

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address CROMWELL HOUSE, 43 - 45 HIGH STREET RUISLIP

Development: Details pursuant to conditions 4 (Window Specification), 5 (Cycle Storage), 6 (Refuse Areas), 8 (Parking) and 10 (Landscaping) of planning permission ref: 12901/APP/2014/1734 dated 18/12/2014 (Change of use of first floor from Use Class B1a (Offices) to Use Class C3 (Dwelling Houses) to create 5 x 1-bed and 1 x 2-bed self contained flats involving alterations to windows to rear and side and replacement of existing windows, alterations to entrance area, installation of 10 rooflights to first floor roof to rear, replacement of rainwater goods and alteration to parking layout)

LBH Ref Nos: 12901/APP/2015/916

Drawing Nos: B7312/C.1.12 Rev. D
B7312/C.1.14
Conditions Schedule
Eurologik Window and Door Systems Details
0213
B7312/C.1.06 Rev. D
B7312/C.1.04 Rev. I

Date of receipt: 16/04/2015 **Date(s) of Amendment(s):** 13/03/2015
15/04/2015

1. MAIN PLANNING CONSIDERATIONS

The application seeks to discharge conditions Nos. 4 (Window Specification), 5 (Cycle Storage), 6 (Refuse Areas), 8 (Parking) and 10 (Landscaping) of planning permission ref: 12901/APP/2014/1734 dated 18/12/2014.

Condition 4 (Window Specification)- Drawing No. C.1.06 and NBS Specification shows detailed drawings of windows and doors proposed. The window details submitted by the applicant are considered suitable for this particular site and would not have an adverse impact on the appearance of the surrounding area.

Condition 5 (Cycle Storage) - Drawing No. C.1.12 indicates the proposed location and detail of the cycle storage.

Condition 6 (Refused Areas) - Proposed waste storage arrangement is satisfactory. Collection crew and residents would need key to storage area if this was kept secure with a lock.

Condition 8 (Parking) - The two disabled bays should show road markings at the rear of the car parking space as, ie within the 6.5m aisle way. Revised plans were received and now show the road markings.

Condition 10 (Landscaping) - The site layout and hard landscape details are indicated on drawing No. C.1.12. The submitted schedule of conditions confirms

that there is no space or opportunity for soft landscape within the walled car park area. The only opportunity would arise if car park spaces can be sacrificed. No objection

It is, therefore, proposed that condition 4, 5, 6 and 10 of planning permission ref: 12901/APP/2014/1734 dated 18/12/2014 be discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230