



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 26 APRIL 2012

Time: 7.00 PM

Venue: COMMITTEE ROOM 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Eddie Lavery (Chairman)
Allan Kauffman (Vice-Chairman)
David Allam (Labour Lead)
Jazz Dhillon
Michael Markham
Carol Melvin
John Morgan
David Payne

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Published: Wednesday, 18 April 2012

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1159&Ver=4>

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INVESTOR IN PEOPLE

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Petitions and Councillors

Petitions -Petitions- When a petition of 20 signatures or more of residents that live, work or study in the borough is received they can speak at a Planning Committee in support of or against an application for up to 5 minutes. Where multiple petitions are received against (or in support of) the same planning application, the Chairman of the Planning Committee has the discretion to amend speaking rights so that there is not a duplication of presentations to the meeting. In such circumstances, it will not be an automatic right that each representative of a petition will get 5 minutes to speak. However, the Chairman may agree a maximum of 10 minutes if one representative is selected to speak on behalf of multiple petitions.

Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting - to follow
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	120 Breakspear Road South, Ickenham 13019/APP/2011/3019	Ickenham	Alterations to dormer windows (Retrospective). Recommendation: Refusal	1 - 6
7	Land R/O St Mathews Church, Forge Lane, Northwood 62125/APP/2012/281	Northwood	3 x two storey, 2-bed, terraced dwellings with habitable roofspace to include associated parking and amenity space involving the demolition of existing garage lock up. Recommendation: Refusal	7 - 22

8	19 Grove Road, Northwood 27846/APP/2012/226	Northwood	Part two storey, part single storey rear extension incorporating a basement level, single storey side/front extension, front porch, conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights involving alterations to existing elevations and patio, stairwell and lightwell to the rear. Recommendation: Approval	23 - 38
9	R/O 64-66 Hallowell Road, Northwood 2200/APP/2011/2927	Northwood	Change of use of the existing ancillary outbuilding to 4 x 1-bed residential care units, to include alterations to elevation. Recommendation: Approval	39 - 56
10	5 Poplars Close, Ruislip 61775/APP/2011/1204	West Ruislip	Single storey side/rear extension. Deferred from North Committee 21 Feb 2012 Recommendation: Approval	57 - 66

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	214 Whitby Road, Ruislip 35710/APP/2012/171	Cavendish	Change of use of ground floor from retail (Use Class A1) to dental surgery (Use Class D1) Recommendation: Approval	67 - 76

12	The Swan PH, Breakspear Road North, Harefield 18239/APP/2012/242	Harefield	Two storey detached building to contain 6, two-bedroom, self contained flats with associated parking and amenity space and alterations to existing vehicle crossover to front, (involving demolition of existing building). (Resubmission). Recommendation: Approval subject to S 106 / unilateral undertaking	77 - 110
13	The Swan PH, Breakspear Road North, Harefield 18239/APP/2012/244	Harefield	Demolition of existing two-storey detached building (Application for Conservation Area Consent) (Resubmission). Recommendation: Approval	111 - 114

Other

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14	S 106 Quarterly Monitoring Report to 31 December 2011			115 - 126

Report of the Head of Planning & Enforcement Services

Address 120 BREAKSPEAR ROAD SOUTH ICKENHAM

Development: Alterations to dormer windows (Retrospective)

LBH Ref Nos: 13019/APP/2011/3019

Drawing Nos: Photographs
MP155/AL01 Rev. A

Date Plans Received: 13/12/2011

Date(s) of Amendment(s):

Date Application Valid: 13/12/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a three bedroom rendered bungalow with converted habitable roof space situated on the corner of Breakspear Road South and Copthall Road West in west Ickenham. As such, it is very prominent and also unusual by the fact that most of the houses in this area are of two-storey height. The surrounding residential area comprises mainly of large detached, uniformly spaced and set back properties that create a distinctive quality of appearance but is not otherwise designated for any special protection under the current Hillingdon Unitary Development Plan Saved Policies September 2007.

1.2 Proposed Scheme

The proposal is for the retention of alterations made to the existing dormer windows on this bungalow, one on the side roof facing the neighbouring property, No. 118 Breakspear Road South, the other a larger dormer facing the street forming the return frontage on Copthall Road West.

The bargeboard and eaves height of the original flat roofed dormer windows have been retained and a parapet (or hipped) roof added for insulation purposes across their full length and width, thus raising the height of these roof additions by 0.5 metre to match the full ridge height of the bungalow. The top and sides of both the dormers are finished in clay roof and hanging tiles to match those used on the remainder of the roof slopes on the bungalow.

1.3 Relevant Planning History

13019/APP/2011/1947 120 Breakspear Road South Ickenham

Alterations to dormer windows (Application for a Certificate of Lawful Development for an Existing Development)

Decision Date: 21-10-2011 Refused **Appeal:**
13019/C/78/1457 120 Breakspear Road South Ickenham
Householder development (small extension, garage etc.)

Decision Date: 20-10-1978 Approved **Appeal:**

Comment on Planning History

An application to confirm that the dormer window alterations carried out were lawful was refused under ref. 13019/APP/2011/3019 in October 2011. This decision was made on the basis that part of the development extended beyond the plane of the existing roof slope(s) forming the principal elevation of the dwelling and fronting a highway. Furthermore, these alterations had been completed less than four years and thus the Council was not prevented from taking enforcement action.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

12 neighbouring occupiers consulted, two letters of support received, one accompanied by a petition of 18 signatures, commenting on the improved look of the dormers compared to box-like appearance of the originals.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original building and on the visual amenities of the surrounding area. The amenities of neighbouring occupiers are also considered.

Hillingdon Unitary Development Plan Saved Policy BE13 considers whether the appearance of a development would harmonise with the street scene; and Policy BE15 with the scale, form and proportions of the original building. The adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (HDAS) also sets out, in section 7.0, guidance on various forms of roof extension.

Whilst front roof extensions through the creation of dormer windows are considered acceptable on bungalows, those which may also be highly visible from public views on the rear must also be well designed. The principle factors in such additions are whether they would create the appearance of an additional storey and if added to both sides and the rear for instance, whether they would thus create the impression of one large extension.

At No. 120, the dormer roof additions have been in place for a number of years and were probably added under permitted development rights that applied then. In any case these would have pre-dated the adoption of formal design guidance. The element of these which needs to be assessed here therefore is the introduction of the hipped roofs to the dormers that are the retrospective proposal. At present, these alterations were completed less than four years ago (in August 2008) and are thus still not immune from enforcement action and thereby unlawful.

In general, HDAS (in paragraph 7.9) encourages the use of pitched or hipped roofs in preference to flat roofs on side facing dormers provided that these have a similar angle to the main roof slope and are finished in materials to match those of the existing building. However, paragraph 7.5 of HDAS further states that such roof extensions should also relate well to the proportions, roof forms and massing of the existing house and those of neighbouring properties and should therefore appear secondary to the size of the roof face within which it will be set. Thus if dormers are proposed on both the side and rear roof slopes they must remain independent from each other and not wrap around to create one large extension.

In this regard, the combined length and height of the dormer windows, which match the main ridge height of the bungalow, appear bulky, top heavy and thus out of proportion to the original roof slope and dwelling form. Furthermore, the increased size of the dormers, when viewed from the street, in particular the side facing dormer to Copthall Road West which continues around three sides of the original roof, results in a dominant and thus intrusive feature of the street scene.

Whilst the addition of these roofs has invited some local support, the resultant size and proportion of the dormers in this highly visible position nonetheless fails to harmonise with the original building and is therefore detrimental to the appearance and character of the surrounding area. As such, the proposal is considered contrary to Hillingdon UDP Saved Policies BE13, BE15 and BE19 and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The privacy of the adjoining occupiers, at No. 118, has also been improved by the applicant who has chosen to insert obscure glazing to both windows, though these can be opened, to the bedrooms within the roof space on the first floor (in addition to the bathroom window overlooking the road). This feature is not strictly part of the proposal, as the previously installed windows to the dormers were clear.

Whilst these are habitable room windows, for which the insertion of obscure glazing would not normally be considered acceptable for future occupants, they were not part of the original bungalow and the form of such openings would still allow light and ventilation thus should not otherwise prevent them from being used as bedrooms.

For the reason given, the application should therefore be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed alterations, by reason of the overall size, bulk and resultant increase in the height of the dormers, would be out of proportion with the existing roof and thus fail to harmonise with the scale and form of the original dwelling. As such, it would represent a dominant and intrusive feature of the local street scene, detrimental to the appearance and character of the surrounding area. The proposal is thus contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

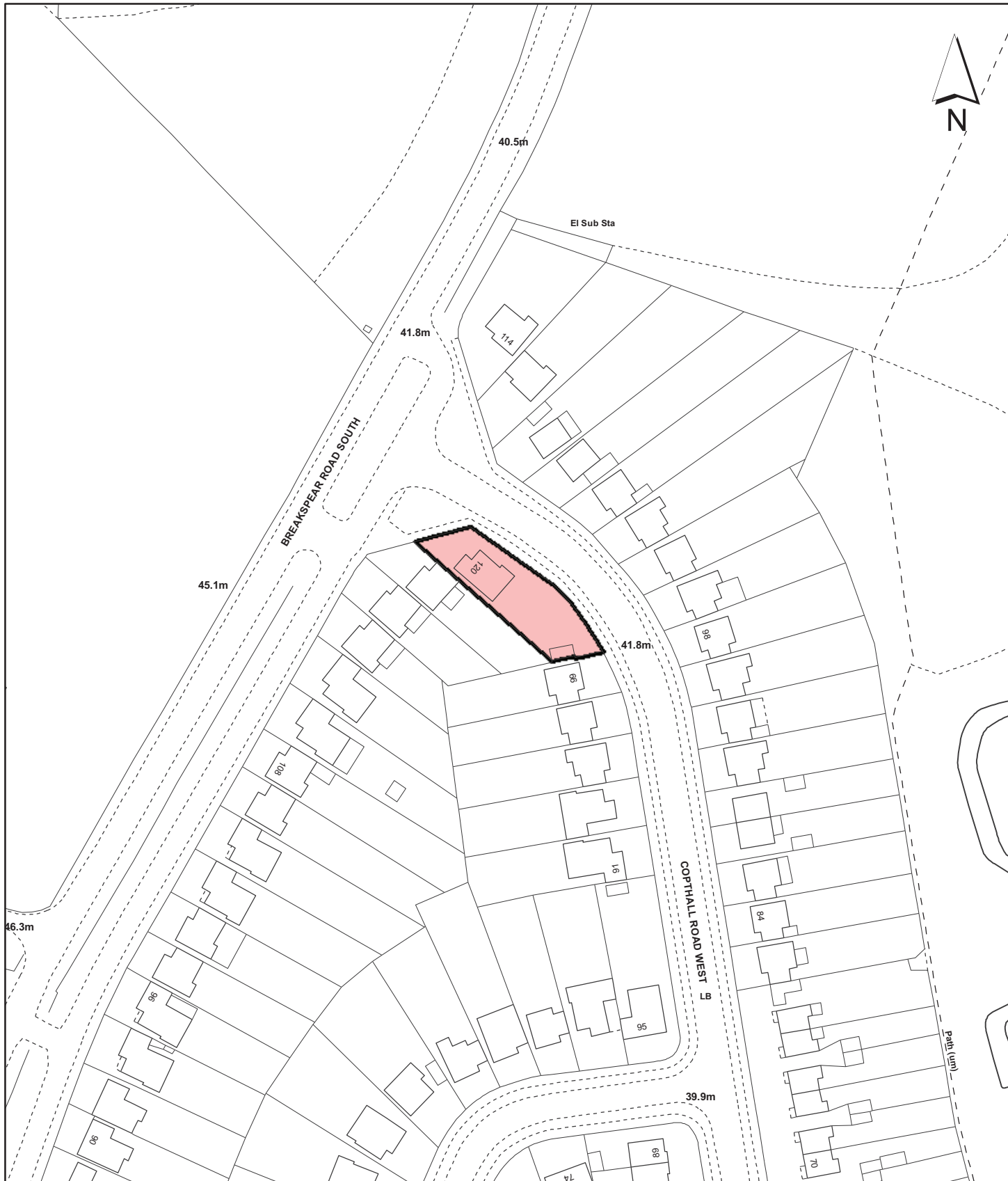
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy

to neighbours.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**120 Breakspears Road South
Ickenham**

Planning Application Ref:

13019/APP/2011/3019

Planning Committee

North Page 6

Scale

1:1,250

Date

**April
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND REAR OF ST. MATHEWS CHURCH FORGE LANE NORTHWOOD

Development: 3 x two storey, 2-bed, terraced dwellings with habitable roofspace to include associated parking and amenity space involving the demolition of existing garage lock ups

LBH Ref Nos: 62125/APP/2012/281

Drawing Nos: Location Plan to Scale 1:1250
4 x Existing Photographs
11/2607/1B
Daylight and Sunlight Report
Design and Access Statement
11/2607/2A
11/2607/4A
11/2607/3A

Date Plans Received: 02/02/2012 **Date(s) of Amendment(s):** 02/02/2012
Date Application Valid: 22/02/2012 22/02/2012

1. SUMMARY

The scheme proposes to erect three, 2 storey, 2 bedroom terraced dwellings with habitable roofspace and associated parking and amenity space. The existing garages would be demolished. The proposal fails to meet all relevant council standards in terms of unworkable parking layout, private amenity space provision, distance from adjacent properties, unit size and failure to demonstrate refuse storage facilities and cycle storage. As such this application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its, size, scale, bulk and siting would result in an overdominant and visually intrusive form of development, which would be detrimental to the amenities of adjacent residential occupiers in the adjoining terrace at the rear of St Matthews Church, contrary to policies BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The floor area for the proposed dwelling is below the minimum required for a two-bedroom two/three storey dwelling. As such the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan (2011) and Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

3 NON2 Non Standard reason for refusal

The proposal fails to provide an adequate amount of private usable amenity space for the future occupiers of the houses. As such, the proposal represents sub-standard

residential accommodation which would not afford adequate living conditions for its future occupiers. The proposal is therefore contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal fails to provide a workable car parking layout, when taking into account the need to provide waste storage facilities and turning areas for emergency vehicles. The proposal is therefore deficient in off-street car parking provision and does not accord with the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007) and accordingly would be likely to give rise to additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

5 NON2 Non Standard reason for refusal

The proposal has failed to provide adequate waste storage facilities, in a suitable location, in accordance with the Council's adopted standards, and therefore is contrary Policies BE19 and AM7(ii) of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposal has failed to provide adequate cycle parking provision in accordance with the Council's adopted standards, and therefore the proposal is contrary to Policy AM7 of the Unitary Development Plan Saved Polices September 2007.

