

Agreed Planning Conditions
Stanford House – Appeal 3230503

1 - Time Limit. The development hereby permitted shall be begun before the expiration of three years from the date of permission.

REASON

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

2 - Approved drawings. The development hereby permitted shall not be carried out except in complete accordance with approved plans, namely:

- 0820-0100 – Existing Ground Floor Plan;
- 0820-0101 – Existing First Floor Plan;
- 0820-0102 – Existing Roof Plan;
- 1820-0300 – Existing Elevations;
- 1820-1000-D – Location Plan;
- 1820-1001-B – Block Plan;
- 1820-1002-B – Site Plan;
- 1820-1011-C – Ground Floor Plan, including Landscape;
- 1820-1100-C – Ground Floor Plan;
- 1820-1101-D – First Floor Plan;
- 1820-1102-D – Second Floor Plan;
- 1820-1103-D – Third Floor Plan;
- 1820-1104-G – Fourth Floor Plan;
- 1820-1105-G – Fifth Floor Plan;
- 1820-1106-D – Sixth Floor Plan;
- 1820-1107-D – Seventh Floor Plan;
- 1820-1108-F – Eighth Floor Plan;
- 1820-1109-D – Ninth Floor Plan;
- 1820-1110-D – Tenth Floor Plan;
- 1820-1200-A – Long Section;
- 1820-1300-C – West Elevation;
- 1820-1301-C – Nestles Avenue Elevation;
- 1820-1302-B – East Elevation;
- 1820-1303-A – Rear Elevation;
- ITL14154-SK-008 – Aisle Width

REASON

To ensure the development complies with the provisions of the Local Plan: Part 2 – Development Management Policies (2020) and The London Plan – Consolidated With Alterations (2016).

3 - Material Samples. No development, other than demolition and site clearance, shall take place until details of all materials and external surfaces, including details of balconies, external windows and doors, and sample panels of facing brickwork have 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 DMHB11 and DMHB12 of the Local Plan: Part 2

4 - Privacy Mitigation Measures.

- (a) Prior to the commencement of above ground works, details of the proposed screening between the private terraces of Units 5.1, 5.7, 8.1 and 8.4 and the adjacent communal amenity areas shall be submitted to and approved in writing by the Local Planning Authority.
- (b) The southern face of the balcony railings of Units 6.1, 6.8, 9.1 and 9.4 shall be screened with obscure glazing for the lifetime of the development.

REASON

To ensure the privacy of the future occupiers of these units.

5 - Crane Operation Plan including notification for radar mitigation. Prior to the commencement of development, full details of a "Crane Operation Plan" shall be submitted to and approved in writing by the Local Planning Authority, including notification for radar mitigation. The site shall only thereafter be operated in accordance with the approved "Crane Operation Plan".

REASON

To ensure the development does not endanger the safe movement of aircraft or the operation of RAF Northolt.

6 - Sustainable Water Management Scheme. Prior to the commencement of above ground works, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority.

The scheme shall follow the strategy set out in 'Flood Risk Assessment and Drainage Strategy Report', produced by Heyne Tillett and Steel.

REASON

To ensure that surface water run-off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 of the Local Plan Part 1 Flood Risk Management, and Policy DME110 of the Local Plan Part 2 'Water Management, Efficiency and Quality'.

7 - Construction Environment Management Plan. Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. **The CEMP shall address the following issues:**

- The phasing of the works;
- Hours of work;
- Noise and vibration;
- Air quality;
- **Construction** waste management;
- Plant and **machinery on site**;
- **Wheel washing process** and
- Traffic management including, signage, permitted hours for construction traffic and construction materials deliveries.

The CEMP will ensure appropriate communication with, the distribution of information to, the local community and the Local Planning Authority relating to relevant aspects of construction.

Appropriate written arrangements should be made and adhered to in relation to the monitoring and responding of complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the LPA.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB11 of The Local Plan: Part 2 – Development Management Policies (2020).

8 - Internal Noise Levels. The noise level in habitable residential rooms at the development hereby approved shall meet the internal noise standard specified in BS8233:2014.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic and other noise in accordance with Policies DME14 and DMB11.

