



Application Ref: 3591/APP/2019/3968

Transport for London
5 Endeavour Square
London
E20 1JN

TOWN AND COUNTRY (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 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: ICKENHAM UNDERGROUND STATION GLEBE AVENUE ICKENHAM

Description of proposed development: Development under Part 18, Class A of the Town and Country Planning (General Permitted Development Order) (England) Order (2015) as amended to provide step free access to serve the station

Date of application: 06/12/2019

Drawing Nos: Metropolitan Railway Session 1901 Sheet No. 1 Metropolitan Railway Session 1901 Sheet No. 6 Harrow and Uxbridge Railway Act 1897 Metropolitan Railway Act 1901 Covering Letter dated 06 December 2019 PAR Rev. 0 ISAP3187-PA-SK-0001 Rev. P01 ISAP3187-PA-TR-0001 Rev. P01 ISAP3187-PA-VS-0001 Rev. P01 Section 16, Railway Clauses Consolidation Act 1845 SFAT2-ARC-PRM-P113_1-DR-A-2100 Rev. P02 SFAT2-ARC-PRM-P113_1-DR-A-2300 Rev. P03 SFAT2-ARC-PRM-P113_2-DR-A-2201 Rev. P02 SFAT2-ARC-PRM-P113_2-DR-A-2301 Rev. P03 SFAT2-ARC-PRM-P113_Z-DR-A-2000 Rev. P03 SFAT2-ARC-PRM-P113_Z-DR-A-2110 Rev. P02 SFAT2-ARC-PRM-P113_Z-DR-A-2111 Rev. P02 SFAT2-ARC-PRM-P113_Z-DR-A-2112 Rev. P02 SFAT2-ARC-PRM-P113_1-DR-A-2113 Rev. P02 SFAT2-ARC-PRM-P113_Z-DR-A-2310 Rev. P03 SFAT2-ARC-PRM-P113_Z-DR-A-2311 Rev. P03 SFAT2-ARC-PRM-P113_Z-DR-A-2312 Rev. P03 SFAT2-ARC-PRM-P113_Z-DR-A-2313 Rev. P03

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Residents Services
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London Borough of Hillingdon,
3S/03, Civic Centre, High Street, Uxbridge, UB8 1UW

Reason for Approval

1. The Prior Approval of the Local Planning Authority is hereby granted under Schedule 2 Part 18 Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). It is considered that the proposal would not injure the amenity of the neighbourhood to an unacceptable degree as set out in the legislation, and the Local Planning Authority accepts, on balance, that the development could not 'reasonably' be carried out elsewhere on the land.

Planning Conditions

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: PAR Rev. 0, ISAP3187-PA-SK-0001 Rev. P01, ISAP3187-PA-TR-0001 Rev. P01, ISAP3187-PA-VS-0001 Rev. P01, SFAT2-ARC-PRM-P113_1-DR-A-2100 Rev. P02, SFAT2-ARC-PRM-P113_1-DR-A-2300 Rev. P03, SFAT2-ARC-PRM-P113_2-DR-A-2201 Rev. P02, SFAT2-ARC-PRM-P113_2-DR-A-2301 Rev. P03, SFAT2-ARC-PRM-P113_Z-DR-A-2000 Rev. P03, SFAT2-ARC-PRM-P113_Z-DR-A-2110 Rev. P02, SFAT2-ARC-PRM-P113_Z-DR-A-2111 Rev. P02, SFAT2-ARC-PRM-P113_Z-DR-A-2112 Rev. P02, SFAT2-ARC-PRM-P113_1-DR-A-2113 Rev. P02, SFAT2-ARC-PRM-P113_Z-DR-A-2310 Rev. P03, SFAT2-ARC-PRM-P113_Z-DR-A-2311 Rev. P03, SFAT2-ARC-PRM-P113_Z-DR-A-2312 Rev. P03, SFAT2-ARC-PRM-P113_Z-DR-A-2313 Rev. P03 and shall thereafter be retained/maintained for as long as the development remains in existence unless otherwise agreed in writing by the Local Planning Authority.

REASON

For the avoidance of doubt and in the interest of proper planning.

3. The windows the western elevation of the lift lobby shall (backing onto the garden of the properties along Edinburgh Avenue) shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening so long as the development remains in existence.

REASON

To ensure that the amenity of the occupiers of the neighbouring properties and gardens are not adversely affected by loss of privacy, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part Two (2020).

4. Within 12 months of completion of the Step free Access lift, the Applicant is required to provide the car parking deck for wheelchair accessible parking as illustrated on drawing ref: ISAP3187-PA-SK-0001 Rev. P01 unless otherwise agreed in writing by the Local Planning Authority. Thereafter it shall be retained and maintained for the lifetime of the development.

REASON

To ensure that an appropriate level of accessible car parking provision is provided on site in accordance with Policy DMT6 of the Hillingdon Local Plan: Part Two (2020) and Policy 7.2 of the London Plan (2016).

5. Prior to the implementation of the decked car park, a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -
1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
 4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11 and DMHB 14 of the Local Plan: Part (2020) and Policies and 5.17 (refuse storage) of the London Plan (2016).

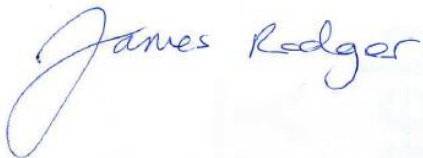
Informatives

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).

Dated: 30 January 2020

A handwritten signature in blue ink that reads "James Rodger". The signature is written in a cursive style with a large, looping initial 'J'.

James Rodger

Head of Planning, Transportation and Regeneration
Residents Services