

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, Transportation and Regeneration

Address 8 LINKSWAY NORTHWOOD

Development: Details pursuant to conditions 3 (Materials), 4 (Site Clearance) and 9 (SUDS) of planning permission Ref: 2645/APP/2019/853 dated 08/05/2019 (Variation of condition 2 (Approved Plans) of planning permission Ref: 2645/APP/2016/4571 (Two storey, 7-bed detached dwelling with habitable roof space, parking and amenity space involving demolition of existing dwelling)

LBH Ref Nos: 2645/APP/2019/1693

Drawing Nos: 5562/PL/COND 4 Rev. A
A18118/0200 Rev. T3
A18118/0201 Rev. T1
Condition 4: Method Statement
Condition 9: SuDS Maintenance
Arboricultural Impact Assessment
Condition 3: Schedule of External Materials Rev. A

Date of receipt: 20/05/2019

Date(s) of Amendment(s):

1. MAIN PLANNING CONSIDERATIONS

Planning Permission was granted under Ref:2645/APP/2019/853 dated 08/05/2019 for Variation of condition 2 (Approved Plans) of planning permission Ref: 2645/APP/2016/4571 (Two storey, 7-bed detached dwelling with habitable roof space, parking and amenity space involving demolition of existing dwelling).

The application seeks to discharge the following conditions associated with this application:

Condition 3:

No development shall take place until details of all materials and external surfaces, including details of balconies 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.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

Officers Comments:

The proposed external materials as scheduled on the attached 'Schedule of

External Materials Rev A' would consist of Ibstock Ref:A4986A Heritage Red Blend. The proposed bricks along with the concrete plain tiles and polyester powder coated aluminium windows with cast stone sills are considered to be sympathetic and appropriate to the appearance of the building and to the character of the area and the condition can therefore be discharged.

Condition 4:

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details.

The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

3. Where the arboricultural method statement recommends that the tree protection measures for a site will be monitored and supervised by an arboricultural consultant at key stages of the development, records of the site inspections / meetings shall be submitted to the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (2012)

Tree Officers Comments:

A tree report by Tree Sense has been submitted. The report incorporates a tree survey and assessment, provides a Tree Constraints Plan, Construction Exclusion Zone, Tree Protection Plan and an Arb Method Statement. The site set up plan by Seabrook shows the location of protective fencing and an area of 'no dig' geotextile panels. RECOMMENDATION No objection.

Condition 9:

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

Flood and Landscape Managements Comments:

No objections to Condition 9 being discharged.

There are no outstanding conditions as part of the original planning permission to be discharged. Full compliance will be achieved with implementation of the scheme.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

Contact Officer: Naim Poptani

Telephone No: 01895 250230