

## **SCHEDULE OF CONDITIONS**

Erection of an additional storey to existing block of flats, 3 storey side extension and internal alterations to Create 1 no. studio, 2 no. 1-bed flats and 1 no. 2-bed flat.

Site: 173-175 Station Road West Drayton

**1** The development hereby permitted shall be begun before the expiration of three years from the date of this permission. **Work is planned to begin in early 2026**

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

-Location Plan 01 REV 1

-Proposed Ground Floor Plan - Rev 5 (Revised 06/09/24)

-Proposed First Floor Plan- Rev 2 (Revised 08/03/24)

-Proposed Second Floor Plan - Rev 2 (Revised 08/03/24)

-Proposed Roof Plan - Rev 2 (Revised 08/03/24)

-Proposed Elevations 11 - Rev 3 (Revised 08/03/24)

-Proposed Elevations 12 - Rev 4 (Revised 06/09/24)

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

**3** Save for demolition and site clearance works, no above ground works 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. **Proposed Materials have been noted on Drawing: Drawing: External Materials Details – Elevations - Page 1 of 1 Rev 1**

**4** No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details. Datum level and heights have been noted on: **Drawing: Existing Elevations - Page 9 of 12 Rev 2. AND Drawing: Proposed Elevations - Page 11 of 12 Rev 5.**

**5** Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved development. **Noted**

**6** All side windows shall be glazed with permanently obscured glass to at least scale 4 on the Pilkington scale and be non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence. **Noted**

**7** Prior to any works on site above damp proof course level, details of step free access via all points of

entry and exit 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. **Ramp via block paving as shown on Drawing: Proposed Ground Floor Plan - Page 5 of 12 Rev 6.**

**8** The dwellings hereby approved shall accord with the requirements of Policy D7 of the London Plan and shall not be occupied until certification of compliance with the technical specifications for an M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, has been submitted to, and approved in writing, by the Local Planning Authority. All such provisions must remain in place for the life of the building. **Noted**

**9** Prior to commencement of the hereby approved development, (excluding demolition and site clearance) a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how the approved development will incorporate sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.13 of the London Plan and will:

i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to

secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection

regimes, appropriate performance specification.

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

iii. provide details of water collection facilities to capture excess rainwater; and how water usage will be reduced in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

**Drawing: Proposed Ground Floor Plan - Page 5 of 12 Rev 6**

1. Positions of Water butts for water harvesting.
2. All hard surface to be permeable paving.
3. All green space to have natural planting and drip system connected from the water butt.
4. All excess rainwater shall be fed to a rainwater soakaway.

**10** No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. **Drawing: Proposed Ground Floor Plan - Page 5 of 12 Rev 6**

**11** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to either dwellinghouse subject of this permission shall be erected without the grant of further specific permission from the Local Planning Authority. **Noted**

**12** No development shall take place until a demolition and construction management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail:

- a) The phasing of development works
- b) Types of vehicles accessing the site, including their ability to enter the shared driveway without affecting neighbouring properties
- c) The hours during which development works will occur
- d) How vehicles will access the site whilst protecting neighbouring sites
- e) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities)
- f) 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)
- g) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process
- h) The storage of demolition/construction materials on site

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The approved details shall be implemented and maintained throughout the duration of the demolition

and construction process.

#### REASON

To safeguard the amenity of surrounding areas in accordance with Policy BE1 of the Hillingdon Local Plan Part 1 (2012).

#### Document attached to this application

**13** No works shall commence on site until a scheme for the provision of vehicular visibility splays 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 published London Plan 2021 Policy T4 Assessing and Mitigating Transport Impacts

Drawing: Proposed Ground Floor Plan - Page 5 of 12 Rev 6

600mm tall boundary wall has already been agreed at planning stage to mitigate this condition

**14** Prior to the commencement of construction works, details of 5no. 7Kw active EVCPs shall be 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. **Document attached to this application**

**15** Prior to commencement of use hereby permitted the vehicular access shall be provided and constructed in accordance with the London Borough of Hillingdon Domestic Vehicle Footway Crossover

Policy (2023). Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

**Noted**

**16** The development hereby permitted shall be carried out fully in accordance with the tree protection measures specified in the Arboricultural Impact Assessment Method Statement & Tree Protection Plan, Date: 23 March 2024 Ref: 011425. **Noted**