



Mr Salim Rhemtulla  
Seymour House Residential Care Homes  
Limited  
Seymour House  
13 - 17 Rectory Road  
Rickmansworth WD3 1FH

Application Ref:  
13800/APP/2020/2272

## **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

### **GRANT OF PLANNING PERMISSION**

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

**Description of development:**

Erection of 26-bed residential care home (Use Class C2), alterations to access, to vehicular crossover and associated landscaping.

**Location of development:** Land At 30 - 32 Chester Road Northwood

**Date of application:** 20 July 2020

**Plan Numbers:** See attached Schedule of plans

**Permission is subject to the condition(s) listed on the attached schedule:-**

**Head of Planning, Transportation and Regeneration**

**Date: 19 October 2020**

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
  - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
  - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

# **TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

## **GRANT OF PLANNING PERMISSION**

Application Ref: 13800/APP/2020/2272

### **SCHEDULE OF CONDITIONS**

- 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, numbers SCH03\_20-06 Rev. A, SCH03\_20-07, SCH03\_20-08, SCH03\_20-09 Rev. 1, SCH03\_20-10 Rev. A, SCH03\_20-11 Rev. A, SCH03\_20-14 Rev. A and SCH0718-15 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 (2016).

- 3 · The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Access Statement;  
Design, Access and Planning Statement (Dated July 2020);  
Tree Survey;  
BURKL Output Document;  
Energy and Sustainability Statement;  
Air Quality Assessment Rev. B (Dated 2nd July 2020);  
Land Contamination Assessment (Dated July 2020);  
Sustainable Drainage Scheme (Dated 20th July 2020);  
Transport Statement (Dated July 2020).

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

#### **REASON**

To ensure that the development complies with the objectives of Policies. [Specify]

## **SCHEDULE OF CONDITIONS**

- 4 · Prior to commencement of above ground construction works (excluding demolition and site clearance), details of all materials and external surfaces shall be 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 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

- 5 · No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

### **REASON**

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020)

## **SCHEDULE OF CONDITIONS**

- 6 · Prior to relevant works commencing, 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
    - 2.b Cycle Storage demonstrating provision of secured and covered storage with capacity for 4 bicycles
    - 2.c Means of enclosure/boundary treatments
    - 2.d Car Parking Layouts demonstrating provision of 3 parking spaces with passive electrical vehicle charging points
    - 2.e Hard Surfacing Materials
    - 2.f External Lighting
    - 2.g Other structures (if relevant)
  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 surfing/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
  5. Other
    - 5.a Existing and proposed functional services above and below ground
    - 5.b Proposed finishing levels or contours

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 11, DMHB 14 and DMT 6 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) and Policy 5.17 of the London Plan (March 2016).

- 7 · 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 facing 28 or 34 Chester Road.

### **REASON**

To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

### **SCHEDULE OF CONDITIONS**

- 8 · The windows facing 28 and 34 Chester Road shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

#### **REASON**

To prevent overlooking to adjoining properties in accordance with Policies DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

## SCHEDULE OF CONDITIONS

- 9 · Prior to commencement (excluding demolition and site clearance), 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 generally follow the strategy set out in the Surface Water Drainage Strategy produced by GeoSmart Information dated July 2020, Final Revision, however every effort should be made to reduce the need for a pumped drainage system.

The scheme shall clearly demonstrate how it manages water and demonstrate ways of controlling the surface water on site by providing information on:

a) Sustainable Drainage:

i. Pumped drainage system - collected surface water from impermeable surfaces to the rear of the development should be discharged, as a preference, to rain gardens or other suitable means integrated within the rear landscaping. The submitted scheme should provide adequate justification should a pumped system be retained.

ii. Runoff rates - surface water discharge from the site must be no greater than 2l/s at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus 40% climate change. Any increases above greenfield rates must be adequately justified.

iii. Drainage calculations - include calculations to demonstrate the volume of storage and size of drainage features provided is adequate to control surface water for a range of storm duration and rainfall intensities for events up to and including the critical 1 in 100 plus 40% climate change rainfall event.

b) Long-term management and maintenance of the drainage system.

