



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Jacqui

Surname

Devis

Company Name

ARJ Construction

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

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

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)

5 - Prior to above ground works, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities

where appropriate including pollution absorbing plants.

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including 2 commercial parking spaces and 66 residential parking spaces, plus demonstration that 14 car parking spaces (20%) are served by active electrical charging points, 54 car parking spaces (80%) are served by passive electrical charging points, a minimum of 8 accessible car parking spaces, 2 motorcycle spaces and 238 cycle spaces).

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs

3.a Details of the inclusion of living walls and roofs

3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning

Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14, DMEI 1 and DMT 6 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2016).

&

8 - Prior to above ground works, an Amenity/Play Space Strategy shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, external amenity and play space shall be set out and maintained as set out within the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure appropriate external amenity and child play space is provided for the development, in accordance with Policies DMHB 18, DMHB 19 and Policy DMCI 5 of the Hillingdon Local Plan: Part 2 Development Management Policies (January 2020).

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

18/07/2022

Has the development been completed?

☐ 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

VSH-UBU-92-00-D-L-20003-A-GeneralArrangementGroundFloor
VSH-UBU-92-00-P-L-30003-A-PlantingPlanGroundFloor
VSH-UBU-92-01-D-L-20000-A-GeneralArrangementTerrace01
VSH-UBU-92-01-P-L-30000-A-PlantingPlanTerrace01
VSH-UBU-92-09-D-L-20001-A-GeneralArrangementTerrace09
VSH-UBU-92-09-P-L-30001-A-PlantingPlanTerrace09
VSH-UBU-92-10-D-L-20002-GeneralArrangementTerrace10
VSH-UBU-92-10-P-L-30002-PlantingPlanTerrace10
VSH-UBU-92-01-RP-L-60001-IllustrativePlantingSchedule
VSH-UBU-92-01-RP-L-60000-ManagementPlan

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

01/08/2022