



London Borough of Hillingdon, Civic Centre, Uxbridge, Middlesex UB8 1UW.
Local Services, Tel: 01895 250111 Ext. Fax: 01895 250830

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

To:

Ref: 40323L/97/413

Planning and Project Management Services (ref: PHSE)
32 Sneath Avenue
London
NW11 9AH

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development:-

Description of development:-

Erection of two side extensions and alterations to existing building for change of use from residential to a nursing home (involving demolition of existing side extension and outbuildings)

Location of development

Parkfield House, Charville Lane
West, Hillingdon

Date of application:-

17 March 1997

Drawing/plan Nos:-

1:1250 scale location plan, 290/04 Rev A, 290/05 Rev A, 290/06 and 290/07 Rev D received 20 March 1997, 290/01 Rev C, 290/02 Rev C and 290/03 Rev C received 17 April 1997, and Tree Report and Traffic Appraisal Report received 6 May 1997 and letter dated 4 June 1997

Permission however is given subject to the conditions listed on the attached schedule:-

Signed:-


HEAD OF PLANNING SERVICES

Date:-

2 July 1997

- NOTES:
- (i) If you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (ii) This decision does not purport to convey any approval or consent which may be required under any by-laws, building regulations, or under any enactment other than the Town and Country Planning Act 1990.



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Continuation Sheet No. 1

Ref: 403231/97/413

CONDITION 1

The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority (LPA).

Any trees, hedges and shrubs being severely damaged during construction, seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the LPA. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Such work or planting shall be completed within 8 months of the commencement of the development or such period as agreed in writing by the LPA.

REASON

The trees and other vegetation makes a valuable contribution to the amenity of the area and to comply with Section 197 of the Town and Country Planning Act 1990.

CONDITION 3

Prior to works commencing on site, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, groups of trees and other vegetation to be retained during construction work, shall be submitted to and approved by the Local Planning Authority. Such fencing should be a minimum height of 1.5 metres and shall be erected prior to any demolition, removal of topsoil, and commencement of building operations and retained in position until development is completed.



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Continuation Sheet No. 2

Ref: 40323L/97/413

The land so enclosed shall be kept clear of all dumping, materials, machinery and cement mixing and the existing soil levels not altered or disturbed. No fires shall be lit on the land so enclosed.

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work.

CONDITION 4

Details of the arrangements to ensure the continued maintenance of all landscaped areas within the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the approved development is commenced.

REASON

To ensure that the landscaping carried out is properly maintained and that the Local Planning Authority are aware of all or any piece of land within the development.

CONDITION 5

Before any part of the approved development is commenced, a landscaping scheme shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenity of the locality.

CONDITION 6

All planting, seeding and turfing in the approved landscaping scheme shall be completed within eight months of the development commencing (or such period as agreed in writing by the Local Planning Authority) or prior to occupation of the building(s), whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'.



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Continuation Sheet No. 3

Ref: 40320L/97/413

Thereafter, areas of amenity space shall be permanently retained and any trees or other planting which die within a period of 5 years from the completion of development, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species in accordance with the details approved by the Local Planning Authority.

REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenities of the locality.

CONDITION 7

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved by the Local Planning Authority. The plan must show:-

- (i) Position, height, species, condition and branch spread of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and finished site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them.

CONDITION 8

Before any part of the approved development is commenced, a landscaping scheme including planting plans (1:100 scale), plant schedules, hard and soft landscape specifications and a specification of preliminary tree works for trees to be retained as part of the development shall be submitted to and approved by the Local Planning Authority.



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Continuation Sheet No. 4

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REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenity of the location.

CONDITION 9

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that adequate facilities are provided.

CONDITION 10

Adequate visibility shall be provided at the back of the footway measured on both sides of each vehicular crossing/access within 2.5 metre sight lines.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced.

CONDITION 11

The fencing or other means of enclosure shown on the approved plans shall be erected prior to development commencing and thereafter permanently retained.

REASON

To safeguard the privacy of adjoining residents.

CONDITION 12

Where external machinery/equipment or external openings are proposed, details of the siting and sound insulation of such works (for example, refrigeration and air conditioning, ventilation units, air intake louvres, ducting, chimneys, mechanical extraction and disposal of fumes, dust and grit) shall be submitted to and approved by the Local Planning Authority, implemented before the use hereby approved is commenced, and thereafter permanently retained.



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The noise emitted from such equipment should be inaudible in the nearest residence and be in compliance with BS 4142/BS 8233.

REASON

To ensure that the use does not detract from the amenities of local residents.

CONDITION 13

All facilities provided and designed specifically for people with disabilities shown on the approved plans (to include, where appropriate to this application, reserved/specifically designed parking spaces; ramped kerbs; ramped/level approaches to building entrances; types and dimensions of door and lobby openings at building entrances; residential units designed to wheelchair standard BS 5810) shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities.

CONDITION 14

The parking areas shown on the approved plans, with the exception of those spaces numbered 12, 13, 14, 15 and 16 on Drawing No. 290/07 Rev D, shall be constructed prior to the occupation of the development hereby approved and thereafter permanently retained and used for no other purpose. The spaces numbered 12, 13, 14, 15 and 16 or such smaller number of spaces as shall be agreed will be laid within 3 months of the Local Planning Authority having given written notice that they are required.

REASON

To ensure that adequate facilities are provided.

A handwritten signature in black ink, appearing to read 'David Chinn', is written over a horizontal line.

HEAD OF PLANNING SERVICES

2 July 1997