

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Planning, Environment and Community Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Item No.&item	Report of the Head of Planning & Enforcement Services
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Address LAND AT 92 - 104 HIGH STREET YIEWSLEY

Development: DETAILS OF MATERIALS (CONDITION 2), NOISE CONTROL (CONDITION 7), AND WHEEL WASHING FACILITIES (CONDITION 15) IN COMPLIANCE WITH PLANNING PERMISSION REF.59189/APP/2005/3476 DATED 27/02/2007:
ERECTION OF A FOUR STOREY BUILDING FOR A MIXED USE DEVELOPMENT COMPRISING RETAIL UNITS (CLASS A1) AT GROUND FLOOR AND 54 RESIDENTIAL UNITS ON THE UPPER FLOORS (CLASS C3) WITH BASEMENT PARKING (INVOLVING DEMOLITION OF EXISTING BUILDINGS).

LBH Ref Nos: 59189/APP/2008/828

Drawing Nos: Letter outlining information to discharge conditions 2, 7 & 15 - dated 06/03/2008
Proposed External Material Colours DD05 1104
Proposed roof tile material - Mini Stonewold Slate Grey

Date of receipt: 07/03/2008

Date(s) of Amendment(s):

1. ORIGINAL PLANNING REFERENCE

59189/APP/2005/3476

2. MAIN PLANNING CONSIDERATIONS

This details application seeks the discharge of Conditions 2 (materials), 7 (noise control), 15 (wheel washing) of Planning Permission ref: 59189/APP/2005/3476 dated 27 February 2007: Erection of a four storey building for a mixed use development comprising retail units (Class A1 at ground floor and 54 residential units on the upper floors (Class C3) with basement parking (involving the demolition of existing buildings), at 92-104 High Street, Yiewsley.

CONDITION 2

Condition 2 reads:

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.

Information submitted:

The applicant has submitted samples of proposed materials and a plan (ref: DD05) showing the location of each proposed material. Colour and materials proposed include:

-Brick-Hanson Melford Yellow

- Render-colours proposed are White, Terracotta and Sandstone
- Roof tile-Lafarge/Redland Mini Stonewold Slate Grey.

Since submitting the proposed materials in 2008, the proposed brick (Hanson Melford Yellow) is no longer in manufacture. The applicant has suggested an equivalent, under the direction of Hanson Bricks the manufacturer, being Hnason Village Golden Thatch.

Officer Comment:

The proposed materials are considered appropriate as they are consistent with comments made by the Council's Urban Design officer as part of the consideration of the original application (ref: 59189/APP/2005/3476), as such it is recommended condition 7 be discharged.

CONDITION 7

Condition 7 reads:

No plant and/or machinery shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

Reason

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan and Policy 4A.14 of the London Plan.

Information submitted:

The applicant has submitted the following information:

'All operations are assessed for noise before being undertaken in accordance with the site's Health and Safety Plan, all necessary precautions will be taken to protect the public and adjoining owners from the effect of noise. All tools and equipment used on site will be properly silenced.

All contractors will have to submit a noise risk assessment prior to commencement of works on site which will have to be approved by Taylor Wimpey before any works commence. Regular monitoring of the noise levels on site will be carried out.

No works will take place before 8.00am or after 6.00pm Monday to Friday or before 8.00am or after 1.00pm on a Saturday'.

Officer Comment:

The Council's Environmental Protection Officer has reviewed the information submitted and considers it acceptable and recommends condition 7 be discharged.

Condition 15 reads:

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 cleans 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.

Information submitted:

The applicant has submitted the following information:

'A jet wash wheel washing facility will be established at the exit to the site on a hardstanding area, all vehicles will have their wheels washed prior to leaving the site. A road sweeper will also sweep the roads outside the site on a regular basis'.

Officer Comment:

This approach is considered an acceptable wheel wash solution and as such it is recommended that condition 7 be discharged.

CONCLUSION

Accordingly it is recommended that conditions 2, 7 and 15 be discharged.

3. **RECOMMENDATION**

APPROVAL

INFORMATIVES

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