, Surrey, TW20 2JY
Tel: +44(0)181 846 7000 Fax: +44(0)181 846 7001
www.jacobs.com

PROJECT INFORMATION

PROJECT: HEATHROW AIRPORT
DRAWING: 18000-00-0A-193-000003
DATE: 17/05/24
SCALE: 1:1000 @ A1
DRAWN BY: J.S.
CHECKED BY: J.S.
APPROVED BY: J.S.
PROJECT NO: 18000-00-0A-193-000003

GENERAL ARRANGEMENT

HEATHROW AIRPORT
GENERAL ARRANGEMENT



NOTES

1. ALL BASEMAP INFORMATION HAS BEEN SUPPLIED BY HAL AND SHALL BE GIVEN BY JACOBS AS TO ACCURACY OR COMPLETENESS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DRAWINGS AND DOCUMENTS.

3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.

4. PROPOSED TANKWAY CENTRELINE OMITTED FOR CLARITY FOR REDUNDANT PAVEMENT OUTSIDE OF RUNWAY HOLD AREA. SEE DRAWING 15039-00-GA-193-000007.

LEGEND

EXISTING PAVEMENT TO BE RETAINED

REDUNDANT PAVEMENT TO BE REMOVED AND REPLACED WITH GRASS AREA 1.38 HECTARES

NEW PAVEMENT 3.51 HECTARES

Scale: 1:1000

0 100 200 300 400 500 600 700 800 900 1000

Heathrow

HEATHROW AIRPORT INFRASTRUCTURE
PAVEMENT LAYOUT

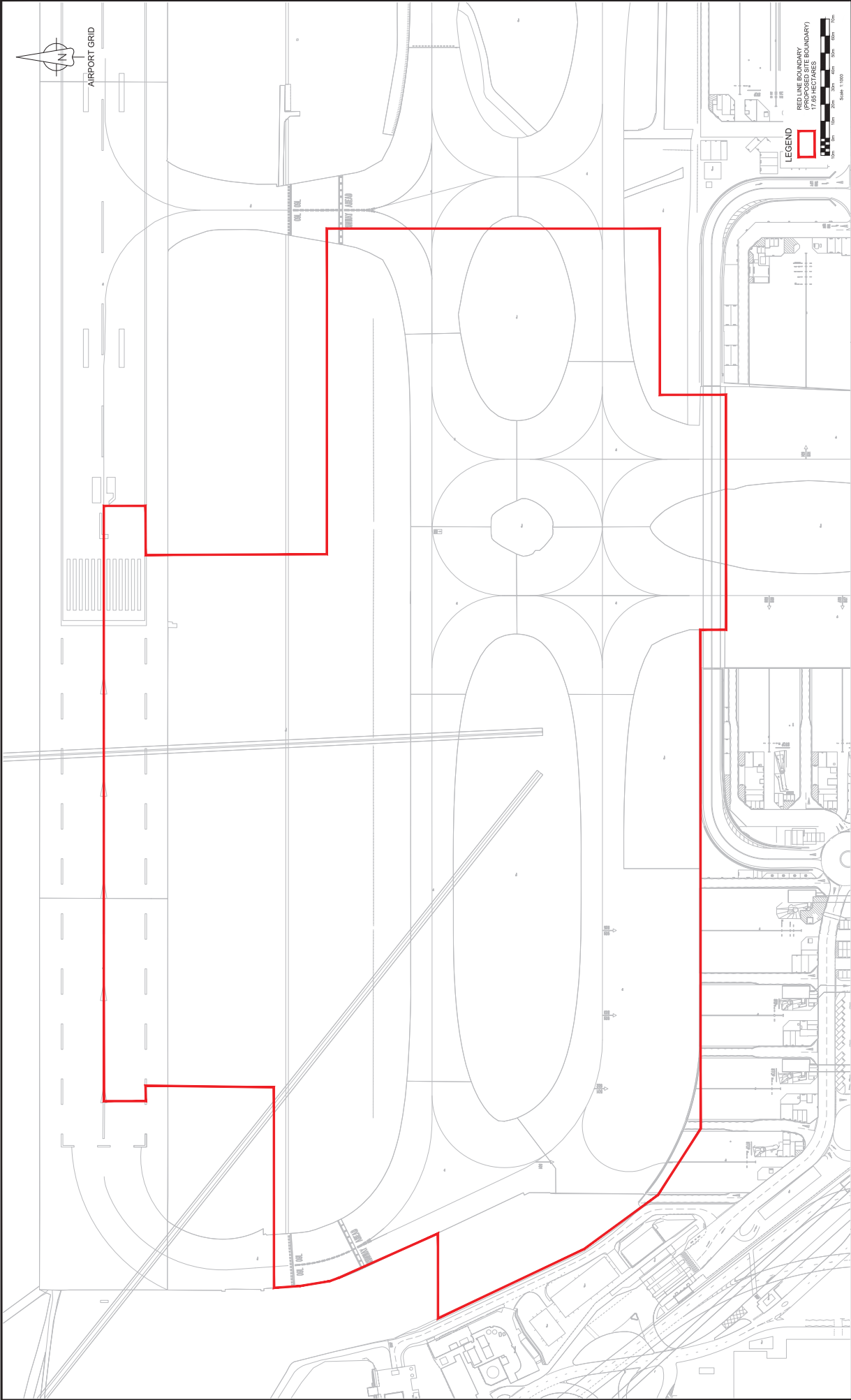
15039-00-GA-193-000003

JACOBS

1180 Emsdale Road, Weybridge, Surrey, TW20 3JY
Tel: +44(0)181 846 7000 Fax: +44(0)181 846 7001
www.jacobs.com

15039-00-GA-193-000003

15039-00-GA-193-000003



RED LINE BOUNDARY
(PROPOSED SITE BOUNDARY)
17.65 HECTARES

LEGEND



EASTLY ALTERNATIONS INFRASTRUCTURE
AIRPORT ROAD FIELD AREA
SITE PLAN

Rev	Date	Description of Change
1.0	20/09/24	INITIAL - INFORMATION



Jacobs.
1180 Emsdale Road, Winnipeg, R2G 1T1
Tel: +44(0)118 946 7000 Fax: +44(0)118 946 7001
www.jacobs.com

HAL_10000-XX-M2-XX-000001
10000-XX-M2-XX-000001

- NOTES**
1. ALL BASE INFORMATION HAS BEEN SUPPLIED BY HAL AND NO GUARANTEE CAN BE GIVEN BY JACOBS AS TO ACCURACY OR RELEVANCE OF THE INFORMATION.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DRAWINGS AND DOCUMENTS.
 3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
 4. THIS DRAWING SHOWS EXISTING LAYOUT FOR DETAILS OF NEW PAVEMENT AREAS AND EXISTING PAVEMENT AREAS TO BE REMOVED. SEE DWG 10000-00-GA-193-000003.
 5. THIS DRAWING SHOWS EXISTING LAYOUT FOR DETAILS OF NEW PAVEMENT AREAS AND EXISTING PAVEMENT AREAS TO BE REMOVED. SEE DWG 10000-00-GA-193-000003.
 6. 10000-00-GA-193-000002

This drawing may contain Confidential Information and/or other data.
It is the property of Jacobs and is not to be reproduced, stored, or transmitted in any form or by any means, electronic, mechanical, or otherwise, without the prior written permission of Jacobs.
Copyright © 2024 Jacobs Engineering Group Inc. All rights reserved. Jacobs Engineering Group Inc. is a registered trademark of Jacobs Engineering Group Inc. in the United States and other countries.

Heathrow

Project Name	Heathrow Airport	Project No.	10000-XX-M2-XX-000001
Client	Heathrow Airport Limited	Drawn By	JS
Project Manager	Heathrow Airport Limited	Drawn Date	20/09/24
Project No.	10000-XX-M2-XX-000001	Drawn By	JS
Project Name	Heathrow Airport	Project No.	10000-XX-M2-XX-000001

NOTES

1. ALL BASEMAP INFORMATION HAS BEEN SUPPLIED BY HAL AND NO GUARANTEE CAN BE GIVEN BY JACOBS AS TO ACCURACY OR COMPLETENESS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DRAWINGS AND DOCUMENTS.

3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
4. DO NOT SCALE FROM THIS DRAWING.
5. PORTFOLIAL SECTIONS OF PROPOSED NOISE 1921A-X-20-07-000001 & 1921A-X-20-07-000002
6. THE PROPOSED VEHICLE RESTRAINT SYSTEM 1921A-X-20-07-000001 & 1921A-X-20-07-000002
7. THE SEATED DRIVER, PASSENGER AND AN IMPACT SEVERITY LEVEL OF CLASS 5 AND A CONTAMINANT LEVEL OF N2. CONTRACTOR TO SUBMIT PROPOSALS FOR THE PROTECTION OF CONTRACTORS PROPOSALS AND LOCATION OF LIGHTING COLUMNS. TERMINALS TO HAVE A PROTECTION CLASS 11 AND A PROTECTION CLASS 11 AND A PROTECTION CLASS 11.
8. CONTRACTOR TO CONFORM WITH WORKING CONDITIONS TO NIGHT WORKS TO COMPLY WITH AIRFIELD OPERATIONAL REQUIREMENTS.
9. JACOBS REVISIONS: DOORS TO OPEN TO FULL HEIGHT OF BARRIER AND HAVE HEAVY DUTY HASP AND TO SECURE THE DOORS WHEN OPEN.

