

Planning Department  
London Borough of Hillingdon

Dear Sirs

**Site: Whitehouse Northwood Uxbridge Road, Harefield, UB9 6PT**

**Application: Demolition of existing structures and erection of a replacement single-storey bungalow (Use Class C3) and associated hard and soft landscaping and access track.**

You will be aware of the **above planning permission**, ref: **66100/APP/2025/722**, granted by delegated authority on 12 June 2025. I write in support of an application to discharge the following conditions.

#### **Condition 3 – Materials**

*Notwithstanding the submitted details, no development shall take place other than site preparation works and demolition until details of all external materials and surfaces have been submitted to and approved by the Local Planning Authority. Details shall include information relating to make, product/type, colour, and photographs/images. Thereafter, the development shall be constructed in accordance with the approved details and be retained as such.*

*REASON: To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).*

#### **Condition 4 – Landscape**

*A) Prior to the commencement of development, a landscape scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall be prepared in general accordance with the submitted Proposed Site Plan WH/H/25/2/PL/L02A and in full accordance with the recommendations of the submitted Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment (ref: W4728\_rep\_White House, Harefield\_30-05-25). The scheme shall be accompanied by a review prepared by a suitably experienced and qualified ecologist confirming the landscape scheme would achieve the Biodiversity Net Gain identified by the submitted Preliminary Ecological Appraisal & Biodiversity Net Gain Assessment (ref: W4728\_rep\_White House, Harefield\_30-05-25).*

*The scheme shall include:*

**1. Details of Soft Landscaping**

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

*ii Written specification of planting and cultivation works to be undertaken,*

*iii Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate*

**2. Details of Hard Landscaping**

*i Means of enclosure/boundary treatments*

*ii Car Parking Layouts (including one 'active' electric vehicle charging point and two 'passive' electric vehicle charging points)*

*iii Two secure and accessible cycle parking spaces*

*iv Hard Surfacing Materials*

*v External Lighting*

*vi Other structures (such as play equipment and furniture)*

*vii Biodiversity Enhancement Features (such as bat roosts, bird roosts, log piles, etc).*

**3. Details of Landscape Maintenance**

*i Landscape Maintenance Schedule for a minimum period of five years.*

*ii 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.

#### 4. Schedule for Implementation

(B) The approved landscaping scheme shall be implemented within the first planting season (1 October to 28 February inclusive) following first occupation.

(C) Details of landscaping verification shall be submitted to and approved by the Local Planning Authority with three months of landscaping implementation to demonstrate that landscape works have been delivered in accordance with approved plans.

The new planting and landscape operations shall comply with the requirements specified in BS3998:2010 - 'British Standard Recommendations for Tree Work'. Thereafter, the landscaping shall

#### Condition 11 – SuDs.

Prior to the commencement of development above the damp proof course level, a scheme for the provision of sustainable water management shall be submitted to and approved by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SuDS) have been incorporated into the designs of the development and will:

- i. Information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. A timetable for its implementation; and
- iii. Provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and:

- iv. Provide details of water collection facilities to capture excess rainwater;
- v. Provide details of how rain and grey water will be recycled and reused in the development.

- vi. Details of how the dwelling will achieve a water efficiency standard of no more than 110 litres per person per day maximum water consumption (to include a fixed factor of water for outdoor use of 5 litres per person per day in accordance with the optional requirement defined within Approved Document G of the Building Regulations).

The approved measures shall be implemented on site prior to the first occupation of the development and thereafter permanently maintained and retained as such.

REASON: To ensure the development does not increase the risk of flooding in accordance with Policies SI 12 and SI 13 of the London Plan (2021) and Policy DMEI 10 of the Hillingdon Local Plan Part 2 (2020)

I trust this is to your satisfaction, but please do not hesitate to contact me if you require further information.

Yours sincerely



**David Lomas**

Director

E: [David.lomas@mscplanning.co.uk](mailto:David.lomas@mscplanning.co.uk)

### DETAILS FOR CONDITION 3

(Photos are illustrations and representative samples only)

<b>Walls</b>	Traditional Brick and Stone London Weathered Yellow - 65 x 102 x 215mm	
<b>Roof</b>	Weinerberger 20/20 Antique Slate, Anthracite Specifications via: <a href="https://www.wienerberger.co.uk/product-range/roof/2020-antique-slate.html">https://www.wienerberger.co.uk/product-range/roof/2020-antique-slate.html</a>	
<b>Rainwater Goods</b>	Black powder-coated plastic – Alumasc or equivalent	
<b>Fenstration &amp; doorways</b> (not the actual style of product)	Black UPVC	 
<b>Hardsurfacing</b>	Permeable Asphalt – to the manufacturer's and SUDs specifications.	
<b>Means of enclosure</b>	Non-required as using the existing	

