

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 12901/APP/2014/1734

SCHEDULE OF CONDITIONS

4. No development shall take place until details of all new windows and roof lights have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such. Details should include information relating to make, product/type, colour and photographs/images.

Documents and plans of all new windows and sky-lights have been provided in this email. The second floor has been fitted with UPVC this project will match the building as same profile as second floor.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE4 of the Hillingdon Local Plan: Part Two – Saved UDP Policies (November 2012).

5. No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 16 No. bicycles 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 occupation of the development and thereafter permanently retained.

Our application is an office conversion, creating 6 new flats. The Chapter 6 of the London Plan says that we have to install 1 parking bicycle space for each flat (1 or 2 Bedroom). That would give us a total of 6 spaces.

In this email we include the plan C.1.12 with the details of the cycle storage facility. We are planning to install 5 rounded Stands (10 bicycles). The area will be covered by the first floor roof and it will have access through the parking electronic automatic gates.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Local Plan: Part Two – Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

6. Dustbins and enclosed refuse collection areas, details of which shall be submitted to the Local Planning Authority for approval in writing, shall be sited a maximum distance of 23 metres (10 metres where paladins are employed) from an adopted highway and 25 metres from any dwelling unit.

We will contact the Refuse Collection Department to clarify what kind of bins they are going to provide us. Please see attached in this email the plan C.1.12 with the two options:

Option 01: (paladins) We propose to create an enclosed collection area for the dustbins in in front to the existing area we have now. (Currently paladins) The

existing distance from the dwelling units is more than 25m but it is not possible to reduce it due to the maximum distance of 10m for paladin bins.

Option 02: In case we won't have paladin bins in the future we will install the enclosed collection area near to the parking stairs (less than 23m from the highway).

REASON

To comply with the Hillingdon Design & Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (July 2006) and for the convenience of residents in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two – Saved UDP Policies (November 2012).

8. No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

A Parking allocation scheme has been submitted in this email to be approved by the planning department (Plan C.1.12) the scheme allocates 3 disable parking spaces.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two – Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

9. The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

The Dwelling will have Secure by Design Main Entrance door and windows to suit certs to be supplied on completion.

REASON

In pursuance of the Council's duty under Section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the wellbeing of the area in pursuance of the Council's powers under Section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

10. 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 Planning 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.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.f External Lighting

All these points are included in the plan Plan C.1.12 attached in this email

No planting or cultivation works will be undertaken.

The proposal will not change the existing boundary walls.

The external lighting will be included in the plan C.1.12