7 NON2 Non Standard reason for refusal

The proposal would fail to meet all relevant Lifetime Home Standards, contrary to Policies 3.1, 3.8 and 3.9 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a square shaped plot of land, 366sq.m in area, which is located to the north west of Forge Lane, at the rear of St Matthew's Church and comprises single storey derelict lock up garages in two blocks on the northern and southern boundaries of the site, with a small builders/scrap yard to the front of the southern 4 garage blocks. Immediately abutting the site to the north is a single storey vehicle workshop, to the east, beyond the vehicle access is a two storey Victorian terrace in use as the offices for a development company, Presbytery and ancillary residential accommodation for the church, the Metropolitan line to the west and a new three storey flatted development to the south (Nos 1 to 6 St Matthews Court, Forge Lane). The site lies within the Old Northwood Area of Special Local Character as identified within the adopted Unitary Development Plan (Saved Policies, September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a 12.95m wide two storey building with a mansard roof with habitable rooms in the roof space. The building would be 6.65m high to eaves level and 8.25m high to ridge level. The building would be sited on the northern

boundary of the site, abutting the adjoining workshop unit and be 3.85m deep on the ground floor.

The building would comprise 3 x two-bedroom, terraced houses. Each of the units would have a first floor rear balcony measuring 4.3sq.m. Main habitable room windows would be on the rear elevation, with only bathroom and kitchen windows on the front elevation. There are no windows proposed in the side elevations.

Six car parking spaces are proposed, two to serve each two-bedroom house. Three of these parking spaces would be situated at the front of the proposed houses and the other three parking spaces to the side of the building. Details of cycle store and a refuse store are not provided. Each two-bedroom house would have private amenity space to the rear of the property and including the balcony of approximately 53.86sq.m, 30.93sq.m and 34.27sq.m.

Landscaping would be proposed to the front of the site, consisting of hard landscaping with traditional stone cobbles and steel bollards with chains. Two trees are proposed on the corner as you enter the site and the rear gardens will be laid with grass.

3.3 Relevant Planning History

62125/APP/2006/2256 Land Rear Of St. Mathews Church Forge Lane Northwood
ERECTION OF A THREE STOREY TERRACE TO PROVIDE FOR THREE 3-BEDROOM DWELLINGS WITH A FRONT MANSARD ROOF SLOPE INCORPORATING 6 DORMER WINDOWS AT SECOND FLOOR LEVEL; TOGETHER WITH THE PROVISION OF FRONTAGE PARKING, CYCLE STORAGE AND A REFUSE BIN ENCLOSURE (EXISTING GARAGES TO BE DEMOLISHED)

Decision: 04-01-2007 Refused

62125/APP/2008/923 Land Rear Of St. Mathews Church Forge Lane Northwood
ERECTION OF A THREE STOREY TERRACE TO PROVIDE FOR 3 TWO-BEDROOM DWELLINGS WITH A FRONT MANSARD ROOF SLOPE INCORPORATING 6 DORMER WINDOWS AT SECOND FLOOR LEVEL; TOGETHER WITH THE PROVISION OF FRONTAGE PARKING, CYCLE STORAGE AND A REFUSE BIN ENCLOSURE (EXISTING GARAGES TO BE DEMOLISHED).

Decision: 15-08-2008 Refused

62125/APP/2009/729 Land Rear Of St Matthews Church Forge Lane Northwood
3 two-bedroom terraced dwellings with habitable roofspace and associated parking.

Decision: 23-02-2010 **Appeal:** 23-02-2010 Dismissed

Comment on Relevant Planning History

Planning permission was refused for the erection of a three storey terrace to provide for three 3-bedroom dwellings with a front mansard roof slope incorporating 6 dormer windows at second floor level, together with the provision of frontage parking, cycle storage and a refuse bin enclosure(Ref: 62125/APP/2006/2256) for the following reasons:

1. The proposed development by reason of its detailed design which includes windows at the front that have no uniform fenestration and by reason of its featureless windowless

rear and side elevations represents a mix of design features which are not characteristic of this part of the Forge Lane to the detriment of the visual amenities of Forge Lane. The proposal is therefore contrary to Policies BE13 and BE19 of the Borough's adopted Unitary Development Plan and the HDAS on Residential Layouts.

2. The proposed development by reason of its design, siting, overall height, bulk, and massing and excessive density gives rise to a cramped and incongruous form of development that would result in overdevelopment of the site. It therefore fails to harmonise with its surroundings and would be out of keeping with the character and appearance of the immediate locality, contrary to Policy BE5 and BE19 of the Borough's adopted Unitary Development Plan and the HDAS on Residential Layouts and the HDAS on Residential Extensions.

3. The proposal by reason of its siting, size and bulk in relation to adjacent neighbours would result in an over dominant and visually intrusive form of development which would be detrimental to the amenities of adjacent neighbouring residential occupiers contrary to policies BE5, BE20 and BE21 of the adopted Unitary Development Plan, as well as the HDAS on Residential Layout.

4. The proposal does not provide an adequate amount of private usable amenity space for the future occupiers of the houses. Accordingly, the development is contrary to Policy BE23 of the Borough's adopted Unitary Development Plan and HDAS on Residential Layout.

5. The proposal fails to provide sufficient off-street car parking for the three houses. As such the proposal is likely to result in on-street parking to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policies AM7 (ii) and AM14 of the Borough's adopted Unitary Development Plan and the Interim Car Parking Standards (2001).

6. The proposed development would result in the direct overlooking of the adjacent properties causing an unacceptable loss of privacy to existing occupiers. The proposal is therefore contrary to policy BE24 of the adopted Unitary Development Plan and HDAS on Residential Layouts.

7. The proposal by reason of its insufficient number and siting of windows would result in a lack of outlook and a reliance on artificial lighting that would be detrimental to the residential amenities of the future occupants of these houses, contrary to Policies BE20 and OE12 of the Borough's adopted Unitary Development Plan.

8. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement has not been secured, the proposal is considered to be contrary to policy R17 of the adopted Unitary Development Plan.

Planning permission was refused for the erection of a three storey terrace to provide for 3 two-bedroom dwellings with a front mansard roof slope incorporating 6 dormer windows at second floor level; together with the provision of frontage parking, cycle storage and a refuse bin enclosure (Ref: 62125/APP/2008/923) for the following reasons:

1. The proposed development by reason of its design, siting, overall height, bulk, and massing and excessive density gives rise to a cramped and incongruous form of

development that would result in overdevelopment of the site. It therefore fails to harmonise with its surroundings and would be out of keeping with the character and appearance of the immediate locality, contrary to Policy BE5 and BE19 of the Hillingdon Unitary Development Plan, the Council's HDAS (SPD) "Residential Layouts" and Policy 3A.3 of the London Plan.

2. The proposal by reason of its siting, size and bulk would result in an overdominant and visually intrusive form of development, which would be detrimental to the amenities of adjacent neighbouring residential occupiers contrary to Policies BE5, BE20 and BE21 of the Hillingdon Unitary Development Plan and the Council's HDAS (SDP): Residential Layouts.

3. The proposal does not provide an adequate amount of private usable amenity space for the future occupiers of the houses to the detriment of the amenities of future occupiers and contrary to Policies BE19 and BE23 of the Hillingdon Unitary Development Plan and the Council's HDAS (SDP) Residential Layouts.

4. The proposed development by reason of its siting and design would result in the direct overlooking of the adjacent properties and direct overlooking of the proposed building from the adjacent residential flats causing an unacceptable loss of privacy to existing and future occupiers. The proposal is therefore contrary to Policy BE24 of the Hillingdon Unitary Development Plan and the Council's HDAS (SDP) Residential Layouts.

5. The development is estimated to give rise to a significant number of children of school age and additional educational provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement to address this issue has not at this stage been offered, the proposal is considered to be contrary to policy R17 of the Hillingdon Unitary Development Plan.

Planning permission was refused for 3 x two-bedroom terraced dwellings with habitable roofspace and associated parking in (Ref: 62125/APP/2009/729) for the following reasons:

1. The proposal, in terms of its layout, height, bulk, massing and excessive density gives rise to a cramped and incongruous form of development that would result in the overdevelopment of the site. It fails to harmonise with its surroundings and would be out of keeping with the character and appearance of the Old Northwood Area of Special Local Character, contrary to policy BE5, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and policy 3A.3 and Table 3A.2 of the London Plan (February 2008) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development by reason of its siting, size and bulk would result in an overdominant and visually intrusive form of development, which would be detrimental to the amenities of adjacent residential occupiers in the adjoining terrace at the rear of the St Matthews Church, contrary to policies BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposal fails to provide an adequate amount of private usable amenity space for the future occupiers of the houses. As such, the proposal represents sub-standard residential accommodation which would not afford adequate living conditions for its future occupiers. The proposal is therefore contrary to policies BE19 and BE23 of the adopted

Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The proposal, given the siting of two adjoining parking spaces at St Matthew Court which are not shown on Drw. No. 2841/1E, fails to provide a workable car parking layout for the western most unit when the adjoining space(s) are in use. The proposal is therefore deficient in off-street car parking provision and does not accord with the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007) and accordingly would be likely to give rise to additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

This decision was the subject of an appeal which was dismissed in February 2010.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE5	New development within areas of special local character
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
AM14	New development and car parking standards.
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM7	Consideration of traffic generated by proposed developments.
OE5	Siting of noise-sensitive developments
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies,

September 2007)

- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 3.9 (2011) Mixed and Balanced Communities
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.3 (2011) Designing out crime

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

24 neighbouring properties were consulted by letter on 24th February 2012 and a site notice was posted on 2nd March 2012. Two letters of objection have been received, attached to which is a petition with 80 signatories, making the following points:

1. This application fails to address all the reasons for refusal of previous applications.
2. Over-development of a site with narrow and restricted access which could present difficulties for emergency vehicles.
3. The proposal is of excessive mass/bulk.
4. The proposal would be out of character in the Old Northwood Area of special Local Character, and would completely change a possibly unique survival of a late Victorian industrial street scene.
5. There would be an increase in traffic - providing 6 parking spaces seems excessive in relation to Council/GLA policy, and at present only one lock-up garage is in use and none of the other garages generate any vehicle movements.
6. The increase in activity would worsen an already unsatisfactory situation where there is no separate footway for pedestrians.
7. The Daylight and sunlight report is defective - it makes the assumption that the Presbytery is commercial in nature. In fact the ground floor windows facing the proposed development are the principal living rooms of the priests' accommodation, and are the only source of natural light for those rooms. It would appear that there will be a 'no-sky' impact on these rooms. The 25 section line test referred to in the report would certainly seem to be exceeded. It is difficult to be sure what would be the impact of the slope of the site - the report is based on the submitted plans which do not show the slope of the site, which could mean that the proposed roofline is even higher in relation to the Victorian terrace facing it.
8. The proposal would result in loss of amenity to residents of the Presbytery due to the perception of overlooking domestic rooms, the loss of direct view of the sky, and the excessive mass so close to the windows.
9. The arrangements for storage and collection of rubbish and recycling are not obvious. Forge

Lane is unsuitable for transit by refuse vehicles owing to lack of turning space (not achievable without trespassing onto the Church car park). At present rubbish has to be carried out by hand, and recycling is put out onto the footway of Hallowell Road (or often onto Church land, and any increase in volume would worsen the problem.

10. There is concern about the capacity of the foul water drainage - in heavy rain, sewage has been known to be forced up through the manhole at the angle of Forge Lane any increase in loading without remedial measures threatens to worsen the problem.

11. As noted in Appendix A of the supporting documents, the private amenity space for the proposed development is inadequate.

12. Given that the Design & Access statement envisages the possibility of the continuation of this style of building should further land become available (i.e. to the north), the proposal should be given the benefit of any latitude in the Council's requirements, as it would be the yardstick by which any further buildings might be judged.

13. The proposed development would also make doubtful the viability of the adjoining car workshop, owing to the loss of the use of garage space and parking space, and thus be contrary to the council's policy of where possible supporting commercial employment activity.

14. The size and number of dwellings proposed is far too great for the area of land on which it is proposed to be built.

15. A three storey building so close to St Matthews Court will undoubtedly have an impact on the amount of daylight entering my property and particularly the living room at 2 St Matthews Court which faces the proposed development.

16. The plan shows six parking spaces. I cannot see how 3 parking spaces on the south of the proposed flats can be accessed without the users of these places driving on to St Matthews Court's property.

17. The Waste Service asks us to put some of our rubbish at the entrance of Forge Lane because they are unable to drive down Forge Lane. The proposed plans would mean a 50% increase in the volume of waste left at the entrance to Forge Lane.

18. The whole area is very tightly packed. It is difficult to move cars in and out with the current level of activity in Forge Lane. The addition of more traffic will reduce the quality of living for all the current residents. I cannot see how anything other than a single property for one family would be acceptable to the current residents.

Internal Consultees

CONSERVATION AND URBAN DESIGN:

COMMENTS: No objection, please condition the following:

Samples of all external materials to be submitted prior to start of work

Design details of external doors windows to be submitted prior to the commencement of this element of the scheme

Samples of materials for hard surfacing in front of the new buildings to be submitted for agreement before this element of the works commences.

A landscape plan for the site, including details of boundary treatment and lighting, to be submitted for agreement as above.

CONCLUSION: No objection subject to the above.

