



# HILLINGDON

LONDON

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:

- Site Location Plan (100022432)
- Site Block Plan (100022432)

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. Notwithstanding any of the approved plans, 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: -
  - Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  - Details of Hard Landscaping
  - Refuse Storage
  - Cycle Storage
  - Means of enclosure/boundary treatments
  - Car Parking Layouts (including demonstration of requisite electrical charging points in line with policy T6 of the London Plan 2021)
  - Hard Surfacing Materials
  - External Lighting
  - Other structures (such as play equipment and furniture)
  - Existing and proposed functional services above and below ground
  - Proposed finishing levels or contours
  - 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).

4. Notwithstanding any of the approved plans, within six months of permission being granted, a Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The development shall be occupied in strict accordance with the recommendations of the Flood Risk Assessment.

REASON: To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with

**Our Ref:**  
**Your Ref:**

**24597/APP/2022/1763**  
**APP/R5510/W/22/3307370**

Policy EM6 of the Hillingdon Local Plan Part 1 (2012) and Policy SI 12 of the London Plan (2021).

5. The dwelling hereby approved shall accord with the requirements of Policy D7 of the London Plan and, as a minimum standard, meet the technical specifications for a Category 2 M4(2) dwelling as set out in Approved Document M to the Building Regulations (2010) 2015. All such provisions must remain in place for the life of the building.

REASON To ensure that the dwelling is of an inclusive design in accordance with Policies D5 and D7 of the London Plan (2021).

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the side walls or roof slopes of the development hereby approved.

REASON To prevent overlooking to adjoining properties in accordance with policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England)Order 2015 (or any order revoking and re-enacting that Order with or without modification), no outbuildings, enlargement or other alteration to the dwellinghouse hereby approved, shall be carried out without the prior permission of the Local Planning Authority, obtained through the submission of a planning application.

REASON: To prevent the overdevelopment of the site to safeguard the living conditions of adjoining properties and the visual appearance of the property and area as a whole, in accordance with policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).