

Appendix 1 - Recommended Conditions

For the reasons set out in this appeal statement, the decision notice and the committee 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:

2021-177SR-HMO-1 REV 1.0E
2021-177SR-HMO-2 REV 1.0E
2021-177SR-HMO-3 REV 1.0E
2021-177SR-HMO-4 REV 1.0E
2021-177SR-HMO-5 REV 1.0E
2021-177SR-HMO-6 REV 1.0E
2021-177SR-HMO-7 REV 1.0E
2021-177SR-HMO-8 REV 1.0E
2021-177SR-HMO-9 REV 1.0E
2021-177SR-HMO-10 REV 1.0E
HMO REGISTER DOCUMENT
HMO Management Plan
HMO SITE SUPERVISION PLAN
Design and Access Statement
Transport Assessment

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 HMO shall not be occupied 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

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.

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 DMH5; DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policy G5 of the London Plan (2021).

4. The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

REASON

To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part Two (2020).

5. 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).

6. Prior to installation, details of the proposed conservation roof lights shall be submitted to and approved by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance and preserves the conservation area in accordance with Policies DMHB 1 and DMHB 4 of the Hillingdon Local Plan Part 2 (2020).

7. Prior to the occupation of the proposed dwelling, a plan showing the provision of a one dual socket electrical vehicle charging point shall be submitted to and approved in writing by the local planning authority, thereafter the proposed ev charging point shall be installed and maintained throughout the lifetime of the development.

REASON

To ensure adequate ev charging points are provided in accordance with Policy T6 of the London Plan 2021.

8. The HMO hereby permitted shall not be occupied until plans have been submitted to and approved by the local planning authority demonstrating that the proposed vehicular access would comply with the London Borough of Hillingdon Domestic Vehicle Footway Crossover Policy (2022). Thereafter, the proposed development shall be carried out in accordance with the approved

plans and the vehicular means of access shall be retained and kept open for users of the building throughout the lifetime of the development.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic in accordance with Policy DMT 1, DMT 2, DMT 6 of the Hillingdon Local Plan Part 2 (2020), as well as Policy T6 and T4 of the London Plan 2021 and the London Borough of Hillingdon Domestic Vehicle Footway Crossover Policy (2022).