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Application Ref:
51321/APP/2025/1649

Sterling Rose Homes Ltd
Emperor House
12 Church Street
Rickmasnworth
WD3 1BS

Process set out by Condition MA.2. of Schedule 2 Part 3 Class MA of the Town and Country Planning (General Permitted Development) (England) 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 IS GRANTED:** 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:

Description of Development:

Change of use from offices (Use Class E) to residential (Use Class C3) to create eight self-contained flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Location of Development: Haydon House, 296 Joel Street Eastcote Pinner

Date of Application: 12th June 2025

Plan Numbers: See attached Schedule of Plans.

Reasons for Approval:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the Council has assessed the impacts of the proposal and considers that there would be no unacceptable impacts, subject to the stated planning conditions, concerning:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use

in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
(h) the loss of services; and
(i) fire safety impacts on the intended occupants of the building.

CONDITIONS

1. The use hereby permitted shall not commence until the works submitted with the application and granted planning permission by the Local Planning Authority on 29-08-2025 as part of the development within application reference 51321/APP/2025/1642 have been completed in accordance with the approved details. The works shall thereafter be retained.

REASON

To ensure appropriate daylight to all habitable rooms to comply with Condition MA.2.(2)(f), Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development hereby permitted must be completed within three years from the prior approval date.

REASON

To comply with Condition MA.2.(5), Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, references:

008-Rev-A
009-Rev-A
010-Rev-A
011-Rev-A
012-Rev-A
013-Rev-A

Thereafter the development hereby permitted shall be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. The development hereby permitted shall be carried out in accordance with the following approved documents:

Fire Statement, prepared by Segal Investments Ltd, dated June 2025;
Flood Risk Assessment-Issue-2-Revision-1, prepared by Herrington, dated 08.07.2025;
Assessment for the Provision Daylight and Sunlight within the Development-Revision 1, prepared by Herrington, dated 08.07.2025;
Noise Impact Assessment Report, reference: 30500.NIA.01, prepared by KP Acoustics, dated 12.06.2025;

Transport Statement-Issue-1, reference 8711/TS01, prepared by RGP, dated 30.05.2025; Phase I Contaminated Land Assessment-Rev-00, reference 025-2018, prepared by EAME, dated 19.05.2025; and Planning, Design, and Access Statement, prepared by Sterling Rose Homes, dated 28.05.2025.

REASON

To ensure the development complies with Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5. Prior to the first occupation of the development hereby permitted, a Parking Allocation Plan detailing appropriate provision for the eight residential units shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved Plan shall be adhered to for the lifetime of the development.

REASON

To ensure the development complies with Condition MA.2.(2)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

6. (i) Prior to the first occupation of the development hereby approved, active electric vehicle charging facilities shall be installed and made available for use at two car parking spaces. The active electric vehicle charging infrastructure shall thereafter be permanently retained on site, maintained, and be kept available for use.

(ii) Prior to the first occupation of the development hereby approved, passive electric vehicle charging facilities shall be installed at seven car parking spaces. The passive electric vehicle charging infrastructure shall thereafter be permanently retained on site and be available for upgrading to active electric vehicle charging.

REASON

To ensure the development complies with Condition MA.2.(2)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

7. Prior to the first occupation of the development hereby approved, at least ten cycle parking spaces shall be installed onsite and available for resident's use. The cycle parking spaces shall thereafter be permanently retained on site, maintained, and be kept available for use.

REASON

To ensure the development complies with Condition MA.2.(2)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

8. Prior to the commencement of development (including groundwork and site clearance), a Construction Management and Logistics Plan shall be submitted to and approved by the Local Planning Authority. The Plan shall detail:
 - (a) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
 - (b) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
 - (c) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the

number of construction vehicles accessing the site during peak hours).

(d) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.

(e) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the development process.

REASON

To ensure the development complies with Condition MA.2.(2)(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

9. The building hereby permitted to be used as dwellinghouses by virtue of Class MA is to remain in use as dwellinghouses within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

REASON

To comply with Condition MA.2.(6), Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

10. Prior to first occupation of the development hereby permitted, a refuse and recycling management plan shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information in relation to location, dimensions, external finishes and design of the refuse and recycling facilities and details on how the site would be serviced by the Council's refuse collection vehicle. The facilities shall be provided in accordance with the approved details prior to first occupation and thereafter retained as approved.