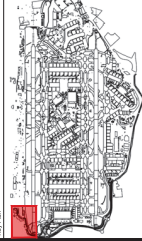
LEGEND

-  PROPOSED NOISE BARRIER
ALIGNMENT (5m HEIGHT)
TOTAL LENGTH 235m
 PROPOSED NOISE BARRIER
ALIGNMENT (7M HEIGHT)
TOTAL LENGTH 546m
 EXISTING PERSONAL RAPID
TRANSIT SYSTEM (PRT)
 EXISTING OPEN BOX BEAM (OBB)
VEHICLE RESTRAINT SYSTEM (VRS)

[illegible]

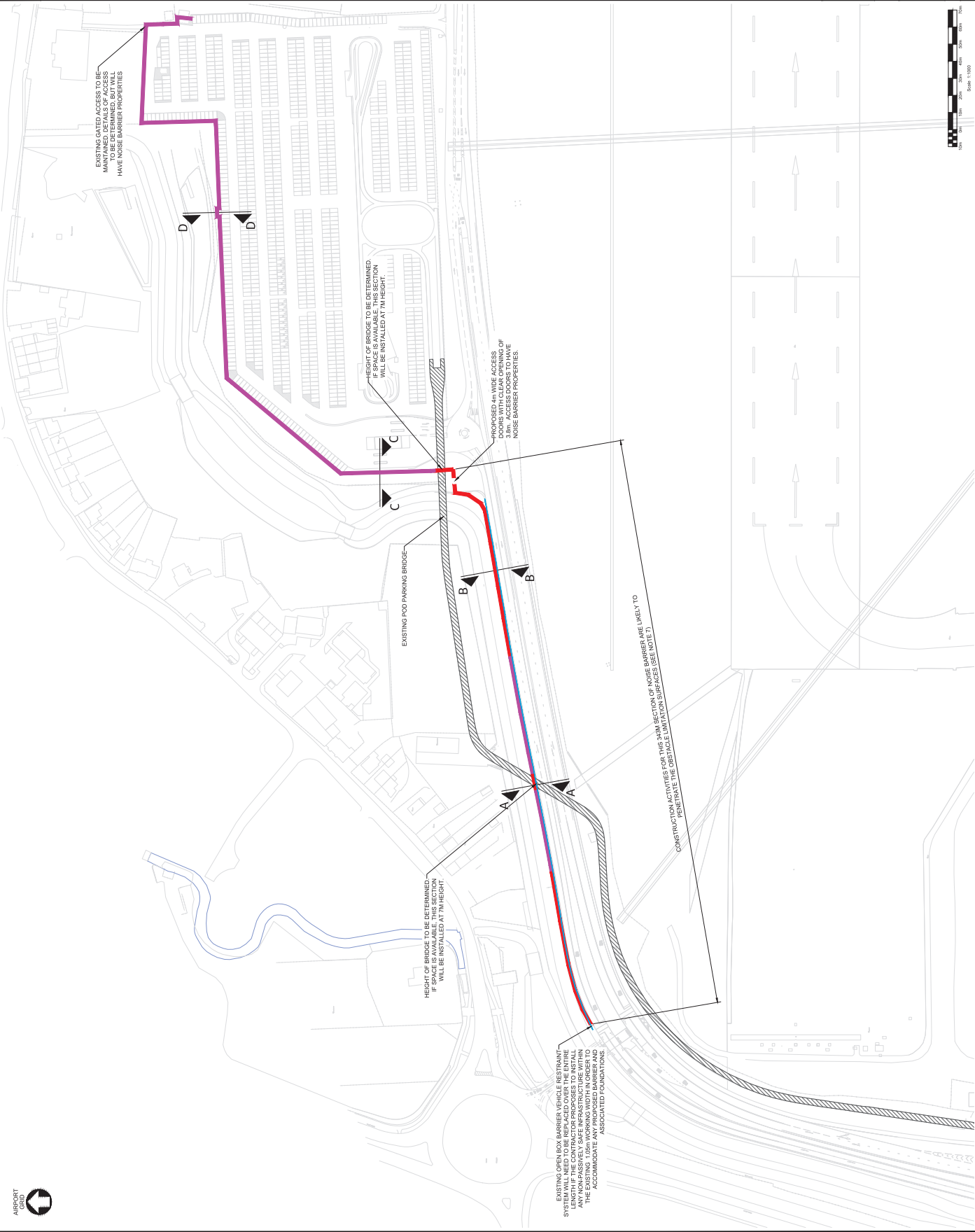
Jacobs

1180 ESKDALE ROAD, WINNERSH, WOKINGHAM,
RG41 5TU, ENGLAND
TEL: +44(0)118 946 7000 FAX: +44(0)118 946 7001
WEBSITE: WWW.JACOBS.COM



Heathrow

C:\Hardcore Asset Limit 2022 Project Name EASTERLY ALTERNATIONS INFRASTRUCTURE B7239		Status: 1:1000 @ A1 Healthcare Project No.
TABLE EASTERLY ALTERNATIONS INFRASTRUCTURE PROPOSED NOISE BARRIER GENERAL ARRANGEMENT		
Company JACOBS	Drawn By JS	Date 07/08/24
On/Approved CW / CW		Status A2
Location: c:\p1\2022-07-08-24-24-000001		Version 1.0



1. ALL BASE INFORMATION HAS BEEN SUPPLIED BY HAL AND NO GUARANTEE CAN BE GIVEN BY JACOBS AS TO ACCURACY OR COMPLETENESS.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL EXISTING PROJECT DRAWINGS AND DOCUMENTS.
3. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
4. DO NOT SCALE FROM THIS DRAWING.
5. FOR MORE INFORMATION, PLEASE SEE DRAWING 1021010-00-00-0001.
6. FOUNDATIONS OF PROPOSED NOISE BARRIER MAY CLASH WITH EXISTING LIGHTING COLUMN. EXISTING NOISE BARRIER FOUNDATIONS ARE AT 2.4M CENTRES, WHERE VISIBLE THE PROPOSED NOISE BARRIER FOUNDATIONS WILL BE SPACED AT 3.0M CENTRES.
7. FOUNDATIONS OF PROPOSED NOISE BARRIER MAY CLASH WITH EXISTING SERVICES.
8. NOISE BARRIER TO BE 7M IN HEIGHT. THE TOP 4M OF THE BARRIER SHALL BE CONSTRUCTED FROM TRANSPARENT MATERIAL.

