

Appendix 1 – Recommended Conditions

Land Rear of 140-142 Green Lane, Northwood, HA6 1AN

Our Ref: 73184/APP/2021/2561

Your Ref: APP/R5510/W/21/3283796

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of the original planning permission (5th December 2017).

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:

17/3445/1 Rev. A, 17/3445/2 and 17/3445/3 received 10/10/2017

Parking 1, 21.90-001 received 28/06/2021

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

3. Materials

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 ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

4. Boundary Treatment

No development shall commence until details of the location, type, height and materials to be used in the construction of all boundary treatments have been submitted to and approved in writing by the local planning authority. Development shall be carried out in 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. Visibility

Prior to the first occupation of the first dwelling hereby permitted, the access for the proposed car parking shall be provided with those parts of 2.4 m x 2.4 m pedestrian visibility splays

which can be accommodated within the site in both directions and shall be maintained thereafter free of any obstruction over 600 mm in height.

REASON: In the interests of Highway and pedestrian safety and to accord with Policies DMT1, DMT2, DMT5, DMT6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

6. Hard and Soft Landscaping

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

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 Car Parking Layouts (including demonstration that 2 spaces would have active electric charging point provision and 2 spaces for passive provision)

2.c Hard Surfacing Materials

2.d External Lighting

2.e Other structures (such as play equipment and furniture)

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 surfacing/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 Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Please note the Policies within the 'reason' sections have been changed to reflect the current Local Plan.