i. Provide a Management and Maintenance Plan for the drainage system that includes clear plans showing all of the drainage network above and below ground, and identifies the responsibility of different parties for each component of the drainage network.

ii. Include details of the necessary inspection regimes, maintenance frequencies and responsible authority (Private Management Company, homeowner, etc.).

c) Minimise water use.

i. incorporate water saving measures and equipment.

ii. provide details of how rain and/or grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

### REASON

To ensure that surface water run off is controlled and to ensure the development does not increase the risk of flooding, in accordance with Policy EM6 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012); Policy DME1 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020); Policies 5.12, 5.13 and 5.15 of the London Plan (March 2016); the National Planning Policy Framework (February 2019); and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

## SCHEDULE OF CONDITIONS

- 10 · Prior to landscaping works commencing, a scheme to protect and enhance the nature conservation interest of the site shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

### REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.19 of the London Plan (March 2016) and Chapter 15 of the National Planning Policy Framework (February 2019).

- 11 · The building shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

### REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000 to ensure the development provides a safe and secure environment in accordance with Hillingdon Local Plan Part 2 policy DMHB 15 and London Plan (2016) Policies 7.1 and 7.3.

- 12 · Notwithstanding the Town and Country Planning (Use Classes) Order (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the development shall not be used for any purpose other than as a residential care home (Use Class C2).

### REASON

To secure the development as a residential care home, to ensure that:  
- Affordable housing provision is not required, in accordance with Policy H13 of the London Plan - Intend to Publish Version (December 2019);  
- Parking provisions are sufficient and acceptable, in accordance with Policies DMT 1, DMT 2 and DMT 5 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

- 13 · The 3 light well windows hereby approved shall be fixed shut and served by mechanical ventilation.

### REASON

To safeguard the amenity of the surrounding area in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.15 of the London Plan (March 2016).

## SCHEDULE OF CONDITIONS

- 14 · Prior to occupation, details pertaining to the mechanical ventilation to serve the lower ground floor kitchen and activity lounge shall be submitted to and approved in writing by the Local Planning Authority.

### REASON

To safeguard the amenity of the surrounding area in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy 7.15 of the London Plan (March 2016).

- 15 · All soils used for open space purposes shall be clean and free of contamination. Before any part of the development is occupied, (a) all existing and site derived soils and (b) all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted to and approved in writing by the Local Planning Authority.

### REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy DMEI 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020).

- 16 · No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This must demonstrate compliance the GLA Control of Dust and Emissions from Construction and Demolition SPG (or any successor document).

### REASON

To accord with Policy 7.14 of the London Plan (March 2016) and the Mayor of London's "The Control of Dust and Emissions during Construction and Demolition" (or any successor document).

- 17 · All Non-Road Mobile machinery (NRMM) of net power of 37kW and up to and including 560kW used during the demolition, site preparation and construction phases shall comply with the emissions standards set out in chapter 4, proposal 4.2.3.a of the London Environment Strategy. Unless it complies with the standard set out in the London Environment Strategy, no NRMM shall be onsite, at any time, whether in use or not, without the prior written consent of the LPA. The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register <https://nrmm.london/>

### REASON

To comply with the London's Low Emission Zone for non-road mobile machinery as per requirements of the London Environment Strategy, in accordance with Policy EM8 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020), Policy 7.14 of the London Plan (March 2016), Policy SI 1 of the London Plan - Intend to Publish Version (December 2019) and paragraph 170 of the National Planning Policy Framework (February 2019).

## SCHEDULE OF CONDITIONS

- 18 . Prior to the commencement of development (excluding site clearance and demolition), a Basement Impact Assessment shall be submitted to and be approved in writing by the Local Planning Authority. The assessment shall include:
- the results of an appropriate site investigation that has identified the nature of the underlying geology and confirmed the depth of any groundwater beneath the site (taking into account the seasonal variability of groundwater);
  - an assessment to identify any mitigation measures that need to be put in place to maintain the passage of groundwater around the building without impacting local groundwater levels; and, shallow infiltration rates to inform the utilisation of Sustainable Drainage Systems (SuDS) on the site.

The development shall only be undertaken in accordance with those approved details, and the approved scheme shall be implemented prior to the first use of the development hereby permitted and retained for the duration of the development.

### REASON

The proposal could increase groundwater flood risk contrary to Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012); Policy DMHD 3 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020); Policy 5.12 of the London Plan (March 2016); National Planning Policy Framework (February 2019); and the Planning Practice Guidance (Flood Risk and Coastal Change March 2014).

### INFORMATIVES:

- 1 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

#### Part 1 Policies:

|          |                                                 |
|----------|-------------------------------------------------|
| PT1.BE1  | (2012) Built Environment                        |
| PT1.EM11 | (2012) Sustainable Waste Management             |
| PT1.EM6  | (2012) Flood Risk Management                    |
| PT1.EM7  | (2012) Biodiversity and Geological Conservation |
| PT1.EM8  | (2012) Land, Water, Air and Noise               |
| PT1.HE1  | (2012) Heritage                                 |

#### Part 2 Policies

|         |                                                        |
|---------|--------------------------------------------------------|
| DMCI 7  | Planning Obligations and Community Infrastructure Levy |
| DMEI 10 | Water Management, Efficiency and Quality               |
| DMEI 12 | Development of Land Affected by Contamination          |

## SCHEDULE OF CONDITIONS

|          |                                                                                                                             |
|----------|-----------------------------------------------------------------------------------------------------------------------------|
| DMEI 14  | Air Quality                                                                                                                 |
| DMEI 2   | Reducing Carbon Emissions                                                                                                   |
| DMEI 7   | Biodiversity Protection and Enhancement                                                                                     |
| DMEI 9   | Management of Flood Risk                                                                                                    |
| DMH 4    | Residential Conversions and Redevelopment                                                                                   |
| DMH 8    | Sheltered Housing and Care Homes                                                                                            |
| DMHB 11  | Design of New Development                                                                                                   |
| DMHB 12  | Streets and Public Realm                                                                                                    |
| DMHB 14  | Trees and Landscaping                                                                                                       |
| DMHB 18  | Private Outdoor Amenity Space                                                                                               |
| DMHB 5   | Areas of Special Local Character                                                                                            |
| DMHD 1   | Alterations and Extensions to Residential Dwellings                                                                         |
| DMHD 3   | Basement Development                                                                                                        |
| DMT 1    | Managing Transport Impacts                                                                                                  |
| DMT 2    | Highways Impacts                                                                                                            |
| DMT 6    | Vehicle Parking                                                                                                             |
| LPP 3.17 | (2016) Health and social care facilities                                                                                    |
| LPP 5.10 | (2016) Urban Greening                                                                                                       |
| LPP 5.11 | (2016) Green roofs and development site environs                                                                            |
| LPP 5.12 | (2016) Flood risk management                                                                                                |
| LPP 5.13 | (2016) Sustainable drainage                                                                                                 |
| LPP 5.14 | (2016) Water quality and wastewater infrastructure                                                                          |
| LPP 5.15 | (2016) Water use and supplies                                                                                               |
| LPP 5.17 | (2016) Waste capacity                                                                                                       |
| LPP 5.21 | (2016) Contaminated land                                                                                                    |
| LPP 5.7  | (2016) Renewable energy                                                                                                     |
| LPP 6.12 | (2016) Road Network Capacity                                                                                                |
| LPP 6.13 | (2016) Parking                                                                                                              |
| LPP 6.3  | (2016) Assessing effects of development on transport capacity                                                               |
| LPP 6.9  | (2016) Cycling                                                                                                              |
| LPP 7.14 | (2016) Improving air quality                                                                                                |
| LPP 7.15 | (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes. |
| LPP 7.19 | (2016) Biodiversity and access to nature                                                                                    |
| LPP 7.2  | (2016) An inclusive environment                                                                                             |
| LPP 7.3  | (2016) Designing out crime                                                                                                  |
| LPP 7.4  | (2016) Local character                                                                                                      |
| LPP 7.5  | (2016) Public realm                                                                                                         |
| LPP 7.6  | (2016) Architecture                                                                                                         |