Jacobs

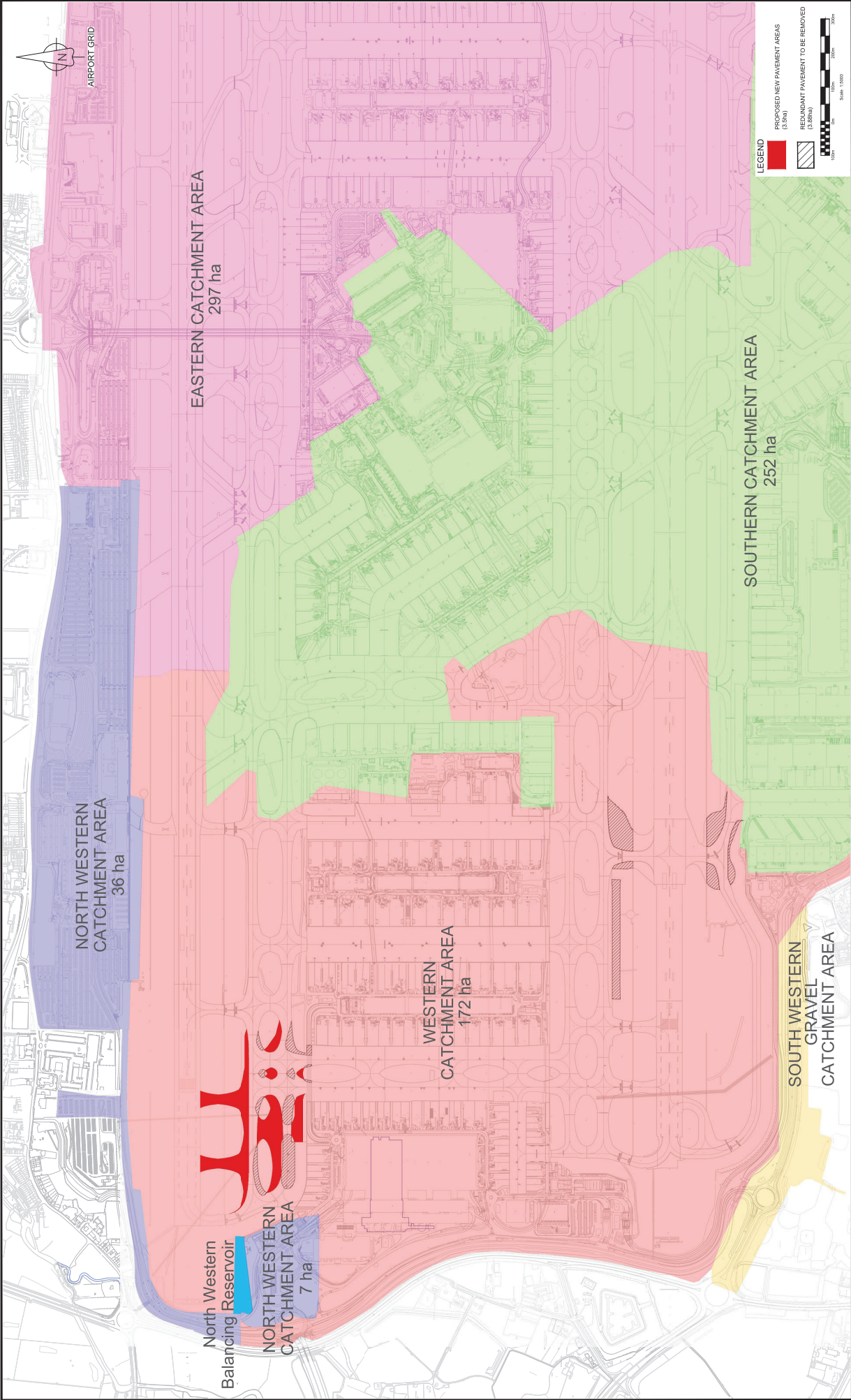
1180 ESKDALE ROAD, WINNERSH, WOKINGHAM,
RG41 5TU, ENGLAND
TEL: +44(0)118 946 7000 FAX: +44(0)118 946 7001
WEBSITE: WWW.JACOBS.COM



Table 1

Company	Drawn By	Chw/Approved	Drawn Date	Status
JACOBS	JS	CW / CW	23/08/24	A2
Location Level/Sub Base/System Identifier				Version
19219-XX-SF-247-000002				2.0





10000-XX-M2-900-000001 - ISO A1 Landscape - Bidom

Document Unclassified When Printed

NOTES

- ALL BASEMAP INFORMATION HAS BEEN SUPPLIED BY HAL AND SHALL BE GIVEN BY JACOBS AS TO ACCURACY OR COMPLETENESS.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT PROJECT DRAWINGS AND DOCUMENTS.
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE STATED.
- DO NOT SCALE FROM THIS DRAWING.

OS BASE: MAIN
HAL: 10000-XX-M2-900-000024
19359-YY-M2-193-000018
19359-YY-M2-193-000019

1189 Enfield Road, Wetherby, Wetherby, Wetherby, Wetherby
Tel: +44(0)118 946 7000 Fax: +44(0)118 946 7001
www.jacobs.com

JACOBS

1189 Enfield Road, Wetherby, Wetherby, Wetherby, Wetherby