LANDSCAPE AND TREES:

LANDSCAPE CONTEXT: The site is occupied by two lines of lock up garages in a cul-de-sac behind St Matthews Church. There are no trees or other significant landscape features affecting the site itself. However, there is a line of tall off-site trees on the western boundary on the eastern boundary of the London Underground car park serving Northwood Station. The nearest protected trees are those in the grounds of the Church Hall, off Hallowell Road, which are protected by TPO

No. 55. These will not be affected by the current scheme.

PROPOSAL: The proposal is to demolish the existing garages and build three, two-storey terraced houses, with associated parking (for three cars) against the southern flank wall and a further three spaces along the front elevation, separated by a strip of hard landscaping providing access to the buildings. Each house is to have a rear west-facing garden.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- No trees or other landscape features of merit will be affected by the development and the proposal has the potential to improve the appearance of this area.
- The rear elevations and back gardens face almost due west. While this outlook is acceptable during the winter months when the trees are not in leaf - it is likely that there will be significant shading of the gardens and rear elevations in the summer months. According to drawing No. 11/2607/1 Rev B, the central house will have the smallest garden with access only possible through the house.
- The above drawing indicates a predominantly hard landscaped treatment to the front of the properties which should be well detailed to enhance the mews-style housing. Tree planting is indicated in the front and to the rear. Trees should be carefully selected (form and variety) and sited in order to both enhance the setting and appearance of the development without causing excessive shade or conflict with the buildings.
- There is no evidence of bin/bike storage, which should be securely and discretely sited away from public view preferably to the rear of the building.
- A landscape management/maintenance plan should be submitted to ensure that the landscape in communal areas is established and maintained in accordance with good practice. Alternatively the responsibility for the establishment and maintenance of specific areas should be assigned to individual properties/owners and the local planning authority informed accordingly.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions RES6, RES9 (excluding section 3).

HIGHWAYS:

The site is accessed from Forge Lane via Hallowell Road, which is an unclassified road. Forge Lane is a privately maintained 4.5m wide x 43m long shared carriageway, leading to Hallowell Road which is benefiting from 6.5m wide carriageway and 2.0m wide footway on both sides with parking management restriction.

Proposal is to demolish existing ten garages and construct 3 two storey two bedroom dwelling with associated six parking spaces, which complies with policy AM14 of the adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007, however, the applicant has failed to address the following:

- 1) The effect of loss of existing garages as a result of new development on public highway.
- 2) Their lawful right of access into and out of Forge Lane assuming that the entrance into proposed off street parking area is from Forge lane that is privately maintained.
- 3) Proposed location of refuse bin stores and their means of collection by the waste collection vehicle in relation to Hallowell Road is unclear. Waste collection vehicles should be able to access the waste refuse bin collection point within 10m distance of four wheeled containers and 15m for two wheeled containers, whilst occupants of dwelling should not be required to carry waste more than 30m to the storage point.
- 4) The applicant should provide a vehicle tracking to show that emergency vehicles can easily

enter/exit the site in forward gear.

In the absence of these issues being satisfactorily addressed, the proposals cannot be supported on Highways ground and is therefore recommended to be refused.

ACCESS OFFICER:

In assessing this application, reference has been made to London Plan Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwelling house appears to be stepped, which would be contrary to the above policy requirement.
2. The internal lobby area and space between front door and bottom stair is insufficient to allow a wheelchair user to enter and perform a turn into the kitchen area.
3. The front door entrance level WC does not conform to the Lifetime Home Standards due to its small size and layout. At least 700mm should be provided to one side of the toilet pan, with 1100mm between the front edge and any obstruction opposite. Floor gully drainage, to allow for the future installation of a shower, should be shown on plan.
4. A minimum of one bathroom at first floor level should provide 700mm to side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite. To allow the same bathroom to be used as a wet room in future, plans should indicate floor gully drainage.
5. The plans should indicate a convenient location of a future through the ceiling wheelchair lift.

Conclusion: unacceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

No objections are raised to the loss of the lock-up garages which are of little architectural or historical interest and are largely vacant and do not serve surrounding residential properties. Furthermore, the builder's/scrap yard is also little used and given its small size and siting, adjacent to residential properties, it would not be suitable for industrial redevelopment. The proposal therefore accords with policy LE4 of the saved UDP and no objections are raised to the principle of development in this mixed residential/commercial area.

7.02 Density of the proposed development

The London Plan 2011 requires that new housing within a suburban setting and a PTAL score of 2 to generally be in the range of 150-250 habitable rooms per hectare (hr/ha) and 50-95 units per hectare (u/ha). The residential density of the proposed development equates to 245.9 hr/ha and 82 u/ha. As such, the proposed scheme is consistent within the London Plan Density matrix guidelines. However, density is only one consideration and the proposal needs to comply with other Council and London Plan policies and standards.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The proposal would not affect any archaeological remains or Listed Buildings and does not lie within a conservation area. The site does form part of the Old Northwood Area of Special Local Character. However, the conservation and Urban design officer considers the overall design and appearance of the proposal acceptable.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

This part of Forge Lane is within the Old Northwood Area of Special Local Character. The site adjoins the two storey Victorian terrace on the opposite side of the access road to the east and would be sited opposite the newly built three storey residential block to the south. The proposed terraced houses are designed in a mews style with a mansard roof over and pitched in slightly from the first floor flank walls. The front elevations of the houses would have a uniform appearance, with traditional windows. In comparison with the design and appearance of the appeal scheme, the proposal has been improved such that there is now some space about the buildings, the overall height has been reduced by a metre and the proposed mansard roof set in from all sides. Given these changes it is considered that the design and appearance of the building and its impact on the character of the Old Northwood Area of Special Local Character is acceptable and in compliance with policies BE5 and BE13 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.08 Impact on neighbours

The site currently comprises single storey detached lock up garages. The two storey building with habitable rooms in the loft to replace these, at a height of 8.25m, would be set 15.8m away from the adjoining three storey block of flats and 11.85m from the two-storey terrace of Victorian properties, which includes the Presbytery of St Mathews Church. The HDAS: Residential Layouts states that a minimum of 15m should be maintained in such cases in order to prevent over dominance between properties. It is considered that the proposed development by reason of its close proximity to the two-storey terrace of Victorian properties, would block existing views from its habitable room windows, which would be detrimental to the residential amenity currently enjoyed by this property. The proposal is therefore considered to be contrary to Policies BE19 and BE21 of the Hillingdon UDP Saved Policies (September 2007) and the Council's (SPD) HDAS: Residential Layouts.

On this issue, the Inspector in his appeal decision commented as follows:

"The east gable wall of the proposed terrace would stand at 9m, at a distance of 6.6m from the adjacent terrace. In my view this tall bluff elevation, relieved only by three obscure glazed windows would have a dominant and overbearing presence when viewed from the modest houses adjacent. Such an overbearing impact would cause significant and material harm to the living conditions of occupiers of the dwellings in the southern half of the terrace, so rendering them contrary to policies BE19 and BE21 of the LBHUDP. The separation distance would also be well below the 15m recommended in the London Borough of Hillingdon Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document (SPD), a formally adopted document to which I attach considerable weight."

The proposed terrace would be sited a minimum 15m distance from habitable room windows at the adjacent St Matthew's Court. This block has its amenity space on the opposite side. As such, the occupiers of the adjoining St Matthew's Court would not be overlooked. There are no windows proposed in the side elevation and would therefore not result in any overlooking. As such, the amenities of adjoining residents in St Matthew's Court would not be adversely affected by loss of privacy.

7.09 Living conditions for future occupiers

The units would provide 77 sq.m. of internal floor space which would not satisfy the minimum standard of 102sq.m. for a three storey house, which this is considered to be, or even 83sq.m for a two storey two bedroom, four person house, as set out in Policy 3.5 and Table 3.3 of the the London Plan (2011) and would thus result in the provision of accommodation of an inadequate size to the detriment of the amenities of future occupiers.

The proposed units would afford an adequate outlook from their habitable rooms which would face the rear of the site. The nearest part of the adjoining St Matthew's Court being some 15m from the proposed terraced houses, satisfying the Council's minimum 15m distance. Furthermore, front windows facing the adjoining Victorian terrace could be obscure glazed would also ensure that the internal living space of the proposed units would have adequate privacy.

As regards external amenity space, the Council's HDAS guidelines require a minimum of 60sq.m to be provided for 2/3 bedroom units. Each of the units provides less than 60sq.m of amenity space, including the balconies. Furthermore, these areas would be overlooked within a 21m distance from the properties in St Mathews Court. As such, the amount and quality of the proposed amenity space would not be adequate to provide a satisfactory standard of amenity for the future occupiers of the proposed units. As such, the proposal fails to comply with policy BE23 of the Hillingdon UDP Saved Policies (September 2007) and the Council's (SPD) HDAS: Residential Layouts.

On this issue, the Inspector in his appeal decision commented as follows:

"In my opinion the proposed garden areas would not afford an appropriate area of private amenity space for future occupiers of the three dwellings. At 23sq m this is well below the 60sq m recommended for such dwelling types set out in the Council's HDAS SPD. Moreover, these areas would be overlooked by elevated elements of accommodation in the adjacent St Matthew's Court to the south and from first floor windows in the terraced house to the east. In an effort to mitigate this visual encroachment each space would be enclosed by a 1.8m wall or timber fence. Because of their diminutive extent and the height of the enclosure such spaces would afford little opportunities for their enjoyment by future occupiers. On this basis I determine the proposals would be contrary to policies BE19 and BE23 of the LBHUDP and the guidance set out in the HDAS SPD, and to Government policy on recreational areas provision set out in paragraph 17 of PPS3."

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would provide 6 off-street car parking spaces to the front and side of the properties. Although the site has moderate accessibility to public transport with a PTAL of 2, it is located in close proximity to Northwood Underground Station, being 356m away. The level of off-street car parking is therefore considered acceptable in this location.

However, the applicant has failed to provide a vehicle tracking to show that emergency vehicles can easily enter/exit the site in forward gear. Proposed location of refuse bin stores and their means of collection by the waste collection vehicle in relation to Hallowell

Road have not been demonstrated. Waste collection vehicles should be able to access the waste refuse bin collection point within 10m distance of four wheeled containers and 15m for two wheeled containers, whilst occupants of dwelling should not be required to carry waste more than 30m to the storage point. It is therefore considered that the proposed parking layout is unworkable and results in a deficiency of off-street car parking. Details of cycle storage have not been provided. The proposal is thus contrary to policy AM7 and AM14 of the adopted UDP saved policies and the Council's adopted car parking Standards.

7.11 Urban design, access and security

See section 7.07 above.

7.12 Disabled access

The proposal fails to comply with the Lifetime Home Standards for the following reasons:

- Entry to the proposed dwelling house appears to be stepped and would not provide level access;
- The internal lobby area and space between front door and bottom stair is insufficient to allow a wheelchair user to enter and perform a turn into the kitchen area;
- The front door entrance level WC does not conform to the Lifetime Home Standards due to its small size and layout. At least 700mm should be provided to one side of the toilet pan, with 1100mm between the front edge and any obstruction opposite. Floor gully drainage, to allow for the future installation of a shower, should be shown on plan.

A minimum of one bathroom at first floor level should provide 700mm to side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite. To allow the same bathroom to be used as a wet room in future, plans should indicate floor gully drainage.

- The plans should indicate a convenient location of a future through the ceiling wheelchair lift.

The scheme would therefore fail to satisfy Lifetime homes standards with little revision and is considered unacceptable.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The application site does not have any trees on it at present, as such the proposal does not have any implications with regard to tree retention or removal. The Council's Trees and Landscape Officer has raised no objections to the proposal which would achieve appropriate outcomes in terms of policy BE38.

7.15 Sustainable waste management

See section 7.10 above.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments of the objectors are covered in the main body of the report.

7.20 Planning Obligations

Education services advise that as there is not currently a local shortfall in education places within the area and they are not currently seeking contributions from housing development in the Northwood area. Given the relative small scale of the development, no other S106

contributions would be required.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

National planning guidance encourages an imaginative approach to make the full and effective use of already developed land in urban areas. However, this should not be at the expense of other material planning considerations.

It is considered that the proposal by reason of its proximity to residential building lying opposite the front elevation resulting in an over-dominant and visually intrusive form of development which would be detrimental to the amenities of the adjacent residential properties, the failure to provide units of the required size or adequate private usable amenity space for future occupiers, the failure to cater for cycle/waste storage facilities or turning facilities for emergency vehicles resulting in a parking layout which is unworkable and therefore does not satisfy Council's standards or to meet lifetime homes standards, is unacceptable and is recommended for refusal.

11. Reference Documents

London Plan (2011)

Hillingdon Unitary Development Plan Saved Policies (September 2007)

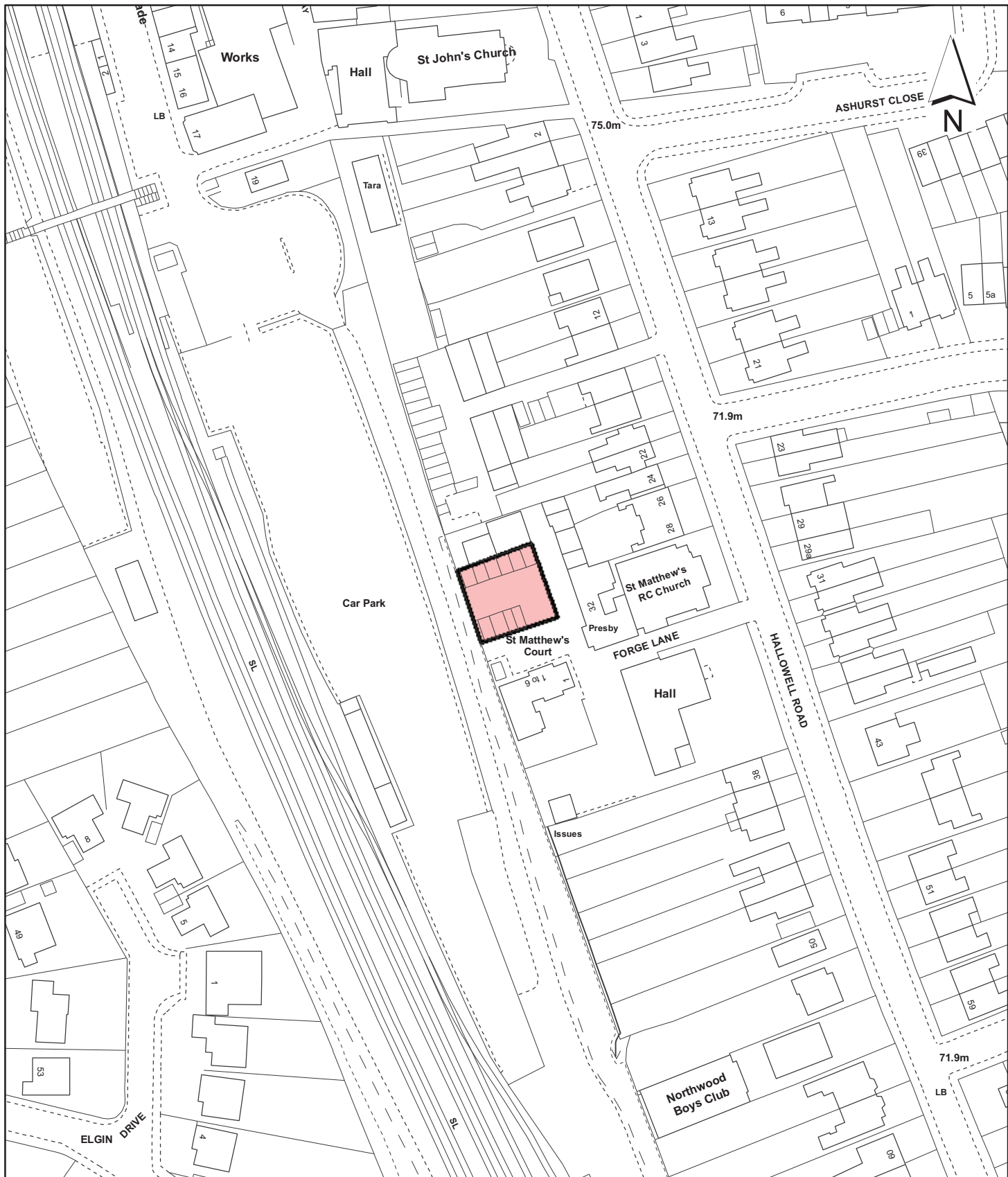
Hillingdon Design and Accessibility Statements: 'Residential Layouts and Accessible Hillingdon

Hillingdon Supplementary Planning Document: Planning Obligations

Letters making representations

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land rear of St. Matthews Church
Forge Lane
Northwood**

Planning Application Ref:
62125/APP/2012/281

Planning Committee
North Page 22

Scale
1:1,250

Date
**April
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



Report of the Head of Planning & Enforcement Services

Address 19 GROVE ROAD NORTHWOOD

Development: Part two storey, part single storey rear extension incorporating a basement level, single storey side/front extension, front porch, conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights involving alterations to existing elevations and patio, stairwell and lightwell to the rear

LBH Ref Nos: 27846/APP/2012/226

Drawing Nos: 1480/1
1480/20 Rev. A
1480/21 Rev. A

Date Plans Received: 31/01/2012

Date(s) of Amendment(s): 15/03/2012

Date Application Valid: 31/01/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of Grove Road and comprises a two storey detached dwelling with a front projecting bay window. Consistent with the rest of the properties on this side of the street it has a relatively wide frontage. Land levels are generally even and level throughout the area.

To the west lies 17 Grove Road and to the east lies 21 Grove Road, both detached houses of similar scale, but varying in design to the application property. No.21 has been extended from its original form as have several other properties in the street.

The street scene is residential in character and appearance comprising two storey detached houses and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

The application is a further application following on from recent approvals and refusals for various extensions to the property, which are detailed in the planning history below.

The majority of the proposals are the same as that granted under reference 27846/APP/2010/2916. However this current proposal now incorporates basement level accommodation under the proposed rear extension which would also extend in part beyond the rear of the extension.

It should be noted that the plans have been amended during the course of this application by providing alterations to the height and extent of the terrace/patio area at the rear of the property, now accessed by steps down from the house, and by changes to the lightwells/stairwells serving the basement.

The proposal above ground is primarily the same as that previously approved under reference 27846/APP/2010/2916. This granted planning permission for a part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights.

The basement now proposed would be provided below the full width of the proposed rear extension, with the basement also extending beyond the rear elevation of the extension by a further 4.4m closest to 21 Grove Road, with a width of 5.5m (retaining a 1m gap to the side boundary). The roof of the basement level extending beyond the rear would provide a patio area, with a lightwell provided at its far end. The patio area would be lower than the slab level of the existing house and would be accessed by steps from the rear elevation of the extension. A stairwell and lightwell to the rear of the main extension would also be provided at the western end of the extended house.

Compared with the original application there are also some amendments proposed to the internal layouts and the side elevation facing No.21 Grove Road.

The proposal is therefore for a part two storey, part single storey rear extension incorporating a basement level, single storey side/front extension, front porch, conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights involving alterations to existing elevations and a patio, stairwell and lightwell to the rear.

As before, the two storey rear extension would measure 4m in depth along the boundary with nos.17 and 21 Grove Road and 6m in depth in the middle section. The two storey extension would be set in 0.75m in from the side walls of the original house with a hipped roof that would be at the same height as the main dwelling roof.

As before, the ground floor of the rear extension would extend 5m from the existing rear elevation of the house, extending to 6m in depth in the middle section (flush with the upper floor). The two storey central feature thus created would be finished with a hipped roof.

To the eastern side of the house the existing garage and utility room would be replaced with a new single storey side extension. This would be set in from the side boundary with No.21 by 1m, and would extend 5m beyond the rear elevation of the house, and integrated into the proposed extensions at the rear. It would have a tiled, hipped roof rising from 2.5m eaves level up to 3.5m in height where it adjoins the house (as measured from the front of the house).

As before, the loft space would be converted for habitable use and would include 2 rear rooflights, 3 rooflights within the central flat section of the roof, 2 high level rooflights within the side roof slopes and 3 rooflights within the front roof slope.

As before, within the side elevation facing no. 21, the existing bathroom window is proposed to be replaced with 2 obscure glazed windows serving shower rooms whilst facing no. 17, the existing side window (currently serving a bedroom) will be enlarged and

obscure glazed to serve a bathroom.

As before, alterations to the front elevation of the property include a new front porch with timbered roof above plus the introduction of a matching pitched roof to the existing bay window at first floor.

1.3 Relevant Planning History

27846/APP/2010/145 19 Grove Road Northwood

Single storey front and side extension, two storey rear extension, conversion of loft space to habitable use to include 2 rear rooflights and 4 skylights, alterations to front elevation to include new front porch, new pitched roof to single storey front and pitched roof to existing bay windows at first floor.

Decision Date: 13-05-2010 Refused **Appeal:** 11-AUG-10 Dismissed

27846/APP/2010/2916 19 Grove Road Northwood

Part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights.

Decision Date: 22-02-2011 Approved **Appeal:**

27846/APP/2011/1298 19 Grove Road Northwood

Single storey side extension with 4 roof lanterns (Application for a Certificate of Lawfulness for a Proposed Development).

Decision Date: 26-07-2011 Approved **Appeal:**

27846/APP/2011/1299 19 Grove Road Northwood

Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights, 4 rear rooflights and conversion of roof from hip to gable end with 2 new gable end windows (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 26-07-2011 Approved **Appeal:**

27846/APP/2012/227 19 Grove Road Northwood

Single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 13-03-2012 Approved **Appeal:**

Comment on Planning History

There is a substantial amount of recent planning history in relation to this site, none of which has been implemented to date.

Planning permission was granted in March 2011 for a part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights (Ref: 27846/APP/2010/2916).

A Certificate of Lawful Development was granted in March 2012 for for a single storey side extension(Ref:27846/APP/2012/227).

A Certificate of Lawful Development was granted in July 2011 for a single storey side extension with 4 roof lanterns (Ref:27846/APP/2011/1298).

A Certificate of Lawful Development was granted in July 2011 for the conversion of the roof space to habitable use to include a rear dormer, 3 front rooflights, 4 rear rooflights and conversion of roof from hip to gable end with 2 new gable end windows (Ref: 27846/APP/2011/1299).

Planning permission was refused in May 2010 and subsequently dismissed on appeal for the erection of a single storey front and side extension, two storey rear extension, conversion of loft space to habitable use to include 2 rear rooflights and 4 skylights, alterations to front elevation to include new front porch, new pitched roof to single storey front and pitched roof to existing bay windows at first floor (Ref: 27846/APP/2010/145).

Also of relevance to this application is application reference 24007/APP/2010/356, granted in July 2010 in respect of No.21 Grove Road. This was for the construction of a basement under the existing house and single storey rear basement extension, reduction of ground levels of existing patio/garden beyond new rear basement extension and new patio area at basement level at rear.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

30 Local Residents and the Northwood Residents Association consulted. 3 representations have been received objecting to the proposal and 5 representations have been received supporting the proposal.

A petition containing 39 signatures has also been received objecting to the applicant being "permitted to reduce the amenity sought when moving here originally, i.e. privacy and unfitting over development. They are also unwelcome to any proposals causing changes to the general water table and property settlement by massive excavations with consequent drain trouble, particularly in the low part of the road. The new application increases overlooking to at least 4 nearby gardens by extended terracing beyond the nationally accepted rear extension limit of 4m, it is totally out of keeping, and the excavation risk on site for cellars is already apparent from nearby sites."

The individual representations of objection can be summarised as follows:

- 1) All the eastward backing homes already suffer rainwater flooding without the massive excavative intrusion the proposal for cellars would incur across the whole of No.19.
- 2) Both the extended side walls are too near the side fences of the adjoining properties thus increasing the totally out-of-keeping bulk extent.
- 3) Loss of privacy.
- 4) Overdevelopment.
- 5) Any alteration or excavation of natural drainage to rear gardens causes flooding and the proposed basement would significantly worsen this problem.
- 6) The proposed terrace overlooks the lounge rear window of number 21, despite the 45 degree line.

The individual representations of support can be summarised as follows:

- 1) It will add to the attractiveness of the road, will not interfere with the street scene and is in keeping with the surrounding area.
- 2) The objections raised are entirely devoid of merit.
- 3) Whilst similar applications have been made and no objections raised by neighbours, Mr Brown's application results in serial objections.
- 4) I am also very disturbed by the very personal nature of those objections and the unpleasantness that seems to underly them. I hope and am confident that the appropriate body will consider this application on its planning merits and not the amount of invective inspired by it.
- 5) Number 21 Grove Road has a basement under their complete house as well as a very large elevated terrace.
- 6) The Thames water flood map shows no risk of flooding and groundwater is very low.
- 7) The addition of a basement does not add to mass bulk.
- 8) The applicant whilst wishing to increase spatial requirements has been considerate to his neighbours by constructing a basement.
- 9) From a street scene there is no impact, as the work is below ground and there is no increase in roof height, overshadowing or indeed mass bulk.
- 10) It is very similar to the application approved in 2011. As long as building regulations are adhered to in the build, the addition of a basement level has little impact on neighbours. There is no increase in the property footprint, no impact to overlooking neighbours and no impact to the street scene. A similar basement have been approved in the neighbouring property.
- 11) The proposed plan is an improvement on the existing building as it is aesthetically superior and will result in a more attractive building than the existing, it will be constructed from superior materials to current building regulations resulting in a more environmentally friendly building, it improves and increases the quantity and quality of living space on existing plot without harming outlook, it is sympathetic to style and character of buildings in the surrounding area and it will increase rateable values, increasing potential future Council Tax Revenues, providing funding for local services.

THAMES WATER

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed

building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

THREE RIVERS DISTRICT COUNCIL: No objections.

OFFICER COMMENT: It should be noted that the plans have been amended during the course of this application by providing alterations to the height and extent of the terrace/patio area at the rear of the property, now accessed by steps down from the house, and by changes to the lightwells and stairwells serving the basement.

The above representations and comments were made in the light of the planning application as first submitted. Further consultation letters were sent in respect of the amended plans and no further representations have been received. Any further representations received that may raise additional concerns between the writing of this report and its consideration by the Planning Committee will be set out within the addendum.

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main planning issues are the impact of the development on the character of the house and the area in general and the impact on the amenities of the adjoining occupiers. The impact on parking provision and amenity space also needs to be considered. In assessing these issues consideration also needs to be given to the planning history of the site, including the proposals that have already been considered acceptable (and could still be implemented) and those works that have been indicated as being a possibility through permitted development rights.

That said, the element of the current proposals above ground have previously been considered as acceptable by the Council through the granting of planning permission under reference 27846/APP/2010/2916. The key consideration is therefore whether the basement provision and associated patio area and access arrangements would materially impact on the site and its surroundings and thus affect the decision previously made. This report nevertheless addresses the scheme as a whole.

The application site lies within a residential area. Grove Road is characterised by large detached houses of varying styles and designs, some of which have been extended. Given the character of the area, the principle of extending existing properties is acceptable.

Design

Policy BE13 of the UDP Saved Policies September 2007 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the local planning authority considers it desirable to retain or enhance. Policy BE15 goes on to note that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

The Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions offers guidance that must be accorded with if extensions are to be considered satisfactory. Sections 4, 6, 7 and 8 of the SPD set out the criteria against which to assess two-storey rear extensions, single-storey side extensions, loft conversions and front extensions/porches and bay windows and includes the following which set the threshold for appropriate scale and design:

Rear and side extensions

- Rear extensions should not exceed 4m in depth on a detached plot;
- Single-storey extensions should not exceed 3.4m in height with a pitched roof;
- . The width of the side extension should be considerably less than that of the main dwelling;
- . The front wall of the side extension should not protrude in front of the main house;
- . The roof of the two-storey rear extension should not exceed the height of the main dwelling roof.

