

Appendix 1 – Recommended Conditions

18 West Avenue, Hayes, UB3 2EY

Our Ref: 73777/APP/2021/1381

Your Ref: APP/R5510/W/21/3285016

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:

Site Location Plan, 013425/01, 013425/02, 013425/03, 013425/04, 013425/05, 013425/06, 013425/07d, 013425/08d, 013425/09c, 013425/10c, 013425/11c, 013425/12a.

REASON: To ensure the development complies with the provisions 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. No Additional Windows

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 of the development hereby approved.

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

5. Hard and Soft Landscaping

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

3. Schedule for Implementation

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

4. 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.

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

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).

6. Roof Gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a 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).

7. Construction Management/Logistics 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:

- (1) The phasing of development works
- (2) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (3) 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.
- (4) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (5) 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).
- (6) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (7) 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. 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).