Tel: +44(0)118 946 7000 Fax: +44(0)118 946 7001
www.jacobs.com

Heathrow

HEATHROW AIRPORT
1189 Enfield Road, Wetherby, Wetherby, Wetherby, Wetherby
Tel: +44(0)118 946 7000 Fax: +44(0)118 946 7001
www.jacobs.com

LEGEND

PROPOSED NEW PAVEMENT AREAS
(0.5%)

RESIDUAL PAVEMENT TO BE REMOVED
(0.5%)

Scale: 1:5000

**ESTERLY ALTERNATIONS INFRASTRUCTURE
SURFACE WATER CATCHMENT PLAN**

No.	Date	Description of Change	Drawn By	Check By
1.0	19/03/2024	Initial Design	AL	AL

Noise Barrier Location Plan
(See Location Plan for all location areas)



KEY : Site Boundary	ADDRESS : Noise Barrier Location Plan: HEATHROW AIRPORT		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION CIVIC CENTRE, UXBRIDGE, UB8 1UW
DISCLAIMER : For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright © Crown copyright and database rights 2024 Ordnance Survey AC0000810857	PLANNING APPLICATION REFERENCE : 41573/APP/2024/2838	SCALE : 1:1,250	
	PLANNING COMMITTEE :	DATE : December 2025	

