



Appendix 2 - APP/R5510/W/21/3276492

The LPA's Recommended 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 plan, Block Plan, Proposed Ground Floor Plan Dated 24.03.2021, Proposed First Floor Plan Dated 24.03.2021, Proposed Loft Floor Plan Dated 24.03.2021, Proposed Roof Plan Dated 24.03.2021, Proposed Front Elevation Dated 24.03.2021, Proposed Street Front Elevation Dated 24.03.2021, Proposed Rear Elevation Dated 24.03.2021, Proposed West Elevation Dated 24.03.2021, Proposed East Elevation Dated 24.03.2021, Proposed Section A Dated 24.03.2021, Proposed Section B Dated 24.03.2021, Proposed Section C Dated 24.03.2021, Proposed Section D Dated 24.03.2021 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 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.

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. No development above superstructure level 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

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 (1 space per each unit)

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

3. Schedule for Implementation

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 12 and DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

5. 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 100 or 104a Hunters Grove.

REASON

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

6. The dwelling hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, 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 that an appropriate standard of housing stock, in accordance with the London Plan (2021), is achieved and maintained.

7. The first floor north west facing bedroom and study windows shall be obscurely glazed and non-opening below a height of 1.8 metres measured from the internal finished floor level.

REASON

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

8. Before the occupation of the proposed development, details of EV charging point and secure and sheltered cycle parking/storage in accordance with policy DMT 6 of the Hillingdon Local Plan Part 2 (2020) for the new development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved facilities shall be installed prior to occupation of the dwelling and thereafter retained and maintained.

REASON

In the interests of encouraging sustainable modes of travel and to accord with Policy DMT 6 of the Hillingdon Local Plan Part 2 (2020).