

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Report of the Interim Director of Planning, Regeneration & Public Realm

Address 1372 UXBRIDGE ROAD HILLINGDON

Development: Details pursuant to the discharge of Conditions 3 (Materials) and 4 (Soft and Hard Landscaping) of planning permission ref. 5625/APP/2019/917, dated 10/05/2019 (Three storey building for use as 3 x studio flats and 2 x 1-bed self contained flats, installation of 2 x vehicular crossovers and demolition of existing two storey building)

LBH Ref Nos: 5625/APP/2022/1248

Drawing Nos: 4971-18 B
4971-17A

Date of receipt: 14/04/2022

Date(s) of Amendment(s):

1. MAIN PLANNING CONSIDERATIONS

The application seeks approval of Details pursuant to the discharge of Conditions 3 (Materials) and 4 (Soft and Hard Landscaping) of planning permission ref. 5625/APP/2019/917, dated 10/05/2019 (Three storey building for use as 3 x studio flats and 2 x 1-bed self contained flats, installation of 2 x vehicular crossovers and demolition of existing two storey building)

Condition 3 (Materials). The external materials details on 4971-18B show the building is proposed to be built from buff brick (Mystique) with Weberpral M Earth render under a flat roof which has a dark grey coping stone. The windows would have grey aluminium frames. Revised plans have been submitted to secure these details. It is considered that the proposed materials would assimilate into the surroundings and this condition can be discharged.

Condition 4 (Hard and soft landscaping) - Amended plans have been submitted throughout the course of the application to confirm that the bin store would have an acceptable visual impact from Hewens Road. The secure cycle storage would be within the building envelope and would have an acceptable visual impact. The landscaping details on 4971-17A are considered acceptable and this condition can be discharged. It is disappointing that a greater soft landscaping provision hasn't been included however, given the existing site situation and approved plans, this is acceptable.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

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