

Proposal Statement
For Variation of Conditions
Application Ref: 28177/APP/2024/2295

Two storey 2 x bedroom end of terrace dwelling,
at 247 West End Road
Ruislip
HA4 6QR

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1. Contact Details & Site

Location & Site Address:

247 West End Road, Ruislip
HA4 6QR

Contact:

Applicant:

247 WEST LIMITED,
203 Kilburn High Road, NW6 7HY

Agent:

Archicon Ltd,
5th Floor 167-169 Great Portland Street,
London, W1W 5PF

2. Condition 3. - External Materials

Variation of Condition 3. Of the planning Permission, in line with Local Plan Part 2 - Development Management Policies DMHB 11 Design of New Development,

“No development above ground level shall take place until details of all materials and external surfaces 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.”

The materials are presented in the Elevation drawings and the material sample page A600, A610, A620, & A630

3. Condition 6 Landscape

Variation of Condition 6. Of the planning Permission, in line with Local Plan Part 2 – DMHB 11 Design of New Development, DMHB 12: Streets and Public Realm, DMHB 14: Trees and Landscaping

“No development above ground level shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority.”

The proposed landscape scheme and details of the planting and finishes, along with the bin and bike stores details are presented in the drawings: A010, A100, A110, A120, A130, A150

4. Condition 7 Car Electric Charging

Variation of Condition 7. Of the planning Permission, in line with Plan 2021 Policy T6.1 Residential Parking

“Before development commences, plans and details of 1 active and 1 passive electric vehicle charging points, serving the new dwelling shall be submitted to and approved in writing by the Local Planning Authority.”

The proposed Charging point Specification is attached, see MENNEKES Attachment

5. Condition 8 Existing Trees

Variation of Condition 8. Of the planning Permission, in line with Local Plan Part 2 – DMHB 14: Trees and Landscaping

The Existing landscape is presenting the existing trees / shrubs as per Drawing A010,

The protection of the existing trees and hoarding diagrams are presented in drawings A200, and A300

6. Condition 9 demolition and construction management

Variation of Condition 9. Of the planning Permission, in line with Local Plan Part 2 – DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2

The construction management documents, the construction process and site management are presented in the attached construction Gantt Chart And Construction sequence, and the hoarding details in the drawings: A200, A300

7. Condition 10 Water management and water efficiency

Variation of Condition 10. Of the planning Permission, in line with Local Plan Part 2 – DME1 9 and DME1 10, and Policies SI2 and SI 13

“No development above ground level shall take place until a scheme for the provision of sustainable water management and water efficiency shall be submitted to and approved in writing by the Local Planning Authority.”

The Existing & Proposed Drainage plans are presented in drawing: A011, A012 according to the data provided by Thames Water Asset Map, attached here

The water efficiency calculation sheets are also attached to demonstrate the compliance with the local policy

8. Attached Drawings Schedule

ARC0006 - A010 – Existing Landscape Plan

ARC0006 - A011 – Existing Drainage Plan

ARC0006 - A012 – Proposed Drainage Plan

ARC0006 - A100 – Proposed Landscape Plan

ARC0006 - A110 – Proposed Landscape Materials

ARC0006 - A120 – Proposed Planting Plan

ARC0006 - A130 – Proposed Planting Details

ARC0006 - A150 – Proposed Bin Store Details

ARC0006 – A600 – Proposed Front Elevation Materials

ARC0006 – A610 – Proposed Side Elevation Materials

ARC0006 – A620 – Proposed Rear Elevation Materials

ARC0006 – A200 – Proposed Hoarding Plan

ARC0006 – A300 – Proposed Material Delivery Plan

8. Attached Documents Schedule

247 West End Road – Construction Sequence

247 West End Road – Gantt Chart

The Water Efficiency Calculation

247 West End Road – Thames Water Asset Location Map

Car Electric Charging Post Specification

Rainwater Tank Specification sheet