



Mohamed Bharadia <easymart@gmail.com>

Urgent Action Required: Pre-commencement conditions agreement

2 messages

Nurgul Kinli <nkinli@hillingdon.gov.uk>
To: Mohamed Bharadia <easymart@gmail.com>

Tue, May 18, 2021 at 2:16 PM

Dear Mr Bharadia,

Please respond to this email confirming that you agree to the pre commencement condition.

Application Ref:

57039/APP/2021/811

Site Address:

38 HAZELDENE GARDENS
HILLINGDON

In accordance with Section 100ZA(8) of the Town and Country Planning Act 1990 (as inserted by section 14 of the Neighbourhood Planning Act 2017, the Council hereby serve notice that the following pre-commencement conditions are proposed to be imposed on the above planning application:

CONDITION	REASON FOR CONDITION	JUSTIFICATION FORPRE-COMMENCEMENTCONDITION
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. 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	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)	Trees/Landscape officer request

2. Details of Hard Landscaping 2.a Refuse Storage 2.b Cycle Storage 2.c Means of enclosure/boundary treatments 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points) 2.e Hard Surfacing Materials 2.f External Lighting 2.g Other structures (such as play equipment and furniture) 5. Schedule for Implementation		
Prior to works commencing, details of step free access via the principal private entrances, and all other points of entry and exit, 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, in accordance with 2020 London Plan policy D7, is achieved and maintained. The dwellings 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 2020 London Plan policy D7, is achieved and maintained.	Access officer request.

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Kind regards,

Nurgul Kinli

Planning Officer

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Mohamed Bharadia <easymart@gmail.com>

Tue, May 18, 2021 at 3:01 PM

To: Nurgul Kinli <nkinli@hillingdon.gov.uk>

Dear Nurgul

As you are aware we have already completed site clearance and already commenced construction work for the 2 storey side extension for a granny annexe under planning reference [57039/APP/2018/664](#)

That is what you wanted us to do first and then apply for conversion to new dwelling. And that is why you requested and I provided photos in evidence of the works carried out to date to roof level together with pre-existing, as existing and proposed plans. The as existing plans are of the works already substantially carried out.

Hence the first pre-commencement condition on landscaping and planting serves no useful purpose and cannot be agreed to because we have already implemented the pre-commencement conditions under [57039/APP/2018/664](#). Furthermore there were no trees/plants or landscaping before - only the garage - and the rear garden amenity is being split and will be lawned.

I am happy to agree to condition 2 but not as a pre-commencement but as a pre-completion/ prior to first occupation condition, again for the same reason/logic as above. In any case in the plans we submitted included details of refuse storage, cycle stores and location and car parking layout so have already been provided so the list 2a to 2g can be shortened accordingly. 2g is unnecessary/irrelevant here.

In respect of step free access via principal private entrances again this condition wording should be amended so it reads:

“Prior to first occupation of the new dwelling, details of step free access details of step free access via the principal private entrances, and all other points of entry and exit of the new dwelling, 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.”

I trust that clarifies and makes logical sense in the prevailing circumstances. Thank you.

Kind regards

Mohamed Bharadia