9 – External Noise Levels. Mitigation measures shall to be implemented in accordance with the Technical Note 'Response to Anderson Acoustic Additional Information' received 13th January 2020.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise emissions from the use of the neighbouring property.

10 - Air handling system – noise and vibration. Any machinery, plant or equipment, extract/ventilation system and ducting **at roof level** shall be mounted with proprietary anti-vibration isolators and fan motors which shall be vibration isolated from the casing and maintained as such for the lifetime of the development.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise in accordance with Policies DME114 and DMHB11 of The Local Plan: Part 2 – Development Management Policies (2020).

11 - Contaminated land.

(i) The development shall not commence until a scheme to deal with contamination has been submitted to the Local Planning Authority (LPA) in accordance with the Supplementary Planning Guidance Document on Land Contamination, and approved in writing by the LPA. All works which form part of the 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 all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

a) A site investigation, including where relevant soil, soil gas, surface 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

(b) A written method statement providing details of the remediation scheme and how the completion of the remedial works for each phase will be verified shall be agreed in writing with the LPA prior to commencement of each phase, along with the details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express **written** 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 in writing by the LPA. The report shall include the details of the final remediation works and their verification to show that the works for each phase 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 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 results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimized, 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 Policy DMEI12 of The Local Plan: Part 2 – Development Management Policies (2020)

12 - The low and zero carbon technology measures shall be fully implemented prior to occupation of the development in accordance with the April 2019 Energy & Sustainability Statement.

REASON

To ensure the proposals contribute to a reduction in CO₂ in accordance with London Plan policy 5.2.

13 - No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping (to include details of the provision to be made for defensible **space** adjacent to windows)
 - 1.a Planting plans to include pollution absorbing semi-mature trees (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 Cycle Storage to include cycle parking spaces
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that **4** spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
3. Living Roofs
 - 3.a Details of the inclusion of living roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies within 3 years of planting or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation

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 DMHB11, DMHB14, DMAV1 and DMT6 of The Local Plan: Part 2 - Development Management Policies (2020) and Policies 5.11 and 5.17 of the London Plan (March 2016).

14 - Prior to occupation of the development, details in respect of the play equipment, including accessibility for disabled children, shall be submitted and approved in writing by the Local Planning Authority.

The approved details shall be adhered to during the construction of the development and for the lifetime of the development unless agreed in writing by the Council.

REASON

To ensure development achieves a high standard of inclusive design in accordance with London Plan policy 7.2

15 - Accessible units. The development hereby approved shall ensure that **ten percent** of the residential units are constructed to meet the standards for Category 3 M4(3) wheelchair user dwelling to be accessible or adaptable for wheelchair users, with all remaining units being constructed to meet the standards for Category 2 M4(2) dwellings, as set out in Approved document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON

To ensure an appropriate standard of housing stock in accordance with London Plan Policy 3.8d, is achieved and maintained.

16 – D1 use. The D1 use hereby approved shall not be used as a place of worship for the lifetime of the development. Any D1 use shall not be used except between:- 07:00 and 22:00 hours, Monday to Saturday, and 09:00 and 18:00 hours on Sundays, Public or Bank Holidays.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected in accordance with policies DME14 and DMHB11 of The Local Plan: Part 2 - Development Management Policies (2020)

17 – Before the development hereby approved commences, the scheme shall be registered on the GLA's database (nrmmlondon.org.uk/about/what-nrmm-register) and subsequently the scheme shall comply with the London's Low Emission Zone for non-road mobile machinery requirements.

The non-road mobile machinery shall comply with the standards set out at Supplementary Planning Guidance 'The Control of Dust and Emissions from Construction and Demolition'.

This will apply to both variable and constant speed engines for both NO_x and PM. These standards will be based upon engine emissions standards set in EU Directive 97/68/EC and its subsequent amendments. NRMM used on the site of any major development within Greater London will be required to meet Stage IIIA of the Directive as a minimum.

REASON

In order to safeguard air quality in the Air Quality Management Area and Focus Area, in compliance with paragraph 181 of the NPPF, Policy 7.14 of the London Plan (March 2016), Policy EM8 of the Hillingdon Local Plan: Part One -Strategic Policies (November 2012) and the Mayor's Supplementary Planning Guidance 'The Control of Dust and Emissions from Construction and Demolition'.