

## Appendix 2 - Recommended Conditions

For the reasons set out in this appeal statement, the decision notice and the Officers delegated report, the Inspector is respectfully requested to dismiss the appeal.

In the event that the Inspector is minded to allow the appeal, the Council ask that the following conditions be considered for inclusion on any permission:

1. The development hereby permitted shall begin before the expiration of three years from the date of the permission. REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The proposed development shall be carried out in accordance with submitted plan numbers:

15/2945/1 - received 17 Jul 2021  
21/3421/102 Rev A - received 29 Oct 2021  
21/3421/104 - received 14 Sep 2021  
15/2945/6 - received 17 Jul 2021  
21/3421/103 - received 14 Sep 2021  
21/3421/105 - received 29 Oct 2021  
15/2945/7 - received 17 Jul 2021

REASON: To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

3. The hereby approved office building shall be used as an office and for no other purpose (including those within its use class).

REASON: To protect the character of the area, to ensure that there is no over intensification of the sites use which would be detrimental to neighbouring amenities and to ensure that adequate parking is provided on site; in compliance with Policies DMT 2, DMT 6, DMHB 4 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

4. The proposed roof lights shall be conservation style roof lights, which are finished in black and are set flush against the roof of the proposed development. REASON: To protect the character and appearance of the area and to ensure that the new building is of high quality design; in compliance with Policies DMHB 4 and DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).