

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Interim Director of Planning, Regeneration & Public Realm 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

Report of the Head of Development Management and Building Control

Address: 1 VINYL SQUARE, THE OLD VINYL FACTORY BLYTH ROAD HAYES

Development: Details pursuant to the partial discharge of Condition 4 (Materials - Windows and Doors only) of planning consent reference 59872/APP/2019/3852 dated 02-11-2020 for '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'.

LBH Ref Nos: 59872/APP/2023/935

Drawing Nos: VSH-ACG-92-XX-D-A-68004 Rev C01
VSH-ACG-93-XX-D-A-40056 Rev C01
VSH-ACG-92-XX-SH-A-91000 Rev C02
VSH-ACG-92-XX-SH-A-91002 Rev C02
VSH-ACG-92-XX-SH-A-91003 Rev C02
VSH-ACG-92-XX-SH-A-91004 Rev C02
VSH-ACG-92-XX-SH-A-91005 Rev C02
VSH-ACG-92-XX-SH-A-91007 Rev C02
VSH-ACG-92-XX-SH-A-91008 Rev C02
VSH-ACG-92-XX-SH-A-91009 Rev C02
VSH-ACG-92-XX-SH-A-91010 Rev C02
VSH-ACG-92-XX-SH-A-91014 Rev C02
VSH-ACG-93-XX-D-A-40050 Rev C01
VSH-ACG-93-XX-D-A-40051 Rev C01
VSH-ACG-93-XX-D-A-40052 Rev C01
VSH-ACG-93-XX-D-A-40053 Rev C01
VSH-ACG-93-XX-D-A-40054 Rev C01
VSH-ACG-93-XX-D-A-40055 Rev C01
VSH-ACG-92-XX-D-A-68005 Rev C01

Date Plans received: 29-03-23 **Date(s) of Amendments(s):**

1. MAIN CONSIDERATIONS

This application relates to details pursuant to the partial discharge of Condition 4 (Materials - Windows and Doors only) of planning consent reference 59872/APP/2019/3852 dated 02-11-2020 for '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'.

Condition 4 states:

Detailed drawings or samples of materials as appropriate, in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the works is begun, and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- (a) Samples of materials
- (b) Details of roof parapets, window and door reveals, spandrel panels
- (c) Details of balconies, railings, metal cladding, metal mesh rainwater pipes
- (d) Details of signage and external lighting

Sample panels required

Sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site, and approved in writing by the local planning authority before the relevant parts of the approved works are commenced, and the sample panels shall be retained on site until the work is completed in accordance with the panel (s) so approved.

Windows and doors

Elevational drawings at a scale of 1:20 and plan and vertical sectional drawings at a scale of 1:2 of the proposed windows and doors shall be submitted to and approved in writing by the local planning authority. The works shall be undertaken in accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4 and DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

Case Officer comments

Application reference 59872/APP/2022/2642 approved the partial discharge of Condition 4 for the bricks only. The current application is also a partial discharge for the windows and doors only.

The Council's Conservation and Design Officer has reviewed the submitted details and confirmed that they are acceptable.

The relevant consultees are satisfied with the proposals. It is therefore recommended that Condition 4 (Materials) is partially discharged for the windows and doors only, and the application is approved.

2. RECOMMENDATION APPROVAL

INFORMATIVES

1. I99 Non Standard Informative

The applicant is advised that this consent relates to the partial discharge of Condition 4 (Materials) for the windows and doors only of planning consent reference 59872/APP/2019/3852 dated 02-11-2020. All other remaining materials and sections (excluding brick details that were approved under application reference 59872/APP/2022/2642) of the condition remain to be discharged.

Contact Officer:

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