



Mr S Tiffin
Progress Planning
Burkes Court
Burkes Road
Beaconsfield HP9 1NZ

Application Ref: 32215/APP/2016/4037

**Process set out by condition J.2 of Schedule 2 Part 1 Class O of the
Town and Country Planning)General Permitted Development) Order 2015
(as amended by SI 2008 No 2362 and SI 2013 No 1101)**

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

Securitas House (Formerly Lovell House) High Street Uxbridge

Description of proposed development:

Change of use of existing office building (B1(a) Use Class) to 31 self-contained apartments (Class C3).

Date of application:

07 November 2016

Plan Numbers:

Reason for Approval:

CONDITIONS:

- 1** Prior to occupation of the development, the following shall be provided on site:
 1. A total of 18 car parking spaces with markings
 2. 3 parking spaces to be signed for use by disabled persons and marked as such
 3. 2 parking spaces to be supplied with active Electric Vehicle Charging points
 4. 1 motorcycle parking space
 5. Secure and covered parking spaces to be provided for 34 bicycles as a minimumThereafter, 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 2 Saved UDP Policies (Nov 2012) and policies 6.3, 6.9, and 6.13 of the London Plan (2016).

- 2** 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 2 Saved UDP Policies (Nov 2012) and policies 6.3 and 6.13 of the London Plan (2016).

- 3** Prior to occupation of the development, a Servicing and Refuse Collection Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, servicing and collection shall be carried out as agreed within this approved plan unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure appropriate servicing of the site, to safeguard highway safety, and to safeguard the free flow of traffic, in accordance with policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012) and policy 6.3 of the London Plan (2016).

- 4** Prior to occupation of the development, a Flood and Water Management Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Water Management Scheme shall include the following:
- a) Suds features:
 - i. incorporating sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,
 - ii. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,
 - iii. where it is intended to have above ground storage, overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - b) Capacity of Receptors
 - i. Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.
 - ii. Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).
 - iii. Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.
 - iv. identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;
 - c) Minimise water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and grey water will be recycled and reused in the development.
- d) Long Term Management and Maintenance of the drainage system.
 - i. Provide a management and maintenance plan
 - ii Include details of Inspection regimes, performance specification, (remediation and timescales for the resolving of issues where a PMC).
 - iii Where overland flooding is proposed, the plan should include the appropriate actions to define those areas and actions required to ensure the safety of the users of the site should that be required.
 - iv. Clear plans showing all of the drainage network above and below ground. The responsibility of different parties such as the landowner, PMC, sewers offered for adoption and that to be adopted by the Council Highways services.
- f) From commencement on site
 - i. How temporary measures will be implemented to ensure no increase in flood risk from commencement on site including any clearance or demolition works. 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 minimise the impact of flooding on the proposed development and future occupants and to ensure the development does not increase the risk of flooding, in accordance with policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), policy 5.13 of the London Plan (March 2016), and National Planning Policy Framework (March 2012).

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Prior to commencement of development, a sound insulation and ventilation scheme for protecting the proposed development from road traffic, rail traffic and noise from adjoining retail units shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure that the amenity of the occupiers of the proposed development are not adversely affected by road traffic, rail traffic and noise from retail units adjoining the development in accordance with policy OE5 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

INFORMATIVES:

1. This written notice indicates that the proposed development would comply with the process set out by condition J.2 of Schedule 2 Part 1 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by SI 2008 No 2362 and SI 2013 No 1101)
2. 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.
- 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:

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:
(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance.

Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

The site does not appear to have had a contaminative use according to our maps and is not identified in our contaminated land strategy. The submitted report is a desk study so we do not have a report on the actual soil conditions. However, the report assesses the risks on the basis of known information on the site such as the recent and older historic uses. There were unknown buildings on the site on older historic maps. The report provides a risk assessment and intrusive investigations are not recommended as long as there is no demolition and rebuild. In this case, contaminated land investigations would be needed to assess the ground quality. The report that accompanies this application brings the developer's attention to the possibility of asbestos in the building structure and recommends an asbestos survey prior to conversion. Although outside of the contaminated land investigations this is recommended for any old office building being converted to residential. The consultant also recommends a hot spot protocol if there are excavations (basically inspecting the excavations).

Should any contamination issues arise, please contact the Environmental Protection Unit on 01895 277018 if you require any advice.

END OF SCHEDULE



James Rodger
Head of Planning and Enforcement

Date: 28 December 2016

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