

Suggested conditions 11 Ullswater Road 24/1627/HOT

**Development begun within 3 years**

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

**Approved Plans**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents, where applicable.

01 Rev A, 02 Rev A, 03 Rev A, 04 Rev A, 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A, Existing and Proposed Plans and Elevations received 11th July 2024

Location Plan received 12 August 2024

REASON: To accord with the terms of the application, for the avoidance of doubt and in the interests of proper planning.

**Materials**

No new external finishes (including fenestration), including works of making good, shall be carried out other than in materials to match the existing, except where indicated otherwise on the submitted application form and/or approved drawings.

REASON: To ensure that the proposed development is in keeping with the existing building(s) and does not prejudice the appearance of the locality.

**Fire Safety**

The development must be carried out in accordance with the provisions of the Fire Safety Strategy received by the Council on 11th July 2024 unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

**Windows obscure/non opening**

The proposed first floor window(s) in the side elevation(s) of the building(s) hereby approved, at no time be openable or glazed, otherwise than in obscured glass, below a minimum height of 1.7 metres (5'7") above the relevant floor level.

REASON: To ensure that the proposed development does not prejudice the amenities of adjoining occupiers.