

Mr Colin Sinclair

Application Ref:
67351/APP/2024/2746

C/O Montagu Evans Llp
70 St Mary'S Axe
London
EC3A 8BE

Process set out by Condition MA.2. of Schedule 2 Part 3 Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The Council of the London Borough of Hillingdon as the Local Planning Authority hereby confirm that their **PRIOR APPROVAL IS REQUIRED AND IS GRANTED:** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the approved details shown below:

Description of Development:

Change of use from offices (Use Class E) to residential (Use Class C3) to create 75no. self-contained flats under Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Location of Development: Building Hph1 Hyde Park Hayes UB3 4AZ

Date of Application: 14th October 2024

Plan Numbers: See attached Schedule of Plans.

Reasons for Approval:

The proposed development constitutes permitted development by virtue of the provisions of Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), as the Council has assessed the impacts of the proposal and considers that there would be no unacceptable impacts, subject to the stated planning conditions, with regard to:

- (a) transport impacts of the development, particularly to ensure safe site access;
- (b) contamination risks in relation to the building;
- (c) flooding risks in relation to the building;
- (d) impacts of noise from commercial premises on the intended occupiers of the development;
- (e) the impact of that change of use on the character or sustainability of the conservation area;
- (f) the provision of adequate natural light in all habitable rooms of the dwellinghouses;
- (g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste

management, storage and distribution, or a mix of such uses; and
(h) the loss of services; and
(i) fire safety impacts on the intended occupants of the building.

CONDITIONS

1. The development hereby permitted must be completed within a period of 3 years starting with the prior approval date.

REASON

To comply with Condition MA.2. (5), Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

A12425 TPB B1 XXXDR A 041001 S5 P03
A12425 TPB B1 L00 DR A 061100 S5 P02
A12425 TPB B1 L00 DR A 041100 S5 P02
A12425 TPB B1 XXXDR A 061101 S5 P02
A12425 TPB B1 XXXDR A 041500 S5 P02
A12425 TPB B1 L01 DR A 041101 S5 P03
A12425 TPB B1 L02 DR A 041102 S5 P03
A12425 TPB B1 L03 DR A 041103 S5 P03
A12425 TPB B1 R01 DR A 041104 S5 P03
A12425 TPB B1 XXXDR A 042021 S5 P02
A12425 TPB B1 XXXDR A 042022 S5 P01
A12425 TPB B1 XXXDR A 042023 S5 P01
A12425 TPB B1 XXXDR A 042024 S5 P01

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. The building hereby permitted to be used as dwellinghouses by virtue of Class MA is to remain in use as dwellinghouses within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

REASON

To comply with Condition MA.2. (6), Class MA, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

4. The use as residential apartments (Class C3) shall not commence until the external elevation works have been completed in accordance with the terms and conditions of planning permission 67351/APP/2024/2617 dated 10th January 2025 including the relevant approved plans:

A12425 TPB B1 XXXDR A 041001 S5 P02
A12425 TPB B1 XXXDR A 042012 S5 P02
A12425 TPB B1 XXXDR A 042013 S5 P02
A12425 TPB B1 XXXDR A 042014 S5 P02
A12425 TPB B1 R01 DR A 041011 S5 P02
A12425 TPB B1 R01 DR A 041021 S5 P02
A12425 TPB B1 XXXDR A 042011 S5 P02

REASON:

To ensure that the amenity of occupiers of the development site are provided with appropriate standards of daylight/sunlight and outlook and therefore benefit from appropriate standards of amenity of internal living accommodation in accordance with Policy DMHB 11 and DMHB 16 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policy D6 of the London Plan (2021).

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows shall be altered or replaced in any way without the prior written approval of the Local Planning Authority.

REASON

To ensure that the amenity of occupiers of the development site are not adversely affected by noise from external noise sources from adjacent commercial premises in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) and Policies D13 and 14 of the London Plan (2021).

6. Prior to commencement of development, a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall detail:
 - (a) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
 - (b) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
 - (c) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
 - (d) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
 - (e) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the development process.

REASON

To safeguard the amenity of surrounding areas and to ensure that the construction works include appropriate efficiency and sustainability measures so as not to compromise the safe and efficient operation of the local highway network and local air quality, in accordance with Policies DMT 1, DMT 2 and DMEI 14 of the Hillingdon Local Plan: Part 2 (2020) and Policies D14, SI 1, T4 and T7 of the London Plan (2021).

7. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

REASON:

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DMEI 12 of the Hillingdon Local Plan: Part Two Development Management Policies (January 2020).

8. Prior to the first operation of the development, details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This should accord with Transport for London's Delivery and Servicing Plan Guidance. Thereafter the development shall be operated in full accordance with the approved details.

REASON

To ensure appropriate servicing of the site, to safeguard highway safety and to safeguard the free flow of traffic, in accordance with Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy T7 of the London Plan (2021).

