

Appendix 2

Recommended Conditions

For the reasons set out in this appeal statement, the decision notice and the officers report, the Inspector is respectfully requested to dismiss the appeal.

In the event that the Inspector is minded allowing the appeal, the Council ask that the following conditions be considered for inclusion on any permission:

Time Limit:

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

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

Accordance with Approved Plans:

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

1031-01__Rev10

1031-02_Rev10

1031-11_Rev10

1031-12_Rev10

1031-13_Rev10

1031-14_Rev10

1031-35_Rev10

Thereafter be retained/maintained for as long as the development remains in existence.

REASON To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

Landscaping:

Prior to commencement of the hereby approved development (excluding demolition and site clearance), a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage (including location, dimensions and materials)

2.b Cycle Storage (including location, dimensions and materials)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including the provision of one 7Kw active Electric Vehicle charging Points for each dwelling)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

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

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

Materials:

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

No Additional Windows or Doors:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing number 86 East Road

REASON To prevent overlooking to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Step Free Access:

Prior to any works on site above damp proof course level, details of step free access via all points of entry and exit shall be submitted to, and approved in writing, by the Local Planning Authority. The measures implemented as approved shall be retained thereafter.

REASON To ensure housing of an inclusive design is achieved and maintained in accordance with Policies D5 and D7 of the London Plan (2021).

M4(2) Compliance:

The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building.

REASON To not only allow the Building Control body to require the development to comply with the optional Building Regulations standards, but to also ensure the appropriate quantity and standard of accessible and adaptable housing is constructed and maintained in accordance with policy D7 of the London Plan.

Contaminated Land:

(i) The development shall not commence until a scheme to deal with contamination has been submitted to and approved by the Local Planning Authority (LPA). All works which form part of any required remediation scheme shall be completed before any part of the development is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing. The scheme shall include the following measures unless the LPA dispenses with any such requirement specifically and in writing:

a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site:

(b) A site investigation, including where relevant soil, soil gas, surface water and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remedial or development works contamination not addressed in the submitted remediation scheme is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(iii) Upon completion of the approved remedial works, this condition will not be discharged until a comprehensive verification report has been submitted to and approved by the LPA. The report shall include the details of the final remediation works and their verification to show that the works have been carried out in full and in accordance with the approved methodology.

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping and/or engineering purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the factual results and interpretive reports of this testing shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Hillingdon Local Plan: Part 2 (January 2020) Policies - DMEI 11: Protection of Ground Water Resources and DMEI 12: Development of Land Affected by Contamination.

Visibility Splays:

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility which shall not exceed a height of 0.6m above the level of the adjoining highway.

REASON In the interests of highway and pedestrian safety in accordance with Policy DMT 2 of the Hillingdon Local Plan Part 2 (2020).

Extensions and roof alterations:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no extensions or roof alteration to any dwellinghouse(s) subject of this permission shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies DMHB 11 and DMHD 2 of the Hillingdon Local Plan Part 2 (2020)

Relevant Planning Policies

Local Plan: Part One – Strategic Policies (November 2012)

BE 1 – Built Environment

H 1 – Housing Growth

Hillingdon Local Plan Part Two - Development Management Policies (January 2020).

DMH 6 – Garden and Backland Development

DMEI 12 – Development of Land Affected by Contamination

DMHB 11 – Design of New Development

DMHB 12 – Streets and Public Realm

DMHB 14 – Trees and Landscaping

DMHB 16 – Housing Standards

DMHB 18 – Private Outdoor Amenity Space

DMT 2 – Highway Impacts

DMT 6 – Vehicle Parking

National Planning Policy Framework (2023)

NPPF 11 – Making effective use of land

NPPF 12 – Achieving well-design and beautiful places

NPPF 2 – Achieving sustainable development

NPPF 5 – Delivering a sufficient supply of homes

London Plan (2021)

GG2 – Making the best use of the land

GG4 – Delivering the homes Londoners need

D3 – Optimising site capacity through the design led approach

D4 – Delivering good design

D5 – Inclusive design

D6 – Housing quality and standards

D7 – Accessible housing

D8 – Public Realm

T6 – Car parking

T6.1 – Residential parking