



Our Ref: 18611/APP/2025/1405
Your Ref: APP/R5510/W/25/3374178

27 November 2025

Dear James Pocock

LPA Appendix 2: Suggested conditions

Appeal by: Mr Amarjit Singh Dhunna

Site Address: Pub Punjabi, 10-11 Broadway Parade, Coldharbour Lane HAYES, UB3 3HE

Thank you for your recent letter inviting the LPA's Suggested conditions. The London Borough of Hillingdon would like to submit the following suggested conditions for consideration by the Inspector:

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 Drawing Numbers: 04/10 and 05/10.

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 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.

Planning Appeals
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London Borough of Hillingdon,
3N/02, Civic Centre, High Street, Uxbridge, UB8 1UW

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).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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).

Yours faithfully

Nicola Taplin BA (Hons) Dip TP MRTPI
Planning Officer – Central & South