



Mr Paul Jenkins
Sf Planning Ltd
12 Royal Crescent
Cheltenham
GL50 3DA

Application Ref: 1577/APP/2018/4047

**Process set out by condition O.2 of Schedule 2 Part 3 Class O of the
Town and Country Planning (General Permitted Development) Order 2015
(as amended)**

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS REQUIRED AND GRANTED** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the approved details shown below:

Address of the proposed development:

1200 Uxbridge Road Hayes

Description of proposed development:

Prior Approval for Change of Use from offices (Use Class B1a) to residential (Use Class C3) to provide 16 flats.

Date of application:

23 November 2018

Plan Numbers:

Flood Risk Assessment - received 16 Nov 2018
Noise Impact Assessment - received 16 Nov 2018
Transport Statement - received 16 Nov 2018
Desk Study / Preliminary Risk Assessment Report - received 16 Nov 2018
SF Planning Covering Letter dated 16/11/18 - received 16 Nov 2018
70-002 Rev. P01 - received 16 Nov 2018
70-201 Rev. P01 - received 16 Nov 2018
70-200 Rev. P01 - received 16 Nov 2018
20-200 Rev. P01 - received 16 Nov 2018
20-201 Rev. P01 - received 16 Nov 2018

Reasons for Approval:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 3, Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the Council has assessed the impacts of the proposal and considers that there would be no unacceptable implications with regard to

transportation, highway safety, contamination, noise or flooding.

CONDITIONS:

- 1 The noise level in rooms at the development hereby approved shall meet the following standards: Bedrooms: to meet NR25 between 23:00 - 07:00hrs. All habitable rooms to meet NR35 between 07:00 - 23:00hrs.

REASON

To ensure that the amenity of the occupiers of the existing and proposed dwellings/flats is not adversely affected by noise, in accordance with Policy OE5 of the Hillingdon Local Plan - Part Two Saved UDP Policies (November 2012).

- 2 Prior to the residential occupation of the building, details of electric vehicle charging points to include 20% of the spaces having active provision and 20% of spaces being capable of easy conversion in the future (passive provision) shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall be implemented on site and thereafter permanently retained on site.

REASON

To encourage sustainable travel, in compliance with Policy 6.13 of the London Plan (March 2016).

- 3 Prior to the residential occupation of the building, full details of the covered and secure provision to be made for 32 cycle parking spaces and refuse/ recycling storage, shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter, the development shall not be occupied or brought into use until the approved cycling and refuse/ recycling facilities have been implemented in accordance with the approved details, with the facilities shall thereafter be permanently retained.

REASON

To ensure that appropriate provision is provided for refuse/ recycling storage and cycle parking, in accordance with Policy 5.17 of the London Plan (March 2016) and Policies BE13 and AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES:

1. Please note that pursuant to paragraph O.2(2) of the GPDO 2015 (as amended), development permitted under Class O is subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.
2. Please note that pursuant to paragraph W(12)(a) of the GPDO 2015 (as amended), development permitted under Class O is subject to the condition that it must be carried out in accordance with the details approved by the local planning authority.
3. Please ensure that a Building Regulations application is submitted for this work, please visit Hillingdon Building Control website for the application forms.

Additional Informative:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

END OF SCHEDULE

James Rodger
Head of Planning, Transportation and Regeneration

Date: 17 January 2019

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk