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**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
GRANT OF PLANNING PERMISSION**

R Clarke Planning Consultants
Kewferry Farm
Rickmansworth Road
Northwood
Middx
HA6 2RF

Application Ref: 38290/APP/2006/2501

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **GRANTS** permission for the following:-

Description of development:

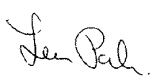
ERECTION OF 4 THREE BEDROOM AND 6 TWO BEDROOM DWELLINGHOUSES AND 4 ONE BEDROOM FLATS WITH ASSOCIATED PARKING (INVOLVING DEMOLITION OF EXISTING BUILDINGS)

Location of development: Land Rear Of 119-137, Charville Lane Hayes,

Date of application: 05 February 2007

Plan Numbers: Site Location Plan, RAC/1, 06/3069/7, 06/3069/8, 06/3069/9, 06/3069/10, Design and Access Statement received 05/02/07

Permission is subject to the condition(s) listed on the attached schedule:-

Signed:..... 

**CORPORATE DIRECTOR OF PLANNING & COMMUNITY
SERVICE**

Date: 4 May 2007

- NOTES:
- (i) Please also see the informatives included in the Schedule of Conditions.
 - (ii) Should you wish to appeal against any of the conditions please read the attached sheet which explains the procedure.
 - (iii) This decision does not convey any approval or consent which may be required under any by-laws, building regulations or under any Act other than the Town and Country Planning Act 1990 (as amended).

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

Application Ref: 38290/APP/2006/2501

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

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

- 2 · No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan.

- 3 · No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan.

- 4 · No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan.

SCHEDULE OF CONDITIONS

- 5 · No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -
- Planting plans (at not less than a scale of 1:100),
 - Written specification of planting and cultivation works to be undertaken,
 - Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
 - Implementation programme
- The scheme shall also include details of the following: -
- Proposed finishing levels or contours
 - Means of enclosure,
 - Car parking layouts,
 - Other vehicle and pedestrian access and circulation areas,
 - Hard surfacing materials proposed,
 - Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
 - Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures).

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan.

- 6 · All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, 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)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan.

SCHEDULE OF CONDITIONS

- 7 · No development shall take place until a schedule of landscape maintenance for a minimum period of [5] years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan.

- 8 · Development shall not begin until details of refuse storage facilities have been submitted to, and approved by, the Local Planning Authority. The refuse storage facilities shall be provided in accordance with the approved details before that part of the development to which they relate is occupied and shall thereafter be permanently retained.

REASON

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan 1998.

- 9 · No development shall commence until details of covered and secure cycle storage facilities have been submitted to, and approved by, the Local Planning Authority. The cycle storage facilities shall be provided in accordance with the approved details before that part of the development to which they relate is occupied and shall thereafter be permanently retained.

REASON

To ensure that adequate cycle storage facilities are provided on site in accordance with Policy AM9 of the Hillingdon Unitary development Plan.

- 10 · No development shall commence until details of traffic calming measures within the application site have been submitted to, and approved by, the Local Planning Authority. The traffic calming measures shall be provided in accordance with the approved details before the development is occupied and shall thereafter be permanently retained.

REASON

In the interests of pedestrian and vehicular safety in accordance with Policy AM7 of the Hillingdon Unitary Development Plan.

SCHEDULE OF CONDITIONS

- 11 · The parking areas (including where appropriate, the marking out of parking spaces) shown on the approved plans, shall be constructed prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan and Chapter 3C of the London Plan.

- 12 · Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the nursery, primary and secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Supplementary Planning Guidance on Educational Facilities.

- 13 · Not less than 10% of units shall be designed to full (or capable of easy adaption to) wheelchair standard.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with Policy H9 of the Hillingdon Unitary Development Plan and Policy 3A.4 of The London Plan.

- 14 · Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with policy AM15 of the Hillingdon Unitary Development Plan.

SCHEDULE OF CONDITIONS

- 15 · No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan.

- 16 · Provision shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway.

- 17 · Any construction operations which cause noise audible at the site boundary are only to be carried out between 8am and 6pm Mondays to Fridays and 8am and 1pm Saturdays. No work is permitted on Sundays and Public Holidays. This is inclusive of all deliveries to and from the site.

REASON

To safeguard the amenity of surrounding areas.

- 18 · Development shall not begin until a scheme for protecting neighbouring dwellings and sensitive locations from dust emitted from the construction works has been submitted to, and approved by, the Local Planning Authority. The scheme shall include such combination of dust control measures and other measures as may be approved by the Local Planning Authority. Thereafter construction shall only be carried out in accordance with the approved scheme.

REASON

In the interests of the amenities of the occupiers of the neighbouring properties.

SCHEDULE OF CONDITIONS

- 19 · No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation including the maintenance of adequate vehicle sight lines at the site entrance. Maintenance shall be carried out in accordance with the approved schedule.

Reason

To ensure that the approved landscaping is properly maintained in the interests of the visual amenity of the Green Belt and highway safety in accordance with Policies BE38 and AM7 of the Hillingdon Unitary Development Plan.

- 20 · The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site in the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation award from Hillingdon's Metropolitan Police.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime'.

- 21 · Development shall not be begun until a scheme for sustainable drainage for hard surfaced areas has been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved details have been implemented.

REASON

To ensure sustainable methods of drainage are used for hard surfaced areas.

- 22 · Development shall not begin until a site survey to assess contamination levels has been carried out to the satisfaction of the Local Planning Authority. The survey shall be undertaken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority and all works that form part of this scheme shall be completed before any part of the development is occupied.

REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan and Policy 4A.16 of the London Plan.

SCHEDULE OF CONDITIONS

INFORMATIVES:

- 1 . Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
 - A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 2 . The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.
- 3 . Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 4 . The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

SCHEDULE OF CONDITIONS

- 5 . The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

- 6 . You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

- 7 . To promote the development of sustainable building design, you are encouraged to investigate the use of renewable energy sources which do not produce any extra carbon dioxide (CO2) emissions, such as solar, geothermal and fuel cell systems.

SCHEDULE OF CONDITIONS

- 8 . In respect of Condition 12, you are advised that the Council considers that one way to ensure compliance with this condition is to enter into an agreement with the Council to ensure the provision of additional/improved educational facilities locally proportionate to the needs arising from the development.

- 9 . The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14-19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Manager; contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB8 OPD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com

- 10 . The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 11 . The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Unitary Development Plan, namely Policies OL1, OL2, OL4, BE13, BE18, BE19, BE20, BE21, BE23, BE24, BE38, OE12, OE13, H6, H9, R17, AM7, AM9, AM14, AM15.
- 12 . In reaching this decision, the London Borough of Hillingdon's Central & South Planning Committee were mindful of the particular circumstances of the application, namely the impact of the development on the character and appearance of the Green Belt, the impact on the amenities of the occupiers of neighbouring residential properties and the impact on local highway conditions.
- 13 . The Council has identified the specific security need(s) of the application site to be: Provision of security locks to all doors and windows.
- You are advised to submit details to overcome the specified security need(s) in order to comply with condition 20 of this planning permission.
- 14 . In respect of Condition 21, you are advised that proposed hard surfaced areas should be porous.

SCHEDULE OF CONDITIONS
END OF SCHEDULE

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

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 office of the First Secretary of State 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 at Customer Support Unit, Room 3/15 Eagle 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 circumstances, 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 office of the First 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. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.