

Discharge of Conditions for the Planning Application 51321/APP/2022/1816

At the premises:

Haydon House, 296 Joel Street, Pinner, HA5 2YP

Proposal: Change of use from Class E (Office) to Class C3 (6 no. self-contained flats - (2 x Studio, 2 x 1 Bed 2 People, 2 x 2 Bed 3 People) (Application for Prior Approval under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Discharge of Conditions (5)

Before development commences, plans and details of active electric vehicle charging point(s) to serve at least 2 parking spaces and the remaining parking spaces to be served by passive electric vehicle charging points, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation and retained for the lifetime of the development.

Statement Prepared on October 2025

London Borough of Hillingdon

Electric Vehicle Charging Infrastructure Specification

1. Overview

In accordance with the planning condition, this document outlines the proposed installation of electric vehicle (EV) charging infrastructure for the development, including:

- 2 Active EV charging points, fully operational.
- Passive provision for 7 remaining spaces, allowing easy upgrade to active in future.

2. Site Charging Strategy

- Total parking spaces on site: 2
- Active EV points proposed: 2
- Disable Parking: 1

3. Active EV Charging Points

Model: EO Mini Pro 3 (Wall-Mounted, 7.2kW AC Charger)

Supplier: EO Charging

Standards:

- Compatible with all Type 2 EVs
- OCPP 1.6 compliant
- Smart-charging enabled
- Weatherproof (IP66)

Installation Locations:

- Space 1 and Space 2 (nearest to the electrical intake cabinet)

Technical Datasheet (summary):

Specification	Detail
Input Voltage	230V AC, single phase
Charging Power	7.2 kW
Socket Type	Type 2 (IEC 62196)
Cable Management	Socketed
Dimensions	175mm x 125mm x 125mm
Operating Temperature	-25°C to +50°C
Enclosure Rating	IP66, IK08

4. Passive EV Charging Provision

Passive points are provided by ducting and cabling infrastructure to all remaining bays, allowing future installation of chargers without disruption.

Specification:

- Pre-installed ducting from central distribution board to each parking bay.
- Draw ropes to allow future cable pulling.
- EV distribution board installed with spare breakers for future chargers.
- Cable tray to support structured routing above ground.

5. Compliance and Retention

- Installation shall be undertaken by NICEIC-accredited contractors.
- All works certified under Part P of Building Regulations.
- Chargers maintained and retained in working order for lifetime of development.

6. Photos