REASON

To comply with Condition MA.2.(2)(a), Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2021).

11. For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 8 hrs, between 2300 and 0700, measured inside any room of any permitted dwelling having regard to the guidance set out in British Standard 8233: 2014 whilst achieving acceptable internal living conditions with respect to ventilation and temperature.

REASON

To comply with Condition MA.2.(2)(d) Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and Policy D14 of the London Plan (2021).

INFORMATIVES

It is important that you read and understand the following informatives:

1. Please note that pursuant to paragraph MA.2.(5) of Schedule 2, Part 3 of the GPDO 2015 (as amended), development permitted under Class MA is subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.
2. Please note that pursuant to paragraph MA.2.(6) of Schedule 2, Part 3 of the GPDO 2015 (as amended), any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
3. Please note that pursuant to paragraph W(12)(a) of Schedule 2, Part 3 of the GPDO 2015 (as amended), development permitted under Class MA is subject to the condition that it must be carried out in accordance with the details approved by the local planning authority.
4. Please ensure that a Building Regulations application is submitted for this work, please visit Hillingdon Building Control website for the application forms.

ADDITIONAL INFORMATIVES

1. The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

2. 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

3. All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel 01895 250557).

4. We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings, and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

Government guidance on flood resilient construction

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

https://www.ciria.org/CIRIA/Resources/Free_publications/CoP_for_PFR_resource.aspx

British Standard 85500 - Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

5. There is a possibility there may be some contaminating substances in the ground at the site. Our contaminated land record shows the site to be partly on a former contaminated land use identified as Infilled/Possibly Infilled. We would advise persons working on site to take basic precautions in relation to any contamination they may find.

REASON: You are advised this development is partly on a former contaminated land use identified as Infilled/Possibly Infilled. Therefore, the above advice is provided on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site is done should there be any contamination identified during the development where there is a need, for ground work once such works are complete to minimise risk to the occupants of the site.

6. In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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).

Part 1 Policies

- 1 (2012) Housing Growth

Part 2 Policies

- 1 Development of Land Affected by Contamination

- 2 Management of Flood Risk
- 3 Residential Conversions and Redevelopment
- 4 Design of New Development
- 5 Housing Standards
- 6 Managing Transport Impacts
- 7 Highways Impacts
- 8 Public Transport
- 9 Pedestrians and Cyclists
- 10 Vehicle Parking
- 11 (2021) Noise
- 12 Heritage Assets
- 13 Conservation Areas
- 14 (2021) Optimising site capacity through the design-led approach
- 15 (2021) Delivering good design
- 16 (2021) Inclusive design
- 17 (2021) Housing quality and standards
- 18 (2021) Flood risk management
- 19 (2021) Sustainable drainage
- 20 (2021) Assessing and mitigating transport impacts
- 21 (2021) Cycling
- 22 (2021) Residential parking
- 23 NPPF12 2024 - Achieving well-designed places
- 24 NPPF2 2024 - Achieving sustainable development
- 25 NPPF9 2024 - Promoting sustainable transport

END OF SCHEDULE

Yours faithfully,



Roz Johnson
Head of Development Management and Building Control

Date: 9th October 2025

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

**Process set out by Condition MA.2. of Schedule 2 Part 3 Class MA of the Town and Country Planning
(General Permitted Development) (England) Order 2015 (as amended)**

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SCHEDULE OF PLANS

001-Rev-A.	Received	05-10-2025
002-Rev-A.	Received	05-10-2025
003-Rev-A.	Received	05-10-2025
004-Rev-A.	Received	05-10-2025
005-Rev-A.	Received	05-10-2025
006-Rev-A.	Received	05-10-2025
007-Rev-A.	Received	05-10-2025
008-Rev-A.	Received	05-10-2025
009-Rev-A.	Received	05-10-2025
010-Rev-A.	Received	05-10-2025
011-Rev-A.	Received	05-10-2025
012-Rev-A.	Received	05-10-2025
013-Rev-A.	Received	05-10-2025
Assessment for the Provision Daylight and Sunlight within the Development-Revision 1, prepared by Herrington, dated 08.07.2025.	Received	09-07-2025
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Phase I Contaminated Land Assessment-Rev-00, reference 025-2018, prepared by EAME, dated 19.05.2025.	Received	26-08-2025

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
- Appeals must be made 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 or online at www.planningportal.gov.uk/pcs.
- 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.