

List of recommended conditions

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, titled Site Location Plan and numbered 4612/01, 4612/02, 4612/03 and 4612/04 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 the Hillingdon Local Plan Part 1 (2012), Part 2 (2020) and the London Plan (2021).

3. 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 safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. Prior to the commencement of any site clearance, demolition or construction work, a demolition and construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

(a) The phasing of development works

(b) The hours during which development works will occur

(c) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities)

(d) 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)

(e) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process

(f) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

Reason: To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

5. No part of the development hereby permitted shall be occupied until details of covered and secure cycle storage have been submitted to, and approved in writing by, the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter shall be permanently retained and kept available for their intended use at all times.

Reason: To provide adequate cycling facilities in compliance with policies DMT 5 of the Hillingdon Local Plan Part 2 (2020).

6. No part of the development hereby permitted shall be occupied until details of refuse and recycling storage have been submitted to, and approved in writing by, the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter shall be permanently retained and kept available for their intended use at all times.

Reason: To provide adequate waste facilities in compliance with policies DMHB 11 of the Hillingdon Local Plan Part 2 (2020).