



TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPROVAL OF DETAILS

Mrs Rachel Hall
Turley
9 Colmore Row
Birmingham
B3 2BJ

Ref: 585/APP/2016/4442

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 APPROVAL** of the following received on 9 December 2016:-

Reserved matters (layout, scale, appearance and landscaping) for the erection of 101 dwellings together with associated parking and landscaping within the Town Centre Extension (East/Dice) Phase of planning permission ref. 585/APP/2015/848 dated 21-12-2015.

Drawing/Plan Nos: See Attached Schedule of Plans

At: ST ANDREW'S PARK, HILLINGDON ROAD, UXBRIDGE,

Head of Planning and Enforcement

Date: 12 January 2018

NOTE: This notice does NOT relate to any approvals, which may be required under any conditions of the notice of planning permission except the condition(s) referred to herein.

SCHEDULE OF CONDITIONS

- 1 · The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers;
- AA6352-2001
 - AA6352-2002
 - AA6352-2003
 - AA6352-2004
 - AA6352-2005
 - AA6352-2006
 - AA6352-2007
 - AA6352-2008
 - AA6352-2009
 - AA6352-2010
 - AA6352-2011
 - AA6352-2017
 - AA6352-2018
 - AA6352-2019
 - AA6352-2020
 - AA6352-2021
 - AA6352-2022
 - AA6352-2023
 - AA6352-2024
 - AA6352-2025
 - AA6352-2026
 - AA6352-2027
 - AA6352-2040
 - AA6352-2041
 - AA6352-2042
 - AA6352-2043
 - AA6352-2045
 - AA6352-2046
 - AA6352-2051
 - AA6352-2060
 - AA6352-2061
 - AA6352-2062
 - AA6352-2063
 - 2682-TS-01-P1
 - 2682-PP-01-P2
 - 2682-PP-02-P2
 - 2682-LA-02-P1
 - 2682-LA-03-P1
 - 2862-DT-03
 - 5105977-ATK-UXB-TCE-DR-0110-P02
 - 2016-259-101 P2
- APA/UX-SMDN/TCR/01; and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

- 2 · The development hereby permitted shall not be occupied until the following has

been completed in accordance with the specified supporting plans and/or documents:

Planning Statement December 2016
Design and Access Statement December 2016
Transport Statement December 2016
Landscape Specification 2682-SP-01
Landscape Management Specification 2682-MP-01
Drainage Strategy December 2016
Specification of replacement Hornbeams 2682-SP-02

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the development complies with the objectives of Policies contained within the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

- 3 · No development shall take place until details of all materials and external surfaces, including details of brickwork, masonry, windows, doors, roof materials and balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

- 1 · 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).
- 2 · The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.
- 3 · On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

- 4 · 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 the 'Saved' UDP 2007, Local Plan Part 1, 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.

END OF SCHEDULE

Address:

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

SCHEDULE OF PLANS

RM Dice Covering Letter(1) - received 09 Dec 2016

AA6352-2022 - Proposed Level 0 Variation 3 - received 09 Dec 2016

AA6352-2019 - Proposed Roof Plan - Block 1 - received 09 Dec 2016

AA6352-2018 - Proposed Level 1 & 2 - Block 1 - received 09 Dec 2016

AA6352-2023 - Proposed Level 1 & 2 - received 09 Dec 2016

AA6352-2026 - Proposed Roof Level - received 09 Dec 2016

AA6352-2024 - Proposed Level 3. - received 09 Dec 2016

AA6352-2020 - Proposed Level 0 Variation 1 - received 09 Dec 2016

AA6352-2027 - Proposed Basement - Block 7 - received 09 Dec 2016

AA6352-2051 - Park & Street Elevations - received 09 Dec 2016

AA6352-2061 - Sections Block 3 & Block 4 - received 09 Dec 2016

AA6352-2060 - Sections Block 1 & Block 2 - received 09 Dec 2016

AA6352-2062 - Sections Block 5 & Block 6 - received 09 Dec 2016

AA6352-2063 - Sections Block 7 & Basement 2 - received 09 Dec 2016

AA6352-2001 - Site Location Plan - received 09 Dec 2016

Tree Protection Plan 2682-TS-01 - received 09 Dec 2016

Planting Plan 2682-PP-02 - received 09 Dec 2016

Landscape Management Specification 2683-MP-01 - received 09 Dec 2016

General Arrangements Plan 2862-LA-03 - received 09 Dec 2016

General Arrangements Plan 2862-LA-02 - received 09 Dec 2016

STMQ3005 - Dice_Planning Statement FINAL - received 09 Dec 2016

5105977_ATK_UXB_TCE_DR_0110_P3 Underground Car Par - received 09 Dec 2016

AA6352-2002 - Existing Site Layout - North - received 09 Dec 2016

AA6352-2003 - Existing Site Layout - South - received 09 Dec 2016

AA6352-2005 - Topographical Survey - South - received 09 Dec 2016

AA6352-2004 - Topographical Survey - North - received 09 Dec 2016

AA6352-2009 - Basement Level - received 09 Dec 2016

AA6352-2007 - Proposed Site Layout - North - received 09 Dec 2016

AA6352-2008 - Proposed Site Layout - South - received 09 Dec 2016

AA6352-2006 - Proposed Site Layout - Master - received 09 Dec 2016

AA6352-2011 - Proposed Ground Floor Plan - received 09 Dec 2016

AA6352-2025 - Proposed Roof Level - received 09 Dec 2016

AA6352-2021 - Proposed Level 0 Variation 2 - received 09 Dec 2016

AA6352-2017 - Proposed Level 0 - Block 1 - received 09 Dec 2016

AA6352-2040 Elevations Block 1 - received 19 Dec 2016

AA6352-2041 Elevations Block 2 - received 19 Dec 2016

AA6352-2042 Elevations Block 3 - received 19 Dec 2016

AA6352-2043 Elevations Block 4 - received 19 Dec 2016

AA6352-2044 Elevations Block 5 - received 19 Dec 2016

AA6352-2045 Elevations Block 6 - received 19 Dec 2016

AA6352-2046 Elevations Block 7 - received 19 Dec 2016

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 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 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.

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