



Mr Mark Linehan
The Old Brewery Tap
3 Shirburn Street
Watlington
OX49 5BU

Ref: 35924/APP/2022/409

TOWN AND COUNTRY PLANNING ACT, 1990

DISCHARGE OF CONDITION(S)

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above-mentioned Act and Orders hereby **REFUSES** to discharge the Conditions referred to in Schedule 1 below, in accordance with the plans submitted and for the reasons specified, and **GRANTS** consent to discharge the Conditions referred to in Schedule 2 below in accordance with the plans submitted.

SCHEDULE

Development:

Details pursuant to the Discharge of Conditions 3 (Materials), 4 (Landscaping), 6 (Sustainable Water Management), 8 (Construction Logistics Plan), 9 (Step Free Access) of planning permission ref. 35924/APP/2020/2270, dated 29/09/2020 of which varied the main permission ref. 35924/APP/2020/991 dated 08/06/2020 (Two storey, 1-bed attached dwelling and two storey rear extension involving parking and amenity space)

Site Address:

174 Aylsham Drive Ickenham UB10 8UF

SCHEDULE NO. 1

Refuse Consent for:

Conditions 3 (Materials), 4 (Landscaping), 6 (Sustainable Water Management) and 8 (Construction Logistics Plan) are not approved.

REASONS:

1. The applicant has failed to provide sufficient information in relation to the proposed external material choices of the host and proposed dwellings as required by Condition 3. The proposal would therefore be contrary to Policy D3 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan (2012),

Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan Part 2 (2020) and the NPPF (2021).

2. The applicant has failed to submit satisfactory details and clarity relating to hard and soft landscaping, refuse and cycle stores and general maintenance as required by Condition 4. The proposal would therefore be contrary to Policies D3, G4, G5 and G6 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan (2012), Policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and the NPPF (2021).
3. The applicant has failed to provide satisfactory information to ensure a Suitable Sustainable Water Management System is in place as required by Condition 6. The proposal would therefore be contrary to Policies SII12, SII13, of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan (2012), Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and the NPPF (2021).
4. The applicant has failed to submit a Construction Logistics Plan to address the requirements of Condition 8. The proposal would therefore be contrary to Policies T4, T5 and T6 of the London Plan (2021), Policy BE1 of the Hillingdon Local Plan (2012), Policies DMHB 11, DMHB 12, DMT 1, DMT 2, DMT 3, DMT 5 and DMT 6 of the Hillingdon Local Plan Part 2 (2020) and the NPPF (2021).

SCHEDULE NO. 2

Grant Consent for:

Condition 9 (Step Free Access) of planning permission 35924/APP/2020/2270 is approved.

As shown on submitted:

20 BGAR 401 A dated 13/07/2021

END OF SCHEDULE



Head of Planning, Transportation and Regeneration

Date: 10 May 2022

Address:
Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250400 / 250401
www.hillingdon.gov.uk

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN & COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State.

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Transport, Local Government and The Regions under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, 3/02 Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel. 0117 372 8428). Appeal forms can be downloaded from the Planning Inspectorate's website at <http://www.planning-inspectorate.gov.uk>.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstance which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices.

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated.