

APPENDIX 2

SUGGESTED CONDITIONS

Appeal By: Blubuild.com Limited

Proposal: Extension at the front of the property above the shopfront to provide 1 x self-contained flat (Use Class C3) at second floor level and erection of a new three storey building at the rear of the property to provide 2 x self-contained flats (Use Class C3) above an open loading bay with associated bin and cycle store

Appeal Site: 69 High Street, Ruilsip

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, 746/002 Rev. E, 746/003 Rev. F, 746/004 Rev. F, 746/005 Rev. F, 746/006 Rev. B, 746/007 Rev. F, 746/008 Rev. F, 746/009 Rev. D 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 Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. Prior to the commencement of development above ground level, details of all external materials shall be submitted to the Local Planning Authority for approval in writing. Thereafter, the development shall only be carried out in accordance with the agreed details.

REASON To safeguard the visual amenities of the area in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. No above ground development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details. REASON To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. 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,
 - 2.f Electric vehicle charging facilities (at least one parking space shall have active provision and the remainder passive).
3. Schedule for Implementation.
4. Arrangements for maintenance and management of the items detailed in 1 and 2 above. 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. 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 an appropriate and accessible standard of housing stock, in accordance with London Plan Policy D7.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (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 Nos. 67 and 71 High Street.

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