



Town and Country Planning Act 1990

Section 78 Planning Appeal

PROPOSED CONDITIONS

Appeal by:

Mr G Achiri

Appeal Proposal:

Change of use from Use Class C4 (House in Multiple Occupation) to Use Class C2
(Residential institution).

Appeal Site:

49A Chiltern View Road, Uxbridge

Without prejudice to the outcome of the appeal, in the event that the Inspector is minded to allow the appeal, the Local Planning Authority request that the following conditions be considered for inclusion on any planning permission:

1. 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.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Site Location Plan TQRQM25065121524525, Floor Plans MA60/020/001A 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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any orders revoking and re-enacting either of these orders with or without modification), the building shall be used only for the purpose of a Children's Care Home and for no other purpose including any other purpose within Use Class C2 of the Town and Country Planning Use Classes Order 1987 (as amended).

REASON

To enable the Local Planning Authority to retain control over the use so as to ensure that it complies with Policies DMHB 8, DMHB 11, DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan Part 2 - Development Management Policies (2020) and Policy D13 of The London Plan (2021).

4. Prior to occupation of the development hereby permitted, 1 'active' and 1 'passive' electric vehicle charging points and 1 secure and accessible cycle parking space shall be provided and retained in perpetuity.

REASON

To ensure the provision of adequate facilities and promote sustainable modes of transport in accordance with Policies T5 and T6 of the London Plan (2021).

INFORMATIVES

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
2. You are advised that the use hereby approved for a Residential Care Home for Children should be registered with Ofsted and Care Quality Commission, prior to the commencement of the use. Further information can be found on www.ofsted.gov.uk and www.cqc.org.uk