

Appendix 3 – Recommended Conditions

Land Adj 33 Hazelwood Drive, Pinner, HA5 3TU

Council Ref: 6342/APP/2020/1947

Appeal Ref: APP/R5510/W/21/3269418

1. Timescale

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. Approved Drawings

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

108_100, 108_101, 108_120, 108_121, 108_130, 108_210, 108_211, 108_220, 108_221, 108_230, Design and Access Statement received 26/06/2020

REASON: To ensure the development complies with the provisions of the Hillingdon Local Plan Part 2 (2020).

3. Materials

Prior to commencement of development (other than demolition), samples and product information including manufacturer details, colour, finish and texture of all external materials and finishes shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site for inspection including a sample panel of the brickwork. Works shall be carried out in accordance to the approved details.

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. Hard/Soft Landscaping including Storages/EVCP

Prior to above ground works, a landscape scheme (for both host and proposed dwellings) 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 including location

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

2.f Electrical Vehicle Charging Points (passive and active)

3. Schedule for Implementation

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

REASON: To ensure 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, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

5. M4 (2) Compliance

The dwelling hereby approved must 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 high quality and accessible housing in accordance with Policy DMHB 16 of the Hillingdon Local Plan Part 2 (2020).

6. Removal of PD to entire site

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any subsequent order revoking and re-enacting that Order with or without modifications), no outbuildings, enlargement, insertion of windows or other alteration to the dwellinghouse hereby approved (including host dwelling), shall be carried out without the prior permission of the Local Planning Authority, obtained through the submission of a planning application.

Reason: To prevent the overdevelopment of the site to safeguard the living conditions of adjoining properties and the visual appearance of the property and area as a whole, in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

7. Construction Management Plan

No development shall commence until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The plan shall detail:

(i) The phasing of development works

(ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).

(iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.

(iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).

(v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).

(vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(vii) The storage of demolition/construction materials on site.

This must demonstrate compliance with the Mayor of London's 'The Control of Dust and Emissions from Construction and Demolition' Supplementary Planning Guidance (or any successor document).

The approved details shall be implemented and maintained throughout the duration of the construction process.

REASON: To protect the amenities of local residents, in compliance with Policies DMHB 11, DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

8. SUDs

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and 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 the development does not increase the risk of flooding in accordance with Policy DME1 10 of the Hillingdon Local Plan Part 2 (2020) and Policy SI 12 and SI 13 of the London Plan (2021).

9. Water Efficiency

The dwellings hereby approved shall not be occupied until they have achieved as a minimum, a water efficiency standard of not more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day for in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

REASON

In the interests of water efficiency and to comply with Policy SI 2 of the London Plan (2021).

10. Step Free Access

Prior to works commencing, details of step free access shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.

REASON

To ensure that an appropriate standard of housing stock is achieved and maintained, in accordance with the Policy D7 of the London Plan (2021).

11. Roof Area Not as Balcony

The roof area of the extensions of the dwelling hereby permitted shall not be used as a balcony, roof garden, terrace, balcony, patio or similar amenity area.

REASON

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

12. Parking Allocation

The residential units hereby approved shall not be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. The parking allocation scheme shall, as a minimum, include a requirement that all on-site car parking shall be allocated and dedicated for the use of each of the residential units hereby approved and shall remain allocated and dedicated in such a manner for the life-time of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy DMT 6 of the Hillingdon Local Plan Part Two 2 (2020) and Policy T6 of the London Plan (2021).

13. Secured by Design Accreditation

The dwelling(s) 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 dwelling 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 Policy DMHB 15 of the Local Plan Part 2 (2020) and Policy D11 of the London Plan (2021).