

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:

20/028_S0

20/028_P0

20/028_P0L

20/028_P1

20/028_P2

20/028_P3

20/028_P4

and shall 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 Secure and covered cycle storage for 2 bicycles per dwelling (including location, dimensions and materials)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including the provision of 1no. active 7Kw with 7Kw passive EVCPs being provided for the remaining spaces.)

2.e Permeable 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 5, DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020).

Construction Management Plan:

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Sustainable Water Management (SUDs)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development and will:

- i. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. A timetable for its implementation; and

iii. Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme should also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and:

iv. Provide details of water collection facilities to capture excess rainwater;

v. Provide details of how rain and grey water will be recycled and reused in the development.

vi. Details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement

defined within Approved Document G of the Building Regulations).

REASON To ensure the development does not increase the risk of flooding in accordance with Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2021) Policies SI 12 and SI 13 of the London Plan (2021).

Materials:

No development shall take place until details of proposed slate has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 3 of the Hillingdon Local Plan Part 2 (2020).

Habitat Management Plan:

No development shall take place on any part of the site until a written 30-year Habitat Management Plan (HMP) for the site has been submitted to and approved in writing by the Local Planning Authority.

The approved HMP shall be strictly adhered to, and development shall commence and operate in accordance with it.

The HMP should, as a minimum, include:

- a) Description and evaluation of the features to be managed.
- b) Aims, objectives and targets for management.
- c) Description of the management operations necessary to achieving aims and objectives.
- d) Prescriptions for management actions.
- e) Preparation of a works schedule, including an annual works schedule.
- f) Details of the monitoring needed to measure the effectiveness of management.
- g) Details of the timetable for each element of the monitoring programme and;
- h) Details of the persons responsible for the implementation and monitoring.
- i) Report to the Council routinely regarding the state of the Biodiversity Net Gain requirements for development in years 1 (post-completion), 3, 5, 10, 20, and 30, with biodiversity reconciliation calculations at each stage.

REASON

To ensure the development delivers a Biodiversity Net Gain within the borough and secures the protection and effective management of the remaining habitat on site in accordance with Policy 15 of the National Planning Policy Framework, Policy G6 of The London Plan, and Policy DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part 2 Development Management Policies.

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.

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.

No Roof Gardens:

Access to the flat roof over the property hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON To prevent overlooking to adjoining properties in accordance with policy policy DMHB 11 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).

DMHD 1 – alterations and Extensions to Residential Dwellings

DMH 6 – Garden and Backland Development

DMEI 9 - Management of Flood Risk

DMEI 10 – Water Management, Efficiency and Quality

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 (2024)

NPPF 11 – Making effective use of land

NPPF 12 – Achieving well-design 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