The roof of the rear two-storey extension is set at the same height as that of the main house, which complies with the SPD. The rear extension measures 4m in depth at first floor level adjoining the boundaries with the neighbouring properties, but projects a further 2m in depth in the centre section, and a further 1m in depth at ground floor level adjoining the boundary with 21 Grove Road. The depth and height of the two storey and single storey element would exceed the SPD guidance in relation to the central section of the two storey and the single storey adjoining 21 Grove Road. However, in relation to the

character and appearance of the property and the street scene these elements of the proposal are considered acceptable given the overall size of the existing property and the size of the plot within which the extensions are set.

The pitched roof on the single storey side and front extension is considered acceptable at 3.5m and as before is not considered to be out of scale or proportion to the main dwelling or the adjoining properties. The single storey front/side extension would not extend beyond the front building line of the existing bay windows, the width of the single storey side extension is also subservient to the width of the main dwelling, the height and width of the porch is subordinate to that of the main dwelling and the porch is in line with the front of the bay windows. The number, size and location of the rooflights is considered sympathetic to the appearance of the main dwelling.

With regards to the basement area, it is noted that the adjoining property at No.21 has planning permission for a basement. The principle of a basement is therefore considered acceptable.

With regard to the detailed design of the basement, this would be below the rear extension and within the rear garden area. It would not therefore be visible from the street. It would have little impact on the external appearance of the approved extensions, other than through the provision of a stairwell and lightwells, and the patio area to be created on the roof of the basement. Given that the amended plans show this patio area at a level lower than that of the existing house this arrangement is considered acceptable in design terms, and would relate satisfactorily to the design of the extended house.

Overall, and as previously considered, the proposed development would thus represent a form of development which would harmonise with the character and proportions of the original house and the appearance of the street scene and the surrounding area generally, in compliance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the principles of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

Impact on the Amenities of Adjoining or Nearby Properties

With regards to impact on amenity, Policy BE21 of the UDP Saved Policies September 2007 is relevant and must be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Sections 4, 6, 7 and 8 of the SPD offer further criteria against which two-storey rear extensions, single-storey side extensions, loft conversions and front extensions/porches and bay windows can be assessed against to consider the impact on neighbouring properties. These include:

- retain foundations and guttering within the application site;
- not to include windows and doors that overlook neighbouring properties.
- use of materials to complement existing house
- provision of sufficient garden space

As before 17 Grove Road would be separated from the proposed extension by its attached garage. That property does not have any windows overlooking the application property. A 3.5m gap would be retained between the flank wall of the proposed extension

and 17 Grove Road. A 3.8m gap would be retained between the flank wall of the proposed extension and 21 Grove Road. The extension would not be within a 45 degree line of sight from any habitable room window on either 17 or 21 Grove Road. As such, it is considered that the proposed development would not harm the residential amenities of the occupiers of 17 and 21 Grove Road through, overdominance and visual intrusion.

The only proposed first floor window that faces a neighbouring property (the shower room/WC facing no.21) is conditioned to be obscure glazed and non-opening below 1.8m. All ground floor openings that face neighbouring properties are recommended to be conditioned to be obscurely glazed. A condition is also recommended removing permitted development rights for any new windows facing Nos. 17 and 21. Planning permission would therefore be required for the installation of new side facing windows on the extension.

With regard to the proposed basement, this would not be particularly visible from the neighbouring properties adjoining the site given that it is below ground level. The stairwells, lightwells and patio area (as amended) would be below the slab level of the existing house and consequently would not result in any adverse harm to the amenities of the adjoining occupiers. Whilst the basement would extend in part beyond the rear elevation of the previously approved extension it would not cause any harm, with its roof area used as a patio, at a level that is appropriate to the house without causing any adverse overlooking.

The concerns of objectors in relation to the construction of the basement are noted. As in the case of the basement proposed for No.21 it is recommended that appropriate construction conditions be imposed on any planning permission granted. The site is not within a Flood Risk Area and it is a matter for the Building Regulations to ensure that the construction is carried out in an appropriate manner.

Therefore, as before, it is considered that the proposal would not harm the residential amenities of adjoining occupiers and would be in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The windows to the extension and the basement area would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 5.3.

As before, approximately 700sq.m of private amenity space would be retained which would be sufficient for the enlarged house.

With regards to parking, the application site would remain as a dwelling house and as such, under the Council's parking standards, two off-street parking spaces should be provided. These are to be provided within the front garden area and as such the proposal would not result in an increase in on-street parking, in accordance with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 facing 17 and 21 Grove Road.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 HH-RPD2 Obscured Glazing and Non-Opening Windows (a)

The windows and openings facing 17 and 21 Grove Road shall be glazed with permanently obscured glass and shall also 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.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

The parking area shown on the approved plans shall be constructed and shall be for the sole use of the occupants of the dwelling and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

7 NONSC Non Standard Condition

Before any work hereby authorised begins, a written plan, programme and report of timetabled works, materials and methodology shall be submitted to the local planning authority (certified by two independent 'members of professional engineering and surveying institutions') for the purpose of demonstrating that the developer has had sufficient regard to:

- * securing the safety and stability of all parts of the dwelling through the implementation and life of the development.
- * ensuring the involvement of the Council's Building Control Department or an approved Inspector at all relevant stages of implementation of the development.
- * the consideration of and method of implementation of appropriate engineering measures and the application of methodology to:
 - a. strengthen any wall or vertical surface;
 - b. support any ceiling, floor, roof or horizontal surface;
 - c. provide protection to ensure the structural integrity of the building during the progress of the works and for the life of the development.

No works shall commence until the local planning authority has indicated in writing its approval of the plan, programme and report.

In this condition 'members of professional engineering and surveying institutions' means members of relevant professional institutions, the precise institutions to be notified in writing by the Local Planning Authority to the developer within 60 days of the grant of planning permission and to be determined by the local planning authority in consultation with the Council's Building Control Department and the Health and Safety Executive.

REASON

The works to be undertaken to this dwelling require specialist engineering advice and skills to maintain the dwelling's structural integrity for the life of the development in the interests of its appearance in accordance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Non Standard Condition

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works.
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) 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).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

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 OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

INFORMATIVES

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services

Reception, Civic Centre, Uxbridge, UB8 1UW.

8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

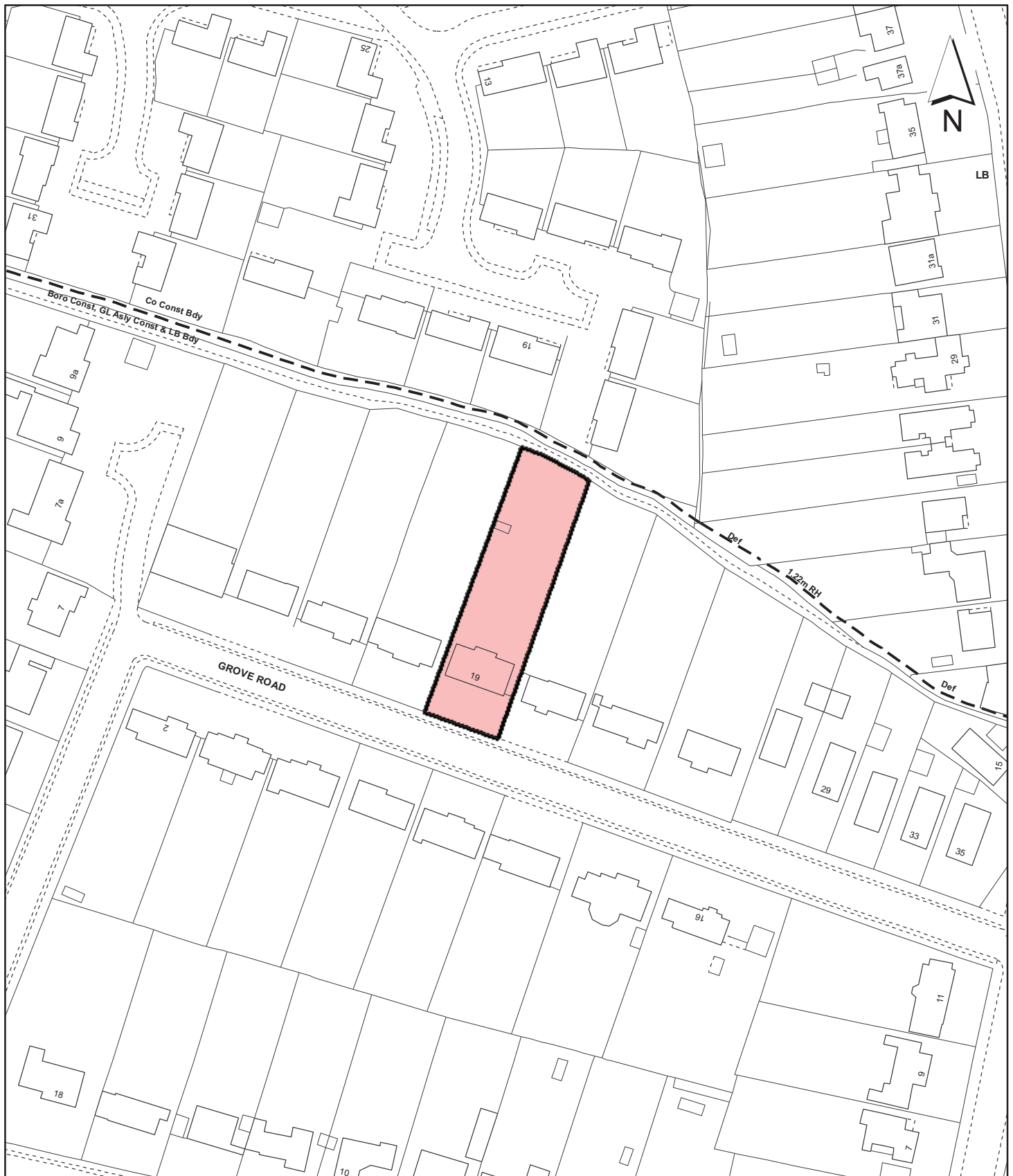
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central

Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon,
Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**19 Grove Road
Northwood**

Planning Application Ref:

27846/APP/2012/226

Planning Committee

North Page 38

Scale

1:1,250

Date

**April
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address REAR OF 64-66 HALLOWELL ROAD NORTHWOOD

Development: Change of use of the existing ancillary outbuilding to 4 x 1-bed residential care units, to include alterations to elevation

LBH Ref Nos: 2200/APP/2011/2927

Drawing Nos: Noise Assessment
V1201-01 Rev. B
Location Plan to Scale 1:1250
Design and Access Statement

Date Plans Received: 01/12/2011 **Date(s) of Amendment(s):**
Date Application Valid: 09/12/2011

1. SUMMARY

The proposal involves the conversion of an existing outbuilding, previously used as a kitchen, laundry and storage facility in connection with the main use of the site as a care home, to provide an extension to the care home in the form of four further units, each comprising a sleeping area, living area and en-suite facilities.

There are no extensions proposed to the existing built development on the site and the alterations to the fenestration details are considered in-keeping with the building to which they would relate.

It is considered that the addition of four units is unlikely to have a significant additional traffic or parking impact on the surrounding area sufficient to warrant the refusal of planning permission on these grounds alone.

Due to the noise disturbance that could be experienced by the occupants from the adjoining railway and the additional activities that would be generated in association with the use the submission of a noise assessment report (which was absent from the previous refused application), is considered critical to both determination of the application and a positive recommendation. The Council's Environmental Health Officer has reviewed the contents of the noise report submitted with the current application and considers the conclusions contained therein to be acceptable.

The applicant has been able to satisfactorily demonstrate how the development will safeguard the amenities of both the future occupants of the development and of the nearby residential occupiers and thus the proposal would comply with policies OE1 and OE5 of the UDP (Saved Policies September 2007). On this basis therefore the proposal is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 **Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans [Drawing No. V1201/01 Rev B] and including the reduction in the number of bedspaces within the main building and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 D11 Restrictions on Changes of Uses

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, the accommodation hereby approved shall be used only in conjunction with the main building (64-66 Hallowell Road) for purposes within Use Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) and shall not be used as separate units of accommodation.

REASON

In accordance with the terms of the application and to prevent a separate and intensified use of the site detrimental to the amenities of the adjoining residents.

4 NONSC Non Standard Condition

The development shall not begin until a specification for acoustic fencing along the boundary with 62 Hallowell Road has been submitted to and approved in writing by the Local Planning Authority. The approved fencing scheme shall include such combination of measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

5 B21 Noise Insulation of Residential Development

The noise mitigation measures with regard to glazing specification described in the submitted Noise Assessment carried out by Clover Acoustics, dated 6th June 2011, shall be implemented before occupation of the development and thereafter retained.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by traffic noise.

6 NONSC Non Standard Condition

The development shall not commence until details/specification of how residents of the proposed units will communicate with/call for assistance from staff within the main building, including details of the method of communication and noise assessment of any equipment used, have been submitted to and approved in writing by the Local Planning Authority. The approved scheme, shall thereafter, be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

7 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the

approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

INFORMATIVES

1 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

2 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

3 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

4 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 -

explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

5 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

6 I15 Control of Environmental Nuisance from Construction Work

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 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.

7

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Contact Thames Water on 0845 850 2777.

Recent legal changes under The Water Industry (Scheme for the Adoption of Private Sewers) Regulations 2011 mean that the sections of pipes shared with neighbours, or are situated outside of the property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should the proposed building work fall within 3 metres of these pipes it is recommended to contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. Contact Thames Water on 0845 850 2777 or for more information visit their website at www.thameswater.co.uk.

With regard to water supply, this comes within the area covered by the Veolia Water Company. Contact Veolia at The Hub, Tamblin Way, Hatfield, Herts. AL10 9EZ or telephone 0845 782 3333.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a three-storey residential care home, situated on the western side of Hallowell Road. The area is residential in character and the London Underground Metropolitan Line railway runs along the rear of the property. The site is large in relation to the neighbouring properties and contains a pair of large Victorian houses that have been converted into a care home. The site has been in this use for some time, with an established use certificate dating back to 1979.

