



Miss Tara Johnston
Lichfields
The Minster Building
21 Mincing Lane
London
EC3R 7AG

Application Ref: 9242/APP/2023/1541

**THE TOWN AND COUNTRY PLANNING(GENERAL PERMITTED DEVELOPMENT)ORDER 2015
Schedule 2 Part 11**

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders made thereunder, hereby give notice that:-

Prior Approval is required and hereby APPROVED:-

Description of development:

A Prior Notification Application submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended) for the demolition of the red brick barn building at Home Farm

Location of development: Home Farm Hayes End Road Hayes

Date of application: 25th May 2023

Plan Numbers: See attached Schedule of plans

Permission is subject to the condition(s) listed on the attached schedule:-

R Schen

Head of Development Management and Building Control

Date: 22nd November 2023

NOTES: This decision does not convey any approval or consent which may be required under any by laws, building regulations or under any Act other than the Town and Country Planning Act (1990) as amended

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

GRANT OF PLANNING PERMISSION

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SCHEDULE OF CONDITIONS

- 1 The development should be undertaken in full accordance with the recommendations of the Bat Survey undertaken by Ecology Solutions dated January 2023.

INFORMATIVES

- 1 Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).
- 2 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.
- 3 It is advised that any works associated with this prior notification application should be conducted in accordance with a detailed watching brief/discovery strategy to deal with unforeseen contamination that may be encountered, particularly during preliminary ground work and excavations at the site.
- 4 There is a possibility there may be some contaminating substances present in the ground at the site. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Precautions should be taken to minimise the mixing of any excavated material with clean shallow soils that are to remain on site. The advice is provided on the grounds of Health and Safety of workers on site and to ensure the appropriate restoration of the site once works are complete to minimise risk to the occupants of the site.
- 5 Given the nature of the proposals it is possible that a crane may be required during demolition. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other

END OF SCHEDULE

Address:

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

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SCHEDULE OF PLANS

Bat Report January 2023 - received 24 Aug 2023

Home Farm Natural England Licence - received 24 Aug 2023

Stage 1 Method Statement for Demolition of Existing Building - received 30 Oct 2023

Built Heritage Assessment MK0967_1 October 2023 - received 30 Oct 2023

1207-URB-Z0-ZZ-M2-U-Site Location Plan - received 25 May 2023

1207-URB-Z0-ZZ-M2-U-Demolition Plan - received 25 May 2023