



TfL Town Planning and Heritage Team
Investment Delivery Planning
Transport For London
Palestra House, 197 Blackfriars Road
Southwark
SE1 8NJ

Application Ref: 78164/APP/2023/2123

**Process set out by condition A.2 of Schedule 2 Part 18 Class A of the
Town and Country Planning (General Permitted Development) 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 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:

Address of the proposed development:

Sub Station, Between Great South West Road &, Southern Perimeter Road,

Description of proposed development:

Extension to the existing station building to provide a combined single storey substation and Signalling Equipment Room (SER) building (Application for Prior Approval under Class A, Part 18 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended))

Date of application:

19th July 2023

Plan Numbers:

UIP3236-TFL-PRM-D229-DRG-AR-00001	- received	19-07-2023
UIP3236-TFL-PRM-D229-DRG-AR-11000 P01.1	- received	19-07-2023
UIP3236-TFL-PRM-D229-DRG-AR-11030 P01.1	- received	19-07-2023
UIP3236-TFL-PRM-D229-DRG-AR-11001 P01.1	- received	19-07-2023
UIP3236-TFL-PRM-D229-DRG-AR-11010 P01.1	- received	19-07-2023
UIP3236-TFL-PRM-D229-DRG-AR-11020 P01.1	- received	19-07-2023

Location Plan	- received	19-07-2023
UIP3236-TFL-PRM-D229-DRG-AR-01000 P01.1	- received	19-07-2023

Reason for Approval:

The Prior Approval of the Local Planning Authority is hereby granted under Schedule 2 Part 18 Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). It is considered that the proposal would not injure the amenity of the neighbourhood to an unacceptable degree as set out in the legislation, and the Local Planning Authority accepts, on balance, that the development could not 'reasonably' be carried out elsewhere on the land.

CONDITIONS:

- 1 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Location Plan, UIP3236-TFL-PRM-D229-DRG-AR-00001, UIP3236-TFL-PRM-D229-DRG-AR-11000 P01.1, UIP3236-TFL-PRM-D229-DRG-AR-01000 P01.1, UIP3236-TFL-PRM-D229-DRG-AR-11010 P01.1, UIP3236-TFL-PRM-D229-DRG-AR-11030 P01.1, UIP3236-TFL-PRM-D229-DRG-AR-11020 P01.1, UIP3236-TFL-PRM-D229-DRG-AR-11001 P01.1, London Transport Act 1967, Section 16 RCC Act 1845 and Design and Access Statement.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020), and the London Plan (2021).

- 2 No above ground works 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, plant sizes, and proposed numbers/densities where appropriate

2 Details of Landscape Maintenance

- 2.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 2.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

3. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

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 Policy G5 of the London Plan (2021).

INFORMATIVES

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

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

END OF SCHEDULE

Signed:



Roz Johnson

Head of Development Management and Building Control

Date: 13th September 2023

Address:

Development Management
Directorate of Place
Hillingdon Council
3 North, Civic Centre, High Street, Uxbridge UB8 1UW
www.hillingdon.gov.uk