

Appendix 1 - 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:

Design and Access Statement

Site Supervision Management Plan

HMO Management Supervision Plan

2021-4CC-SGHMO-1

2021-4CC-SGHMO-3

2021-4CC-SGHMO-5

2021-4CC-SGHMO-4

2021-4CC-SGHMO-2

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 property shall only be used as a house in multiple occupation for no more than seven (7) individuals at any one time.

REASON

To ensure that the amenity of the occupiers of the adjoining properties are not adversely affected in accordance with policy DMH 5 and DMHB 11 of the Hillingdon Local Plan - Part Two (2020).

4. No development 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 (secure and enclosed)
 - 2.b Cycle Storage (secure and enclosed for a minimum of 8 bikes)
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials
3. 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.
4. 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 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).

5. The development hereby permitted shall not be occupied until details of electric vehicle charging point(s) have been submitted to and approved in writing by the Local Planning Authority. One active, double socket, Ev charging point shall be provided for the HMO. Thereafter, the development shall not be occupied or brought into use until the approved charging point(s) have been implemented in accordance with the approved plan and permanently retained for the life of the development.

REASON

To encourage sustainable travel and to comply with Policy T6 of the London Plan (2021).