<b>External Lighting</b>	Non-required but likely to be small uplighters to the entrance of the building similar in design to the illustration	
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<b>DETAILS FOR CONDITION 4</b>		
(Photos are illustrations and representative samples only)		
New planting proposed lawn grass (as marked) and decorative bush to the house & bin stores (as marked)		
<b>Grasses</b>	<p>To be standard lawn grass and maintained as appropriate.</p> <p>Sowing of and resowing according to the supplier's guidance. Frequency, timing and heights of cut for the grass areas must be per the supplier's guidance.</p> <ul style="list-style-type: none"> <li>• Selective WEED removal frequency and how this can be carried out in a sensitive manner</li> </ul> <p>Maintenance of close-mown edge</p> <p>Removal of arisings is a common requirement to reduce nutrient levels in the soil.</p> <p>Machinery types (e.g., flail) raking-off of arisings; removal from site/site dispersal as required</p> <p>General maintenance and clearing/cleanup as required.</p>	
<b>Bush</b>	<p>Topiary Buxus</p> <p>Water well during the spring and summer, but sparingly in the winter.</p> <p>Feeding: Add slow-release fertiliser such as Osmacote in Spring, and provide liquid feed every few weeks during the summer months. Stop feeding after August until the following Spring.</p> <p>Clipping throughout the growing season (June to the end of August) to retain the plant's shape. Clip as lightly as possible during the first year to allow the roots to establish themselves. When pruning a box topiary frame, let the foliage grow inside the frame. Clip the foliage that exceeds the frame. Roots can be trimmed if required.</p>	
<b>Gravel</b>	Loose gravel to be retained and reapplied as appropriate	

## ALL Existing features to be retained

Regular safety inspections and reports on the condition of trees by an arboricultural adviser

Implementation programmes of recommended tree work to comply with British Standard B.S. 3998 'Recommendations for tree work.'

Procedures for emergency tree work: Advice on consent procedures for protected tree work (TPOs and Conservation Areas) from an arboriculturist.

Special attention to existing boundary foliage and pruned accordingly.

NOTE – As identified on plan, Offsite Trees remain untouched during and post-construction. All ancient trees and other features contribute to its biodiversity, cultural, and heritage value and may require specific management techniques. Seek advice from a registered tree consultant ('arboriculturist') before working on veteran trees by contacting: - the Arboricultural Association - the Institute of Chartered Foresters.

Any over-mature trees that are not Veteran Trees should be managed for their habitat value as standing habitats and not clear felled to ground level. Any timber should be retained on the ground for general biodiversity enhancement.

## Mixed Hedgerows

All existing features are to be retained, and newly planted hedges are to be maintained in good order to retain height and massing.

Hedge cutting – designed heights and frequency of cut to be per horticultural requirements. Removal of clippings as required and bio-composting where applicable. Thinning of mass-planted vegetation where climax trees are emerging annually as appropriate. General management of understorey and herb edges at 5 and 10+ years onward intervals.

<b>Mixed Hedge</b>	To remain in situ – per existing boundary treatment	
<b>Oak</b>	G9, G6, T1-5 and T12 – To remain in situ and protected during construction.	
	All off-site. Trees shall be monitored for ash dieback in accordance with arboriculturalist requirements. All trees are to remain, with maintenance as required and land ownership.	

<b>Bat boxes</b>	<p>Provision of at least 2 bat boxes will be installed on the building, in trees, or in a combination, per the ecology report.</p> <p>2F Schwegler Bat Box (trees) 1FF Schwegler Bat Box (trees) 2FN Schwegler Bat Box (trees) Schwegler 1FR Bat Tubes Or a similar alternative brand.</p> <p>Bat boxes positioned 3-5m above ground level, facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p> <p>Bat tubes should be inserted into the fabric of the building during construction, positioned 3-5m above ground level, facing south or south-west, with a clear flight path to and from the entrance and to landscape areas, away from artificial light.</p>	 
<b>Birds</b>	<p>Provision of at least 2 bird boxes will be installed on the building, in trees, or in combination, per the ecology report.</p> <p>Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.</p> <p>Tree boxes should be positioned approximately 3m above ground level, where they will be sheltered from prevailing wind, rain and intense sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.</p> <p>Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the building's fabric during construction.</p>	

## DETAILS FOR CONDITION 8 – EV CHARGING POINTS INCLUDING PARKING AND CYCLE/BIN STORES

(Photos are illustrations and representative samples only)

Parking layouts and bin stores are per the approved plans.

Standard specifications for domestic EV charging points will be used.

See the specific data sheets for details – to be installed according to the manufacturer's instructions and Approved Document S (Building Regulations)- Infrastructure for the charging of electric vehicles.