The property is red brick, with much of the original detailing evident and from the street this appears unaltered. The property has been extended at the rear with a two storey extension projecting 19m from the original rear elevation of the building. To the front there are two vehicular accesses providing an in and out arrangement and the frontage has been laid to hardstanding, although it is not clear how many vehicles could be accommodated on this area or whether it is solely used for deliveries/collections.

The site is within the Old Northwood Area of Special Local Character as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

3.2 Comment on Relevant Planning History

The site gained an established use certificate in 1979 for the use as a care home and has received various permissions over the years for extensions and alterations in connection with that use. It is noted from the Local Authority's Building Control records that the outbuilding (to which this application relates) was converted into a kitchen in 1996.

More recently, applications for the erection of a two storey rear extension (involving the demolition of the existing outbuilding to the rear) (Ref: 2200/APP/2005/2640) and for the erection of a part two storey, part single storey rear extension, involving the re-siting of an external stair case (and the demolition of the outbuilding to the rear) (Ref: 2200/APP/2006/2586), were both refused for the following reasons:

1. bulk and excessive depth of extension;
2. over bearing and unneighbourly;
3. reduced external amenity area;
4. overlooking.

The current application is a resubmission of a previous application for conversion of the outbuilding (Ref: 2200/APP/2011/159), refused in April 2011 for the following reasons:

1. In the absence of a noise report (addressing noise disturbance from adjoining railway land) the application has failed to demonstrate that the development will safeguard the amenities of the future occupiers of the development. The proposal is therefore contrary to policy OE5 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. The proposed development by reason of the additional residential units located in a

detached position at the end of the rear garden and due to the activities generated in association with that proposed use, would result in a material increase in noise and disturbance to nearby residential properties. As such, the development would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

3.3 Relevant Planning History

2200/APP/2005/2640 Abbeyfield Residential Care Home 64-66 Hallowell Road, Northwood
ERECTION OF TWO STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING REAR OUTBUILDING)

Decision: 23-08-2006 Refused

2200/APP/2006/2586 Aronmore Care Home 64-66 Hallowell Road Northwood
ERECTION OF A PART FIRST FLOOR, PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION, INVOLVING THE RESITING OF AN EXTERNAL STAIRCASE (INVOLVING THE DEMOLITION OF AN EXISTING REAR OUTBUILDING AND EXTERNAL STAIRCASE)

Decision: 21-11-2006 Refused

2200/APP/2011/159 Rear Of 64-66 Hallowell Road Northwood
Change of use of ancillary building to 4 no. residential units.

Decision: 12-04-2011 Refused

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| BE5 | New development within areas of special local character |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| OE1 | Protection of the character and amenities of surrounding properties and the local |

	area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
H10	Proposals for hostels or other accommodation for people in need of care
R16	Accessibility for elderly people, people with disabilities, women and children
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 5.3	(2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 adjoining and nearby occupiers consulted: Two replies received objecting to the proposal on the following grounds:

1. Increase in residents will have knock on effects in increased traffic/parking in the street which is getting considerably worse;
2. Owners have moved the kitchen into the main building and the launderette into a small external building. Why move operations that were already suited for an ancillary building?
3. Opportunity to demolish and rebuild once the change of use is granted/possible extension (connecting passageway) to the main building;
4. Elderly, infirm care residents should not be living at the rear of a property due to isolation, warmth, emergencies, disruption to neighbours, weather conditions forcing them to stay put or slip and injure themselves, noise from trains, health & safety issues;
5. The change of use will increase the extent to which gardens/neighbours are overlooked (invasion of privacy);
6. Development within the conservation area (Area of Special Local Character) has led to local roads being full of parked cars during the day. The Young Peoples Centre attracts extra cars at

certain times and no doubt the extra residents will have additional visitors/food deliveries and waste collections;

7. Precedent of allowing residential dwellings at the rear of properties (the 1960s extension already constitutes a massive overdevelopment of the site);

8. Expansion of existing activities is clearly for profit when existing property still requires attention, especially the roof;

9. Variety of noises emanating from there are/would be negligible and not prevented by an acoustic fence (majority of noise is from house) as wall is already 8-10 feet from other side;

10. Increase in light pollution for safety reasons (house is currently overwhelmed with light coming from the care home);

In addition, a petition against the proposal (signed by 25 local residents) has been received objecting to the proposal on the following grounds:

1. Unneighbourly, overdeveloped, loss of amenities (noise, light, use of services, parking);

2. Loss of privacy to gardens - unneighbourly and thus contrary to Policy OE1;

3. Noise & other disturbances from existing use/property in state of disrepair;

4. Plans not correct (office/kitchen and laundry moved);

5. Care of elderly residents in ancillary building, detached and independent of main building would raise issues of how this was implemented;

6. Property overdeveloped to rear may be in breach of existing covenant/previous applications refused/change of use of outbuilding would impact on local community in an ASLC.

Northwood Residents' Association: No comments received.

Northwood Conservation Area Panel: No comments received.

Ward Councillor: Supports the objections of the residents and requests that the application is considered by committee.

Thames Water Utilities: with regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes shared with neighbours, or are situated outside of the property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should the proposed building work fall within 3 metres of these pipes it is recommended to contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required.

Internal Consultees

Trees and Landscape Officer:

No objection, subject to the following considerations and conditions TL5, TL6 and TL7.

- no trees or other landscape features of merit will be affected by the development and the proposal will not be visible from Hallowell Road or any other public view point except the rear of the buildings which face the Metropolitan Line railway at a lower level;

- the main opportunity for landscape enhancement is in the front garden where the institutional

appearance of the building within an otherwise residential street could be softened with supplementary planting;

- in addition to improving the appearance of the site from the public realm, appropriate ornamental planting would benefit the outlook for residents of the home;
- a landscape management/maintenance plan should be submitted to ensure that the landscape is established and maintained in accordance with good practice.

Access Officer:

Plan submitted indicates that the bathrooms would be designed with suitable fixtures and fittings to facilitate an ambulant disabled person. Whilst the provision of a fully accessible bathroom (designed in accordance with BS 8300:2009) would normally be required in such situations, it is recognised that to incorporate such provision within the existing structure would result in a reduced number of bedrooms. To require an enlarged bathroom would result in the remaining bedroom space becoming unusable. Having considered the detail contained in the Design & Access Statement and the premises current use as a residential care home, no accessibility alterations are required.

Urban Design & Conservation Officer:

There are no changes proposed to building and as such the change of use would have no impact on the Area of Special Local Character.

Environmental Health Officer:

No objection subject to a condition requiring implementation of the noise mitigation measures set out in applicant's noise report with respect to glazing configurations, and a suitably worded condition which references the approved glazing specification as submitted and a condition relating to acoustic specification fencing to the boundary with No. 62 Hallowell Road.

Highways Engineer:

Hallowell Road is a residential area that is accessed from Green Lane, and High Street, Pinner and is benefiting from parking management and parking restriction. Currently the kitchen and ancillary building is located at the rear of the existing residential care home and the proposal is to change the use of ancillary building into 4 units, with some minor internal amendments to the building. It is not considered that the addition of four units will have significant traffic/parking impact on the surrounding area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Planning permission is sought for the conversion and alteration of an existing outbuilding at the rear of the site to provide residential units in addition to the accommodation provided within the main building, which is an established care home that currently caters for 27 residents.

The proposed change in use of the outbuilding will provide 4no. suites for supported living rather than residential care. The number of bedspaces in the main building will, however, decrease from 27 to 25 (through replacement of shared rooms with single en-suite rooms, although this in itself does not require planning permission). As such with the alteration to the internal layout of the main building and the change of use of the outbuilding there will be a net increase on the site of 2 bedspaces/persons.

There are currently 15 full time members of staff, of which only two utilise cars, one

required by a night shift worker on two days a week.

As there will only be a net increase of 2 beds on site, and those two beds will be on the basis of close care units as opposed to residential care the increase in the staff team will be negligible. The applicant states that one additional member of staff would be on duty during the day, on the basis of key periods during the day only i.e early morning, and late evening, similar to the service provided by domiciliary care agencies.

The applicant has further advised that many of the residents come from the local community, as such visitors tend to visit from the local community and walk to site when visiting, although the majority of residents do not receive visitors. The average number of visitors for the four week period between 16th February 2012 and 14th March 2012 was 4 on weekdays and 5 (during weekends). These visitor numbers include medical practitioner's visits, social service visits and third party maintenance personnel visits.

The only additional users of the site would be in respect of two bulk deliveries to the home each week and two waste removal visits to the site each week.

The previous use of these buildings included kitchen facilities, laundry and offices and therefore they generated activities between the building and the care home itself. Given the site location within a residential area, the previous ancillary use of the existing buildings and the minimal internal changes to the outbuilding required, the principle of conversion is acceptable.

However, this is properly assessed by a consideration of the standard of living conditions of the future occupants and the potential impact on the current amenities of adjoining occupiers. Thus, given that the building already exists and is proposed to be used in conjunction with the existing use on the site, the principle of the use is considered acceptable.

7.02 Density of the proposed development

Not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Policy BE5 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) states that all proposals should harmonise with the materials, design, style and building heights predominant in the area.

The proposed conversion and change of use would not involve any changes to the size or bulk of the existing outbuilding, and only minimal alterations to the fenestration details facing the main care home would be made. In the absence of significant changes to the external appearance, the Council's Urban Design & Conservation Officer has raised no objection in principle to the use of the outbuilding which forms part of and is considered to harmonise with the built character of the area as a whole which would thus not be affected.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) consider the impact of proposals and whether they harmonise with the existing street scene, with the original building in terms of scale, form and

proportions, and thus complement the amenity and character of the surrounding residential area as a whole.

The proposal would involve the conversion of an existing outbuilding within the curtilage of the residential care home to provide 4 additional units. The building is situated at the rear (western) boundary of the application site with the London Underground Metropolitan Line railway.

The proposal involves the conversion of an existing out building at the rear of the site previously used as a kitchen, laundry and storage facility in connection with the main use of the site. This would not involve any changes to the size or bulk of this building and only minimal alterations to the fenestration details facing the main building. As such, it is considered the proposal would not have a material visual impact on the surrounding area and therefore would comply with Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.08 Impact on neighbours

Hillingdon Unitary Development Plan Saved Policy BE19 requires that new development in residential areas complements or improves the amenity and character of the area. Policy BE21 seeks to safeguard residential amenities by preventing buildings or extensions which by reason of their siting, bulk and proximity would result in a significant loss of such amenity. Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Hillingdon Design and Accessibility Statement (HDAS) provides further guidance in respect of these matters, stating in particular that the distance between habitable room windows should not be less than 21m with a 3m area of rear private amenity space.

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties whilst Policy OE3 deals with development of buildings or uses which have the potential to cause noise annoyance.

It is considered the outbuilding is existing and therefore would not change the bulk and layout of existing built development on the site. Furthermore, as it is single storey and any overlooking concerns could be dealt with by a screen fence condition and therefore it is considered that the proposal would not have a material impact on the residential amenities of adjoining properties by way of loss of light, outlook or privacy sufficient to warrant the refusal of planning permission. As such, the proposal is considered to comply with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The site comprises an established residential care home, the principal activities for which take place in the main building. It is considered, however, that due to the detached location of these new units and their position in relation to the neighbouring properties, the activities generated within and outside them could have the potential to result in increased noise and disturbance to adjoining properties.

The applicant has confirmed that part of the building was used as a kitchen with associated refrigeration and cold storage that employed a cook and a cook's assistant between 8.00am and 4.00pm each day whilst also taking several bulk deliveries per week. A manager and a full time administrator also worked out of an office from 8.00am to 5.00pm Monday to Friday and small daily meetings with staff, service uses and families also took place there. There was a laundry employing two laundry assistants between the

hours of 8.00am and 3.00pm Monday to Saturday with one laundry assistant between 8.00am and 1.00pm on Sundays and involving several bulk deliveries per week. There were also two storage rooms associated with the home which again received bulk deliveries during a typical week.

In summary between Monday and Friday the building had 6-7 people working in it, with 4 on Saturday and 3 on Sunday in addition to the frequent visitors coming to collect the range of goods stored and also the prepared food. These various ancillary activities were progressively moved from this building because of the inefficiencies of housing the kitchen and laundry here and then having to take food and linen through the open and back into the main house. The regulator for the care home industry had concerns about food being taken through the open air to its destination whilst the operator concluded that the location of these ancillary services was not efficient for the home and made it harder to manage the functions of the home.

In contrast to the movement and activities inevitably associated with these previous uses, the applicant has identified that the proposed use would introduce different activities with significantly less noise and disturbance. The proposed use will provide accommodation across four units with residents living with some independence whilst taking advantage of the facilities offered in the main house.

Furthermore, the distances involved between this building and the rear of Nos. 62 and 68 Hallowell Road is such that any impact on amenity will be minimal. In the circumstances, the creation of a lawned area immediately in front of the building would not alter how the existing lawned area is used during good weather.

Whilst the existing two storey rear extension to the main house effectively screens the western end of the site from No. 68, thus also making any potential noise disturbances less apparent or intrusive as they are disassociated from specific activities, the applicant has nonetheless agreed to provide mitigation in the form of an acoustic specified fence to be erected along the full length of the rear garden boundary with No. 62 Hallowell Road. Such an approach is considered acceptable by the Council's Environmental Health Officer.

On this basis, the residential amenities of the nearby properties would be safeguarded at a level they could reasonably expect to enjoy and therefore the proposal is considered to accord with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Policy OE5 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) considers proposals for noise sensitive developments in terms of the impact on the living conditions of future occupants.

The applicant's noise report submitted with this application describes the noise monitoring techniques used and recommends mitigation in the form of a double glazing specification to the front of the units. Further internal acoustic treatment is possible such as plasterboard to improve the sound insulation of the new units. The Council's Environmental Health Officer has accepted these findings and is satisfied that any external noise, notably from the railway line, will not be sufficient to preclude conversion of the building for the purposes of providing habitable living accommodation.