Report of the Head of Development Management and Building Control

Address:

78 HIGH STREET, NORTHWOOD

Development:

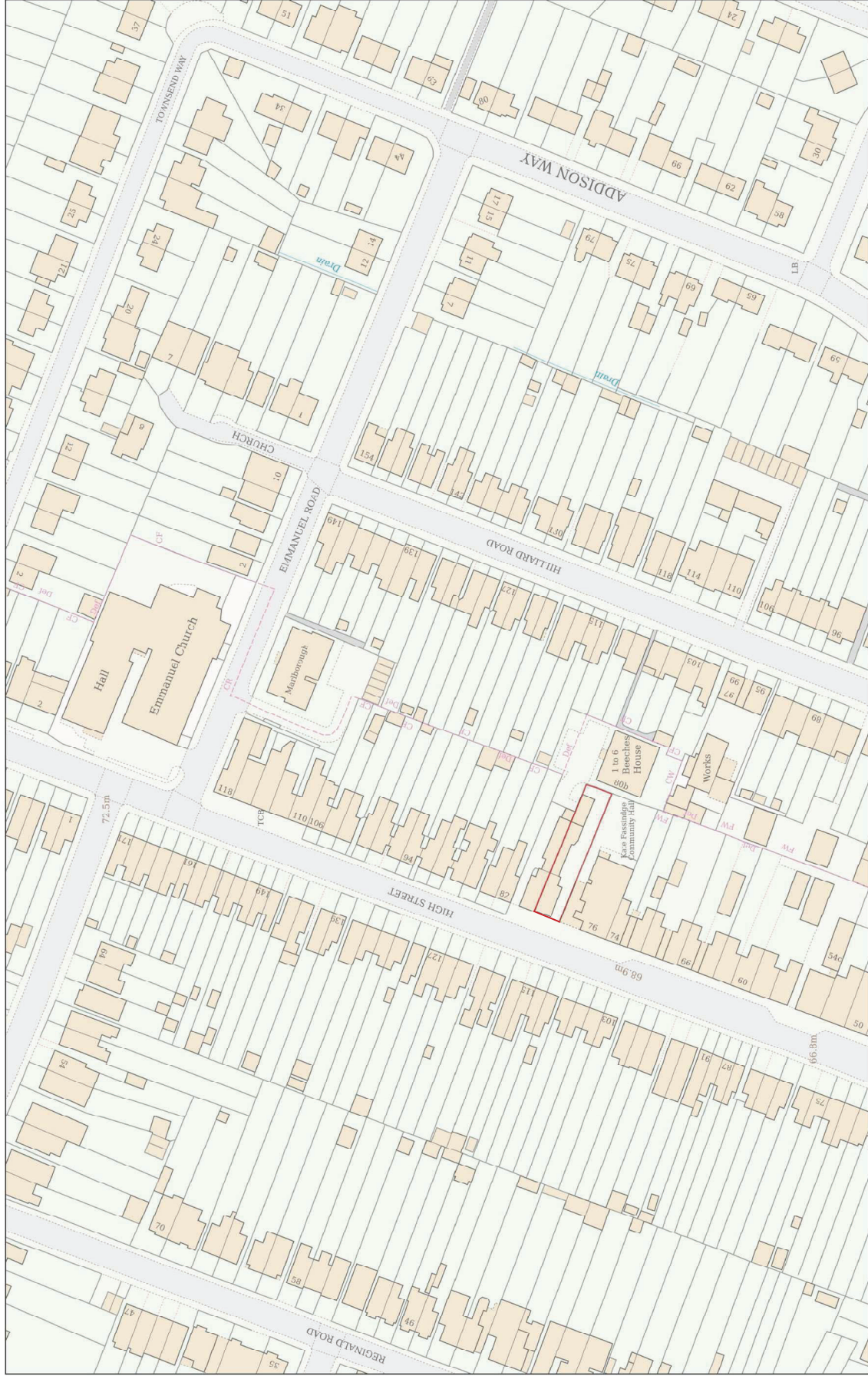
Demolition of existing rear workshop buildings (Use Class E) and construction of 2 no. self-contained flats and 1 no. dwellinghouse (Use Class C3) with associated private amenity space, landscaping, cycle and refuse storage, together with alterations and a two-storey rear extension to the existing building, including internal layout changes to the first-floor residential flat above the retail unit and the installation of a rear dormer window (REVISED DESCRIPTION)