## SCHEDULE OF CONDITIONS

|          |                                                                 |
|----------|-----------------------------------------------------------------|
| LPP 8.2  | (2016) Planning obligations                                     |
| LPP 8.3  | (2016) Community infrastructure levy                            |
| NPPF- 12 | NPPF-12 2018 - Achieving well-designed places                   |
| NPPF- 15 | NPPF-15 2018 - Conserving and enhancing the natural environment |
| NPPF- 16 | NPPF-16 2018 - Conserving & enhancing the historic environment  |
| NPPF- 2  | NPPF-2 2018 - Achieving sustainable development                 |
| NPPF- 8  | NPPF-8 2018 - Promoting healthy and safe communities            |
| NPPF- 9  | NPPF-9 2018 - Promoting sustainable transport                   |

- 3 . On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant Local Plan Part 2 (2020), then London Plan Policies (2016). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.
- 4 . You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then the validity of this planning permission may be challengeable by third parties.
- 5 . The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:  
carry out work to an existing party wall;  
build on the boundary with a neighbouring property;  
in some circumstances, carry out groundworks within 6 metres of an adjoining building.  
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.
- 6 . In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
- 7 . Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London

## SCHEDULE OF CONDITIONS

Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at [planning@hillingsdon.gov.uk](mailto:planning@hillingsdon.gov.uk). The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at:  
[www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

- 8 . There is a possibility of some contaminating substances being present in the ground. However, the LPA have no information on the ground conditions. We would therefore advise persons working on site to take basic precautions in relation to any contamination they may find. Remedial works may have been undertaken at the site, however the possibility of contamination being present at depth remains. Precautions should be taken to minimise the mixing of any excavated material with clean shallow soils that are to remain on site.
- 9 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
  - A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
  - B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.
  - C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.
  - D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

**SCHEDULE OF CONDITIONS**

**END OF SCHEDULE**

**Address:**

Residents Services  
London Borough of Hillingdon  
3 North Civic Centre, High Street, Uxbridge UB8 1UW  
Tel: 01895 250230  
**[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)**

## **GRANT OF PLANNING PERMISSION**

Application Ref.No.: 13800/APP/2020/2272

### **SCHEDULE OF PLANS**

SCH0718-01 - received 20 Jul 2020  
SCH0718-15 - received 20 Jul 2020  
SCH03\_20-05 - received 20 Jul 2020  
SCH0718-02 - received 20 Jul 2020  
SCH0718-03 - received 20 Jul 2020  
SCH0718-04 - received 20 Jul 2020  
SCH03\_20-07 - received 20 Jul 2020  
SCH03\_20-08 - received 20 Jul 2020  
SCH03\_20-09 Rev. 1 - received 20 Jul 2020  
Access Statement - received 20 Jul 2020  
Design, Access and Planning Statement - received 20 Jul 2020  
SCH03\_20-06 Rev. A - received 18 Sep 2020  
SCH03\_20-10 Rev. A - received 18 Sep 2020  
SCH03\_20-11 Rev. A - received 18 Sep 2020  
SCH03\_20-12-A Rev. A - received 18 Sep 2020  
SCH03\_20-12-B Received 18-09-2020 - received 18 Sep 2020  
SCH03\_20-13 Rev. A - received 18 Sep 2020  
SCH03\_20-14 Rev. A - received 18 Sep 2020  
Tree Survey (Dated 13th July 2020) - received 23 Jul 2020  
BURKL Output Document (Dated 7th July 2020) - received 23 Jul 2020  
Energy and Sustainability Statement (Dated July 2020) - received 23 Jul 2020  
Air Quality Assessment Rev. B (Dated 2nd July 2020) - received 23 Jul 2020  
Land Contamination Assessment (Dated July 2020) - received 23 Jul 2020  
Sustainable Drainage Scheme (Dated 20th July 2020) - received 23 Jul 2020  
Transport Statement (Dated July 2020) - received 23 Jul 2020

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel 0117 372 8424). Appeal forms can be downloaded from the Planning Inspectorate's website at [www.Planning-inspectorate.gov.uk](http://www.Planning-inspectorate.gov.uk)

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.

Further details are available at [www.gov.uk/government/collections/casework-dealt-with-by-inquiries](http://www.gov.uk/government/collections/casework-dealt-with-by-inquiries)

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of an appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

**Purchase Notices.**

If either the local planning authority or the officer of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.