The proposal, subject to the acoustic measures described, would therefore conform to the

requirements of UDP Saved Policy OE5 in this regard.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This application relates to the re-submission of an identical previously refused application, in which the Highway Engineer considered, that on street parking in Hallowell Road is unrestricted and the highway is saturated with parked vehicles on both sides. The existing dwelling is currently used as a nursing home with 23 rooms and internal re-arrangements to convert shared rooms into single rooms plus the conversion of the rear ancillary building into four studio units will therefore increase the number of rooms on the whole site to 29. However, the number of bedspaces/ resident persons will only increase by two. The creation of four new residential units, with a resultant net increase on the site of two persons is unlikely to have a significant traffic or parking impact on the surrounding area. Consequently no objection is raised on the highways aspects and therefore the proposal would be in accordance with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

A design and access statement has been provided with the application and the plans indicate a number of accessible features. It is therefore recommended should permission be granted that an informative is added stating the development would need to be constructed in accordance with Part M of Building Regulations.

7.12 Disabled access

Policy AM13 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) seeks to ensure that proposals for development increase the ease and spontaneity of movement for the elderly, frail and people with disabilities by including where appropriate measures to incorporate their needs.

The Council's Principal Access Officer has confirmed that given the nature of the use of the site and the limited space possible within these converted units, the provision of enlarged accessible bathrooms to meet the normal standards for accommodation that could potentially be occupied by disabled persons in the future would be impracticable.

There are no other specified access or internal layout changes sought, however, the bathrooms are suitably fitted, doors of an appropriate width and entrances level in addition to which Part M of the Building Regulations would apply. In so far as these adaptations that can be provided are incorporated therefore the proposal accords with the aims of Policy AM13 in this regard.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Unitary Development Plan Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

There are no proposals to remove any significant existing landscape features, however, the existing lawn would be extended which may involve the removal of part of a short hedge in front and the Council's Landscape Officer has identified other opportunities, notably at the front of the main building site to improve the visual appearance of the site from the street. These aspects can satisfactorily be controlled by means of landscaping conditions that require detail on the retention of existing features, new planting and hard landscaping proposals as part of a landscape scheme for the whole site, when this scheme was to be implemented and how the new planting would be maintained. Accordingly, the proposal does not raise any conflict with Policy BE38.

7.15 Sustainable waste management

There are no new issues of waste management raised by the proposal, this aspect of the current residential use of the main building being carried on under the existing arrangements for collection, storage and disposal of domestic and recycling waste which are under constant staff supervision.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The issues of noise and disturbances generated by the occupants of the new residential units, and of the noise levels currently experienced on the site to which they would be subject are covered under the separate headings of impact on neighbours and living conditions found earlier in this report.

There have been no particular concerns identified regarding general air quality issues on this site and the location of the new residential accommodation is some distance to the rear of the main building thus not likely to threaten the continued good health of future occupants due to proximity to vehicle emissions from the street.

7.19 Comments on Public Consultations

The comments received from local residents fall into four main areas of concern: the impact on existing amenities; the activities within the site; the effect on the area in terms of traffic/parking and possible future expansion.

There is no indication that any of the current activities or those of future occupants of the new units associated with this residential care home would be any different to what you might reasonably expect to find in a residential area. It is recognised that the main difference in this case is the position of the converted building on the site at the rearward end of the garden to the main building, but it is apparent that there are adequate measures proposed to satisfactorily limit noise transference both in to the units and beyond the site boundaries as far as necessary. With these controls in place, the general peaceful ambience of the surroundings should be maintained and potential intrusion from this source minimised.

The activities generated by the proposal would be no different from the existing use of the site, and wholly in keeping with the surroundings with most residents' activities continuing to take place indoors, and no noticeable change in how the garden would be used, in daylight and warmer months of the year, with only two more residents living on the site as a whole.

With no significant physical alterations proposed to the outbuilding itself, the potential effect on the surrounding area is limited to the number of comings and goings associated with the additional 2 residents and 1 more member of staff. At the current low rates of car usage indicated by the applicant however, there is unlikely to be any noticeable increase in the number of staff, delivery or visitor vehicle movements throughout the day or evening, to the detriment of highway safety or parking conditions in the locality as a result of the proposal.

The future use of and any proposals to extend the existing buildings or other structures on the site would remain fully within the Council's control as planning permission would in most instances, save for refurbishment and some minor structures (including means of

enclosure) be required.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Policy OE5 of the UDP (Saved Policies September 2007) states, proposals for the siting of noise sensitive developments, where occupiers may suffer from noise or vibration will not be permitted in areas that are, or expected to become, subject to unacceptable levels of noise or vibration. Where development is acceptable in principle, it will still be necessary to establish that the development can be designed, insulated or otherwise protected from external noise and vibration nuisance.

The site shares its rear boundary with London Underground (Metropolitan) Line and an associated works compound. The Environmental Protection Unit have received a number of complaints regarding noise nuisance arising from this compound and on this basis it was therefore considered appropriate to ask for a noise assessment to establish if the premises can be adequately protected from future noise nuisance.

The survey information submitted by the applicant in a PPG24 Noise Assessment Report in respect of this issue demonstrates that the development will safeguard the amenities of the future occupiers. This takes into account the impact of rail traffic on internal areas and shows how the British Standard design criteria of 30dB for bedrooms (2300-0700 hrs.) and 35dB for living rooms (0700-2300 hrs.) can be achieved by glazing specification. As such, the proposal is considered to comply with policies OE5 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

Policy R10 of the UDP (Saved Policies September 2007) states, Local Planning Authorities will regard proposals for new buildings to be used for community and Health Services as acceptable in principle provided they comply with other policies in the plan. The proposal would not conflict with other policies and the proposal is thus considered to comply with Policy R10 of the UDP (Saved Policies September 2007).

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of

these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

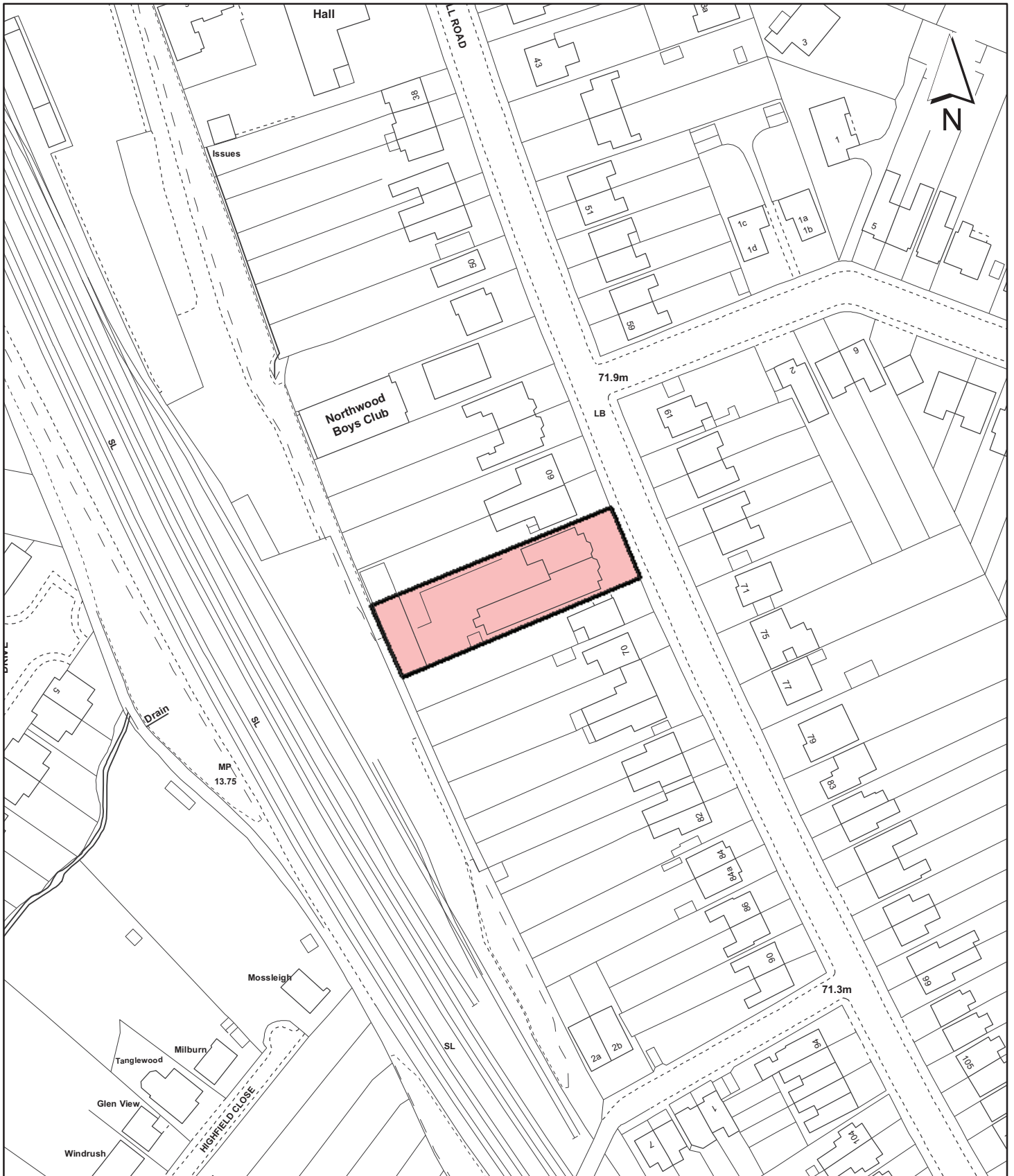
In conclusion, the proposal is considered to be acceptable subject to the necessary additional controls on the future use, layout and alteration of the building and in particular the noise mitigation measures suggested to minimise the potential for any disturbance to neighbouring occupiers arising directly from use of this outbuilding as habitable accommodation.

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (January 2010).
London Plan (July 2011).

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Rear of 64 - 66 Hallowell Road
Northwood**

Planning Application Ref:
2200/APP/2011/2927

Planning Committee
North Page 56

Scale
1:1,250

Date
April 2012

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 5 POPLARS CLOSE RUISLIP

Development: Single storey side/rear extension.

LBH Ref Nos: 61775/APP/2011/1204

Drawing Nos: 0634/Rev. 1 A S1 of S6 (Existing Floor Plans)
Design & Access Statement
0634/Rev. 1 A S1 of S6 (Location Plan and Existing Elevations)
Proposed Ground Floor Plans and Elevations Rev 1/B received 5 January 2012
Proposed First Floor Plan Rev 1/A received 25 November 2011

Date Plans Received: 19/05/2011 **Date(s) of Amendment(s):** 25/11/2011
Date Application Valid: 01/06/2011 05/01/2012

DEFERRED ON 21st February 2012 FOR SITE VISIT ON

This application was deferred from the committee of the 21st February 2012 for a site visit.

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a semi-detached house dating from the 1930's on the south-western side of Poplar Close, a cul-de-sac serving eleven dwellings and a scout hall. Poplar Close is off Ickenham Road, near the junction of Ickenham Road with High Street.

The site is within the Developed Area as identified in the Hillingdon Unitary Development Plan (UDP) and the Ruislip Village Conservation Area.

1.2 Proposed Scheme

The proposal is for a side and rear extension that would wrap around the rear of the existing house. The forwardmost wall of the side extension would be set 3m back from the front corner of the house. The side extension would be 2m wide. The rear extension would be 8.82m wide and 3.43m deep where it would adjoin the boundary with the attached neighbour, No. 7 and would have a sloping lean-to tiled roof with a maximum height of 3.36m, sloping down to 2.3m at the eaves. The proposal would provide accommodation as a family room linked internally through extended width to the dining room and kitchen.

1.3 Relevant Planning History

61775/APP/2006/1154 5 Poplars Close Ruislip

CONVERSION OF ROOF FROM HIP TO GABLE END AND INSTALLATION OF A REAR DORMER AND TWO FRONT ROOF LIGHTS (INVOLVING DEMOLITION OF EXISTING DETACHED GARAGE)
(APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision Date: 14-06-2006

GPD

Appeal:

Comment on Planning History

The house has been extended in the past with a hip to gable roof alteration for a loft conversion under Permitted Development rights. This was undertaken prior to the property being included within the Ruislip Village Conservation Area.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 23rd September 2011

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The occupiers of nine neighbouring properties together with the Ruislip Village Conservation Area Advisory Panel and the Ruislip Residents Association were originally consulted. A site notice was also posted and the application was advertised in the press on 15th June 2011. A further consultation took place on 9th January, when 12 neighbours were consulted.

A petition signed by forty-five local residents has been received, objecting on the grounds that the proposal would be visually detrimental to the Conservation Area, overdevelopment, would overbear and infringe on neighbouring properties, would create a terrace effect, would generate noise, disturbance and other inconvenience, intrusion to private gardens and would create parking chaos.

Following the re-consultation, a total of 9 individual representations have been received, 2 of which followed the re-consultation, objecting to the proposal on the following grounds:

- 1) Problems caused by past development of the application property;
- 2) Plans are of poor quality, of a poor design with tapered side wall & shallow roof form and lack detail;
- 3) Useable size of rear garden has been reduced by a very large brick outbuilding built in 2008 at the bottom of the rear garden, the plans of the garden size indicate the garden is bigger than it actually is and plan fails to show the outbuilding;
- 4) Application property already sizeably extended and this scheme adds to the effect of cumulative over-development of the site;
- 5) Irregular shape on plot would be incompatible with surroundings and conservation area status;
- 6) Roof would reduce daylight to No. 7 Poplars Close;
- 7) Hemming in effect to No. 7 Poplars Close;
- 8) Would extend well beyond existing building line;
- 9) Does not maintain existing spaces between properties;
- 10) Significantly reduces amenity space;
- 11) Terracing effect;

- 12) Obtrusive, incongruous and cramped overdevelopment of the site, out of keeping with the layout and open character of the surrounding area;
- 13) Loss of a significant amount of light and suffer a blockage of the open aspect;
- 14) History of noise and congestion caused by last extension;
- 15) No consultation with direct neighbours;
- 16) Would cause disruption to neighbours and increase risk of road accidents during construction as site traffic blocks access to the close. The road is used by nursery and cubs youth club.
- 17) Overbearing and overcrowd No 7 Poplar Close and result in loss light/privacy, create a 'terrace view' of the Close.
- 18) There is an existing large Chestnut tree in the rear garden that is within falling distance of the existing house contrary to what is suggested on the application form.