LBH Ref Nos:

32265/APP/2025/280

Date Produced: 04-Feb-2025

Scale: 1:1250 @A3



Planning Portal Reference: PP-13729672v1

The architectural drawings for the Kate Farnside Community Hall are presented in a standard layout. At the top left is the **SITE PLAN & GROUND FLOOR PLAN**. The site plan shows the building's location relative to **High Street** to the north and **No. 78 High Street** to the east. The ground floor plan details the internal layout, including a **Reception** area, **Office**, **Meeting Room**, **Kitchen**, and **Store**. The **FIRST FLOOR PLAN** shows a **Bedroom**, **Lounge**, and another **Bedroom**. To the right of the floor plans are three elevations: the **FRONT ELEVATION**, **SIDE ELEVATION**, and **REAR ELEVATION**. A **SECTION A - A THROUGH ROOFSPACE** is shown at the bottom left. A north arrow and a scale bar (0 to 20m) are located at the bottom right.

Amendments/Notes		
Rev	Drawl	By / Date
A	Additional Information	AW / 11/03/25
B	Additional Information	AW / 12/08/25
D	Amendments from Planners	AW / 15/10/25



All dimensions and levels to be checked on site by contractor prior to preparation of any drawings and commencement of work on site.
The drawings are the property of the Architect and may not be used or reproduced without the written consent of the Architect.
This drawing is to be used in conjunction with all relevant constraints and/or specialist drawings/documents and any other information and documents provided to the Architect before the affected work commences.
All works on site are to be carried out fully in accordance with the relevant Building Regulations, British Standards and Codes of Practice as appropriate.

Project

78 High Street
Northwood

Drawing

Proposed Site Block
Plan

SEABROOK
ARCHITECTS
CHARTERED ARCHITECTS
Unit 10, The Old Mill, Mill Lane,
Chesham, Bucks, HP5 2PX
Tel: 01494 779818
e-mail: info@seabrook.co.uk

Drawn By	AW	Date	10/03/25
Checked By		Date	Checked date
Approved By		Approved	Scale 1:500 @A3
Drawing No.	6104-PL102	Rev.	1



0 Scale 1:500 50m

Amendments/Notes		
Rev	Detail	By Date
A	Additional information	AW/11/03/22
B	Additional information	AW/12/08/22
D	Amendments from Planners	AW/15/10/22
G	Amendments from Planners	AW/12/11/22



All dimensions and levels to be checked on site by contractor prior to preparation of the drawings and any other work on site. The drawings and the copyright and patent rights are the property of the Architect and may not be used or reproduced without consent. The drawings shall be made in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to the Architect. All works on site are to be carried out fully in accordance with the relevant regulations and standards and the Building Regulations, British Standards and Codes of Practice as appropriate.

Project

78 High Street
Northwood

Drawing

Proposed Floor Plans
(no demolition)

SEABROOK
ARCHITECTS

CHARTERED ARCHITECTS
Unit 17, Chiltern Court, Aldridge Road,
Chesham, Bucks HP8 4JX
Tel: 01894 778918
e-mail: info@seabrookarchitects.co.uk

Drawn By	AW	Date	20/11/24
Checked By		Date	
Approved By	Approved	Scale	1:100 @A1
Drawing No.	6104-PL 100		
Rev.	1		



Rev.	Date	By	Description
A	11/03/22	AW	Initial Information
B	12/03/22	AW	Additional Information
D	15/10/22	AW	Amendments from Planners

SAMPLE MATERIALS



Zinc Standing Seam Roof



Timber Cladding Panels



Brick



All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work.
This drawing and its copyright and patents remain the property of the Architect and may not be used or reproduced without written consent.
This drawing is to be used in conjunction with all relevant specifications and standards and shall prevail in the event of discrepancy or variations are to be modified to the Architect before the affected work commences.
The Contractor shall ensure that all work complies with current CDM regulations and recommendations, current Building Regulations, British Standards and Code of Practice where appropriate.

