



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

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

One Vinyl Square

Address Line 1

Blyth Road

Address Line 2

Address Line 3

Town/city

Hayes

Postcode

UB3 1HA

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Neil

Surname

Hyland

Company Name

ARJ Construction Ltd

Address

Address line 1

Bedford House

Address line 2

Address line 3

Town/City

Stevenage

Country

Postcode

SG1 2EF

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Avery

Company Name

Ayre Chamberlain Gaunt

Address

Address line 1

Belvedere House

Address line 2

Basing View

Address line 3

Town/City

Basingstoke

Country

United Kingdom

Postcode

RG21 4HG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Redevelopment of the site to provide a mixed-use development comprising 134 residential units (C3 Use Class) and ground floor commercial floorspace (flexible A1/A2/A3/A5/B1 Use Class), with associated car parking, cycle parking and landscaping.

Reference number

59872/APP/2019/3852

Date of decision (date must be pre-application submission)

02/11/2020

Please state the condition number(s) to which this application relates

Condition number(s)

20 - Prior to commencement of any works above first floor slab level a scheme of mitigation shall be submitted to and approved by the Local Planning Authority which would allow the following noise criteria to be achieved with windows closed and adequate ventilation provided.

- Daytime (living rooms) 35dB LAeq,T

- Night-time (Bedrooms) 30dB LAeq,T

45dB LAmax

The details shall be implemented as approved and shall remain in force for the life of the building. REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020).

21 - Prior to commencement of any works above first floor slab level an assessment of Acoustics Ventilation and Overheating should be submitted to and approved by the Local Planning Authority to demonstrate suitable amenity for future residents can be achieved with proposed ventilation and overheating control measures in place. The details shall be implemented as approved and shall remain in force for the life of the

building. REASON To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020).

Has the development already started?

Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

The following are to be read in conjunction for the discharge of both conditions, and have been developed in tandem.

20 - P2022-REP01-JPR-P02 - Environmental & Intrusive Noise Study

20 - P2022-L01-JPR - Acoustic Design Note on Planning Condition 20 - Please note this is note is for consideration by the officer, alongside the above report

21 - CCA TM59 THERMAL COMFORT REPORT FOR VINYL SQUARE RESIDENTIAL ISSUED 040622 - Overheating Analysis Report

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Paul Avery

Date

07/07/2022