

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:

19037-P300
GREEN RHINO PLANNING - Parking Survey
Sustainability and Energy Statement
19037-S102
19037-S103
19037-S104
19037-P302
19037-P301
19037-P303
19037-S101
19037-P304
19037-P310
19037-S100
Design and Access and Planning Statement

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. Prior to commencement of the hereby approved development, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft and Hard Landscaping
 - 1.a Refuse Storage (secure and enclosed)
 - 1.b Cycle Storage (secure and enclosed)
 - 1.c Proposed Hard Surfacing Materials
 - 1.d Proposed External Lighting

2. 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 and 5 of the Hillingdon Local Plan Part 2 (2020) and Policy D3 and G5 of the London Plan (2021).

4. Prior to the commencement of development, details of all new external materials and finishes, including windows and doors, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance to the approved details and retained thereafter.
Reason: To conserve the character and appearance of the area in accordance with policy DMHB 11 (Hillingdon's Local Plan Part 2, January 2020) and paragraph 130 (f) of the NPPF (2021).
5. Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:
 - (i) The phasing of development works
 - (ii) The hours during which development works will occur
 - (iii) 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.
 - (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
 - (v) 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).

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

(vii) 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 DMHB 11 of the Hillingdon Local Plan Part 2 (2020) – Development Management Policies.