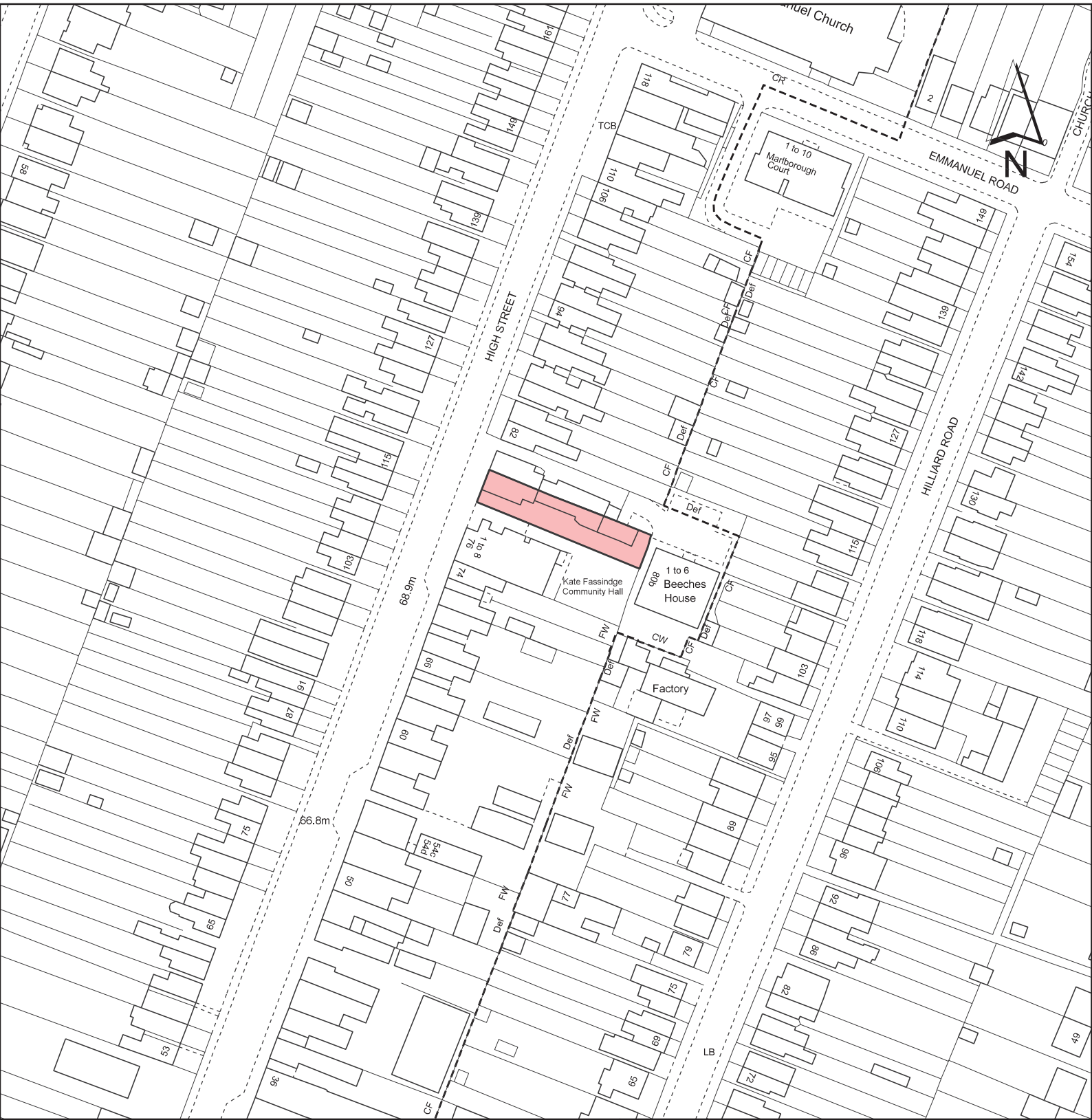
Project: 78 High Street Northwood

Drawing: Proposed Elevations (no Demolition)

SEABROOK ARCHITECTS
CHARTERED ARCHITECTS
 Unit 10 The Old Coach House, 100-102 High Street, Chesham, Bucks., HP8 2PS
 Tel: 01494 776918
 e-mail: info@seabrookarch.co.uk

Drawn By: AW Date: 28/11/24
 Checked By: [] Date: []
 Approved By: [] Scale: 1:100 @ A1
 Drawing No.: 6104-PL101 Rev.: I

[illegible]



KEY : Site Boundary	ADDRESS : 78 High Street Northwood		LONDON BOROUGH OF HILLINGDON RESIDENTS SERVICES PLANNING SECTION	
DISCLAIMER : For identification purposes only This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright	PLANNING APPLICATION REFERENCE : 32265/APP/2025/280	SCALE : 1:1,250	CIVIC CENTRE, UXBRIDGE, UB8 1UW	
	PLANNING COMMITTEE :	DATE : December 2026		
© Crown copyright and database rights 2024 Ordnance Survey AC0000810857				