

Pre-Commencement Conditions Notice

Application Ref: 6549/APP/2020/241

Site Address: The Estate House

In accordance with Section 100ZA(8) of the Town and Country Planning Act 1990 (as inserted by section 14 of the Neighbourhood Planning Act 2017, the Council hereby serve notice that the following pre-commencement conditions are proposed to be imposed on the above planning application:

CONDITION	REASON FOR CONDITION	JUSTIFICATION FOR PRE-COMMENCEMENT CONDITION
<u>3. Materials</u> No development shall take place until details of all materials and external surfaces 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.	To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).	To ensure that suitable materials are used.
<u>4. Landscaping</u> No development shall take place until a landscape scheme has been 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,	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 12, DMHB 14, DMEI 1 and DMT 2 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	To preserve and enhance the visual amenities

plant sizes, and proposed numbers/densities where appropriate 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 demonstration 1 space per dwelling is served by an active electrical charging points, with the remaining being served by a passive electrical charging point) 2.e Hard Surfacing Materials 2.f External Lighting 2.g Other structures (such as play equipment and furniture) 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 Thereafter the development shall be carried out and maintained in full accordance with the approved details. <u>8. Access</u> Prior to works commencing, details of step free access via the principal private entrance shall be submitted to, and approved in writing, by the Local Planning Authority. Such provision shall remain in place for the life of the building.	(2015). To ensure that an appropriate standard of housing stock, in accordance with London Plan policy 3.8(c), is achieved and maintained.	Appropriate housing stock
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