



Lotte Hirst
Jaspar Group
Stanmore House
15-19 Church Road
Stanmore HA7 4AR

Application Ref: 1654/APP/2017/2801

**The Town and Country Planning (General Permitted Development)
(England) Order 2015**

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS REQUIRED AND GIVEN** 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:

44 Waterloo Road Uxbridge

Description of proposed development:

Change of use from Use Class B8 (Storage or Distribution Centre) to Use Class C3 (dwellinghouse) for 6 x 1 bed flats (Prior Approval).

Date of application:

07 August 2017

Plan Numbers:

Covering Letter/Planning Statement Updated October 2017 - received 06 Oct 2017

Transport Statement October 2017 - received 06 Oct 2017

Site Location Plan - received 07 Aug 2017

Existing and Proposed Roof Plans - received 07 Aug 2017

Proposed Ground Floor & First Floor Plan - received 07 Aug 2017

Existing Ground Floor & First Floor Plan - received 07 Aug 2017

Proposed Site Block Plan - received 07 Aug 2017

Air Quality Assessment May 2017 - received 31 Jul 2017

Environmental Noise Survey and Noise Impact Assessment Report June 2017 - received 31 Jul 2017

Phase 1 Preliminary Risk Assessment - received 31 Jul 2017

Flood Risk Report June 2017 - received 31 Jul 2017

JM043 - BPS - GA - 900 Proposed Ground Floor (incorporating Site Plan) - received 23 Nov 2017

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Conditions:

Notwithstanding the hereby approved drawing ref: JM043 - BPS - GA - 900, prior to occupation of the development, the following shall be provided on site:

1. 3 car parking spaces with markings
2. Secure and covered cycle parking spaces to be provided for 7 bicycles as a minimum

Thereafter, they shall be permanently retained and used for no other purpose.

REASON

To ensure adequate parking is provided and to promote sustainable modes of transport, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

Notwithstanding the hereby approved drawing ref: JM043 - BPS - GA - 900, prior to occupation of the development, details of refuse and recycling storage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the storage shall be carried out as agreed and remain in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure appropriate refuse storage is provided on site, to safeguard highway safety, and to safeguard the free flow of traffic, in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policy 5.17 of the London Plan (2016).

Prior to occupation of the development, a Parking Allocation Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the parking shall be for residential use of the flats hereby approved and as agreed within the Parking Allocation Plan unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure availability and management of parking, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policies 6.3 and 6.13 of the London Plan (2016).

Prior to any works being carried out, a Phase 2 Environmental Site Investigation and an asbestos refurbishment survey shall be undertaken and the results shall be submitted and approved in writing by the Council.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policy 7.21 of the London Plan (2016).

INFORMATIVES:

1. It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the local planning authority, unless the local planning authority and the developer agree otherwise in writing.

2. Please ensure that a Building Regulations application is submitted for this work, please visit Hillingdon Building Control website for the application forms.

Additional Informative:

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

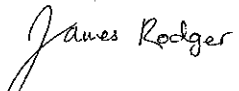
C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

END OF SCHEDULE


James Rodger
Head of Planning and Enforcement

Date: 6 December 2017

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