

Appendix 2 – The LPA’s Recommended Conditions For the reasons set out in this appeal statement, the decision notice and the case officers’ delegated report, the Inspector is respectfully requested to dismiss the appeal.

In the event that the Inspector is minded to allow the appeal, the Council ask 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, D01; D02; D03 and D04.

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

3) The development hereby permitted shall not be occupied until details of an enclosed refuse storage area have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved storage area has been implemented in accordance with the approved plan, with the permanently retained for storage of bins.

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

4) The development hereby permitted shall not be occupied until details of accessible covered and secure cycle storage for 8 no. bicycles have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policies DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 (2020).

5) The property shall only be used as a house in multiple occupation for no more than eight individuals at any one time.

REASON To ensure that the amenity of the occupiers of the adjoining property is not adversely affected in accordance with Policies DMH 5 and DMHB 11 of the Hillingdon Local Plan - Part Two (2020).