

4D PLANNINGTM

Chartered Town Planners & Architectural Technicians

APPROVAL OF DETAILS

Condition No's 3, 4, 6 and 7 of Appeal Decision Ref. No.
APP/R5510/W/25/3373721.

Application by: Care Assist Ltd.

Property Address: 31 Frithwood Avenue, Northwood,
Hillingdon, HA6 3LY.

February 2026

INTRODUCTION

Planning permission was granted by the Planning Inspectorate on the 30th January 2026 for “Conversion of house (Class C3) into Care Home (Class C2) for 6 number of adults.”.

A number of conditions require approval prior to commencement. These are discussed below.

CONDITION NO. 3 – HARD AND SOFT LANDSCAPING

Condition No. 3 states:

“No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Those details shall include hard surfacing materials and a full planting specification for the hedgerow shown on the approved drawings and details of how it will be planted and protected. The approved hard landscape works shall be carried out in accordance with the approved details before the development is brought into use. The approved soft landscaping shall be planted in the first planting season following first use of the development. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives its written consent to any variation”.

Please refer to drawing No. 4D.1 as compliance for this condition.

The hedgerow is to comprise of 14 No. Pyracantha 'Red Cushion' Planted at 450mm ctrs in double staggered row. During and following planting the hedge is to be protected by way of staking and netting.

The hard landscaping is to comprise Tobermore Hydropave Tegula Permeable paving blocks. This will be implemented prior to occupation.

CONDITION NO. 4 – TREE PROTECTION MEASURES

Condition No. 4 states:

“No development, including site clearance or preparatory work, shall take place until a scheme for the protection of the retained evergreen tree on the site frontage (the tree protection plan) and the appropriate working methods (the arboricultural method statement) in accordance with paragraphs 5.5 and 6.1 of British Standard BS 5837: Trees in relation to design, demolition and construction - Recommendations (or in an equivalent British Standard if replaced) has been submitted to and approved in writing by the local planning authority.

The arboricultural method statement shall outline the sequence of development including construction works and tree protection measures, and details of the foundation design of the hardsurfacing hereby permitted to take account of the retained tree. The tree protection plan shall include details of the position, height and type of fencing to protect the retained tree.

The development shall be carried out in accordance with the approved arboricultural method statement and tree protection plan. The tree protection fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be retained in position until the hardsurfaced car park hereby permitted has been constructed and all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area”.

Please refer to Arboricultural Method Statement submitted under separate cover.

CONDITION NO. 6 – ELECTRIC VEHICLE CHARGE POINTS

Condition No. 6 states:

“The use shall not commence until a scheme for the provision of electric vehicle charging points, including a timetable for their installation, has been submitted to and approved in writing by the local planning authority. The electric vehicle charging points shall be installed in accordance with the approved scheme and timetable, and thereafter retained, maintained, and kept available for the charging of vehicles”.

Please refer to drawing No. 4D.1 as part compliance for this condition. 1-2 wall mounted 'Hypervolt Home 3 Pro 7kW Type 2 Smart EV Chargers can readily be placed on the front wall of the property. Each has 5m long cables.

In terms of installation, the applicant commits to having one installed prior to occupation of use. Should a need arise for a further one, the applicant commits to having it installed within 12 months from commencement of use. Given that: residents wont have vehicles, there will be low staffing numbers (working shifts) and many of which will use public transport, it is anticipated that one electric vehicle charging point is more than sufficient to cater for staff and visitors. That said, the applicant is committed to providing an additional one if needed.

CONDITION NO. 7 – CYCLE PARKING SPACES

Condition No. 7 states:

“The use shall not commence until details of at least two secure, covered, and accessible cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be installed and made available prior to first use of the development and thereafter retained and maintained for the lifetime of the development”.

Please refer to drawing No. 4D.1 and 4D12 as part compliance for this condition. In addition it is set out below:

- This structure can readily be accommodated within the rear garden and completely screened from public view by existing high boundary wall and vegetation.
- The structure can be accessed via the front / side curtilage, or via a gate on the rear boundary.