9. For the lifetime of the development hereby permitted the noise level shall not exceed 35 dB LAeq 16 hrs between 0700 and 2300 and 30 dB LAeq 8 hrs, between 2300 and 0700, measured inside any room of any permitted dwelling whilst achieving acceptable internal living conditions with respect to ventilation and temperature.

Reason:

To ensure that occupants of the permitted development would not be exposed to noise that would be likely to cause an adverse effect on their health and quality of life. This has regard to the guidance set out in 'Guidance on Sound Insulation and Noise Reduction for Buildings' British Standard Institution BS8233: 2014.'

10. No works shall commence on site until a scheme for the parking of up to 24no. cars including 2no. designated disabled spaces and 5no. spaces capable of being enlarged for the proposed development has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied and thereafter retained for this purpose.

Reason: To be in accordance with the London Plan 2021 Policy T6 Car Parking

11. Prior to the commencement of construction works, details of 5no. 7Kw active EVCP and 19no. has been submitted to and approved in writing by the LPA. The works shall be installed in accordance with the approved details prior to first occupation of the development and thereafter retained in accordance with the approved details.

Reason: To be in accordance with the London Plan 2021 Policy T6.1 Residential Parking.

12. Prior to the occupation of the development hereby approved, a Parking Design and Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. It shall include the following:
- (i) The arrangements for all on-site parking and include provisions for managing, monitoring, enforcement and review. All on-site parking spaces shall be solely for use by the development hereby approved (e.g. staff, visitors, residents) and shall not be used for any other purpose or leased/sub-let.
 - (ii) Details of 2 wheelchair accessible space, to be permanently retained
 - (iii) Details of electric vehicle charging points and infrastructure.

The vehicle parking provision shall be fully implemented as approved prior to the first occupation of the development, and so maintained in good working order, and shall not be used for any other purpose for the lifetime of the development.

REASON

To ensure the appropriate operation of the car park, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Development Management Policies (2020) and Policy T6 of the London Plan (2021).

13. Prior to occupation of the development, details of covered and secure cycle storage, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Part 2 Development Management Policies (2020) - Policy DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

INFORMATIVES

It is important that you read and understand the following informatives:

1. Please note that pursuant to paragraph MA.2.(5) of Schedule 2, Part 3 of the GPDO 2015 (as amended), development permitted under Class MA is subject to the condition that it must be completed within a period of 3 years starting with the prior approval date.
2. Please note that pursuant to paragraph MA.2.(6) of Schedule 2, Part 3 of the GPDO 2015 (as amended), any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

3. Please note that pursuant to paragraph W(12)(a) of Schedule 2, Part 3 of the GPDO 2015 (as amended), development permitted under Class MA is subject to the condition that it must be carried out in accordance with the details approved by the local planning authority.
4. Please ensure that a Building Regulations application is submitted for this work, please visit Hillingdon Building Control website for the application forms.

ADDITIONAL INFORMATIVES

1. Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

2. Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 558170).

END OF SCHEDULE

Date: 11th April 2025

Address:

Yours faithfully,



Roz Johnson
Head of Development Management and Building Control

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

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SCHEDULE OF PLANS

A12425 TPB B1 L00 DR A 041100 S5 P02.	Received	17-10-2024
A12425 TPB B1 L00 DR A 061100 S5 P02.	Received	17-10-2024
A12425 TPB B1 XXXDR A 041001 S5 P03.	Received	17-10-2024
A12425 TPB B1 XXXDR A 041500 S5 P02.	Received	17-10-2024
A12425 TPB B1 XXXDR A 061101 S5 P02.	Received	17-10-2024
Flood Risk Assessment - September 2024 - SL/CTIHAYES.23.	Received	17-10-2024
Ground Conditions Assessment - L1700000706- 004_HPH1_EGCS_3.	Received	17-10-2024
PD15401.	Received	17-10-2024
Noise Impact Assessment - 2422542.	Received	17-11-2024
A12425 TPB B1 L01 DR A 041101 S5 P03.	Received	18-12-2024
A12425 TPB B1 L02 DR A 041102 S5 P03.	Received	18-12-2024
A12425 TPB B1 L03 DR A 041103 S5 P03.	Received	18-12-2024
A12425 TPB B1 R01 DR A 041104 S5 P03.	Received	18-12-2024
A12425 TPB B1 R01 DR A 061104 S5 P02.	Received	18-12-2024
A12425 TPB B1 XXXDR A 042021 S5 P02.	Received	18-12-2024
A12425 TPB B1 XXXDR A 042022 S5 P01.	Received	18-12-2024
A12425 TPB B1 XXXDR A 042023 S5 P01.	Received	18-12-2024
A12425 TPB B1 XXXDR A 042024 S5 P01.	Received	18-12-2024
Daylight and Sunlight Report - RC/HS/ROL01412.	Received	18-12-2024

RIGHTS OF APPLICANTS AGGRIEVED BY DECISION

OF LOCAL PLANNING AUTHORITY

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the office of the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice
- Appeals must be made using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices.

- If either the local planning authority or the office of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.