Officer Comments: Points 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 16, 17 are covered in the main report. With regard to point 2, the plans are sufficiently detailed to be able to make a decision on the application, point 1, 14 and 15 are not planning matters.

Ruislip Residents Association: The proposals would have a claustrophobic affect, the rear extension would project well beyond the building line of adjacent properties, the character of dwelling would be altered to its detriment and an unfavourable aspect would be created for nearby residents.

Nick Hurd MP has written to register his concerns following contact by a constituent.

Ward Councillor: Has requested that the application be considered at committee.

Conservation and Urban Design Officer:

BACKGROUND: This is an attractive semi-detached property from 1930s, and has been added in the Ruislip Village Conservation Area in 2009. The house has been extended in the past with a loft conversion and hip to gable end under permitted development rights. This was undertaken prior to the area being designated as conservation area. Following the designation, any new extension should be designed to enhance the character of the conservation area.

COMMENTS: Following the previous comments the scheme has been revised and would be considered acceptable.

CONCLUSION: Acceptable

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main considerations are the design and impact of the extension on the house and wider locality, the impact on the amenities of adjoining occupiers and car parking considerations.

With regard to impact on neighbouring amenity, Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) is relevant and should be considered. The policy states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The Supplementary Planning Document (SPD) HDAS: Residential Extensions provides the following guidance in respect of house extensions:

With regard to loss of light or outlook to adjoining occupiers, Section 3 of the SPD sets out criteria to assess single storey rear extensions against. This includes the following thresholds:

- Para 3.4: Extensions should not exceed 3.6m in depth on a semi-detached plot with a width greater than 5m;
- Para 3.7: The roof should not exceed 3.4m in height in the case of a pitched roof, including a mono-pitch.

The plot is some 11m wide at the position of the proposed rear extension and the proposed single storey rear extension would not exceed 3.6m in depth and would in fact be below this at a depth of 3.4m and would also be within the standard guidance height of 3.4m. It is therefore, considered that the proposal would not result in unacceptable loss of sunlight or outlook such as to warrant a refusal of permission. Therefore this aspect of the proposal is considered to comply with Policies BE19, BE20 and BE21 of the UDP (Saved Policies, September 2007).

With regard to any loss of privacy, it is considered that the proposal would not have an adverse affect on the amenity of adjoining residents. The proposal would involve no additional side facing windows. The proposal is thus, considered to accord with Policy BE24 of the UDP Saved Policies, September 2007 and the Supplementary Planning

Document HDAS: Residential Extensions.

It is considered that all of the proposed habitable rooms, and those altered by the development, would maintain an adequate outlook and source of natural light. Most of a rear kitchen wall and a rear dining room wall would be removed to create 2 archways enabling adequate natural light to be maintained to these existing rooms. The rear extension would have three units of glazing that would face a southerly direction. The proposal is considered to comply with Policy BE20 of the UDP (Saved Policies, September 2007).

With regard to the design and appearance of the proposal, Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) requires that the layout and appearance must harmonise with the existing street scene and Policy BE15 goes on to state that extensions must be in keeping with the scale, form and architectural composition of the original building.

The application is considered acceptable in general design approach with its regular shaped proposed side and rear single storey extension finished with a tiled pitched roof built to a depth of the back wall and width of the original flank wall of the house to comply with the respective relevant paragraphs 3.1 and 4.5 of the Supplementary Planning Document HDAS: Residential Extensions. The scale of glazing on the rear elevation is not considered excessive or out of character to the property and its surrounding neighbours. Accordingly the scheme is considered to preserve the character of the Conservation Area in which it is set and therefore complies with Policies BE4, BE13, BE15 and BE19 of the UDP (Saved Policies, September 2007).

The house has at least four bedrooms and as such would require 100sq.m garden space to meet the standard set out at paragraph 3.13 of the Supplementary Planning Document HDAS: Residential Extensions. Taking into account an outbuilding in the back garden, an amenity area of some 144sq.m would remain. The proposal is acceptable with regard to Policy BE23 of the UDP (Saved Policies, September 2007).

Policy AM14 of the UDP (Saved Policies September 2007) refers to the Council's car parking standards contained under Annex 1. The standards indicate that a maximum of 2 car parking spaces would be permitted in order to comply with the policy. The former front garden of the application property has been hardsurfaced and can accommodate two cars. The proposal would comply with Policy AM14 of the UDP (Saved Policies, September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 facing 3 and 7 Poplars Close.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all

vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

- 9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

D) No bonfires that create dark smoke or nuisance to local residents.

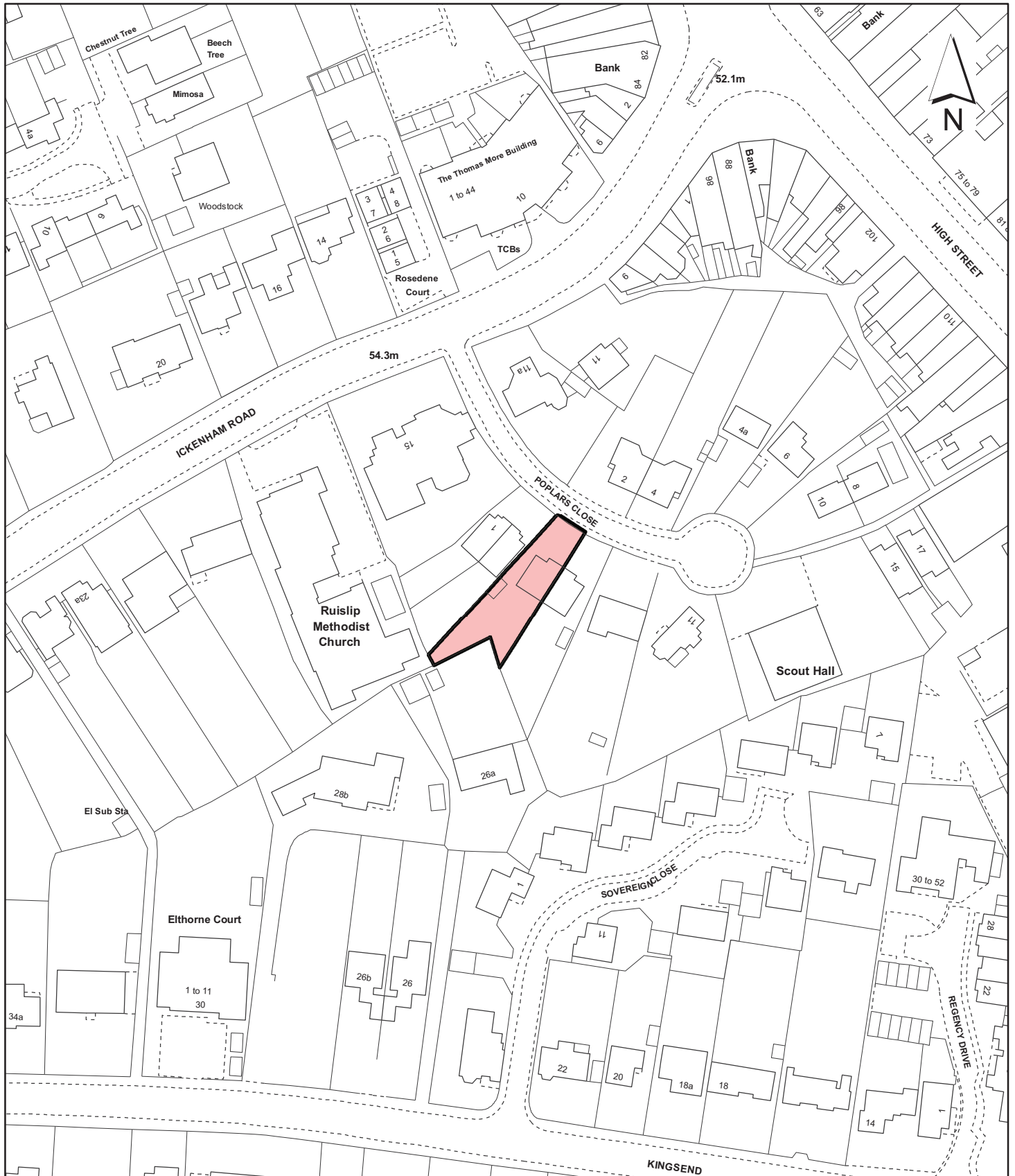
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate

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.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**5 Poplars Close
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
61775/APP/2011/1204

Scale
1:1,250

Planning Committee
North Page 66

Date
**February
2012**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 214 WHITBY ROAD RUISLIP

Development: Change of use of ground floor from retail (Use Class A1) to dental surgery (Use Class D1)

LBH Ref Nos: 35710/APP/2012/171

Drawing Nos: Location Plan to Scale 1:1250
Planning Statement
0061_GA_op1 Rev. A

Date Plans Received: 24/01/2012 **Date(s) of Amendment(s):**

Date Application Valid: 30/01/2012

1. **SUMMARY**

Planning permission is sought for a change of use from Class A1 (retail) to a Use Class D1 (Non-Residential Institutions) for use as a dental surgery involving no material external physical alterations to the appearance of the building. The change of use would comply with Policy S7 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and it is considered that the proposal would not impact on the amenities of adjoining occupiers, subject to conditions. The proposal is therefore considered acceptable in this instance.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 HH-T8 **Time Limit - full planning application 3 years**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HH-OM1 **Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM7 **Refuse and Open-Air Storage**

Details of on-site refuse storage (including any open-air storage facilities) for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

REASON

To ensure that residential amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

The premises shall only be used between the hours of 0900 and 1900 on Mondays to Fridays, 0900 to 1600 on Saturdays and not at all on Sundays, Bank and Public Holidays. There shall be no staff allowed on the premises outside these hours.

REASON:

To safeguard the amenity of surrounding areas in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NONSC Non Standard Condition

The use hereby approved shall not commence until a scheme for the control of noise transmission to the adjoining dwellings has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON:

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

6 NONSC Non Standard Condition

The rating level of the noise emitted from any plant or equipment shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

7 NONSC Non Standard Condition

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

REASON

To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 A20 Access to Buildings for People with Disabilities

Notwithstanding the submitted plans, the following adaptations to the building shall be made before the use hereby approved commences:

- i) Level access to the building entrance;
- ii) A minimum door width of 1000mm for the access door;
- iii) The Passageway to the treatment rooms should have a minimum width of 1200mm;
- iv) The doorways to the treatment rooms should have a minimum width of 850mm.

Once implemented these measures shall be maintained as long as the use remains.

REASON

To ensure that people with disabilities and families have adequate access to the development in accordance with the Hillingdon Design and Accessibility Statement (2010) and Policy 7.2 of the London Plan (July 2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S12	Service uses in Secondary Shopping Areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 7.2	(2011) An inclusive environment

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings

requires the written consent of the Local Planning Authority.

4 I15 Control of Environmental Nuisance from Construction Work

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 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.

5 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

6 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

7 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building

Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is in the middle of a terrace of purpose built three storey buildings with commercial uses on the ground floor and flats above. The surrounding area is residential in character and appearance and is within a Developed Area as identified in the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal is to change the use of the vacant ground floor unit from A1 to D1 (Dental Surgery). The first floor would remain in residential use. The applicant intends the Dental Surgery to be used for one dentist, one nurse and one receptionist but would be intended later to increase to 2 dentists and two nurses. The proposed opening times would be Monday to Friday from 9.00am to 6.00pm with late opening to 7.00pm on Wednesdays and Thursdays. Saturdays would be from 9.00am to 4.00pm.

3.3 Relevant Planning History

Comment on Relevant Planning History

No planning history exists for the site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

Part 2 Policies:

S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S12	Service uses in Secondary Shopping Areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 7.2	(2011) An inclusive environment

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

30 neighbouring properties and the Eastcote Residents Association were consulted on 1 February 2012. One reply has been received making comments relating to what arrangements have been put in place regarding the storage, security and collection of clinical Waste.

Case Officer Comment: Refuse disposal conditions have been recommended.

Internal Consultees

Landscape Officer: No objections.

Environmental Protection Unit: No objections subject to conditions relating to noise, hours of operation and waste.

Access Officer: The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

The following observations are provided:

1. Level access and adequate front door width are assumed. If this is not the case, level access should be provided via a minimum door width of 1000mm for a single door.
2. The treatment rooms are accessed via a passageway which is shown to be 1100mm wide. This should be increased to 1200mm, with the internal doors leading into the said rooms, no less than 850mm wide.
3. The accessible toilet facility, whilst shown to be of a suitable width, appears not to be of the correct depth of 2.2m. However, taking into account the existing layout and the proposal to create two treatment rooms, there is no apparent solution to incorporate an accessible cubicle without

compromising the entire proposal. To this end, it would be acceptable to permit the undersized toilet facility, as a smaller facility would be preferable to not providing a facility for disabled people at all.

Conclusion: On the basis that revised plans would be submitted to address the detail raised in point 2 above, no objection is raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle policy relating to changes of use within a parade is Policy S7, which requires essential shop uses to be retained in a parade to provide a range and choice of shops to suit the locality and for the proposal to accord with Policy S6 relating to shopfront design, compatibility of use, residential amenity and traffic related issues.

There are currently two vacant shops amongst the six premises that comprise this side of the local parade, including this site which has been vacant since July 2011. The proposed change of use to a dental surgery (Use Class D1) would provide a useful local function within this parade of shops. Essential shop uses are defined in the UDP as chemist, Post Office counter, grocer, baker, butcher, greengrocer and newsagent. Within this parade are food stores, a newsagent and a chemist. The proposal is therefore considered to be complimentary to the balance of uses. The remaining policies of the Local Plan are designed for much larger areas and in this case are considered not to outweigh the overall acceptability of the reuse of a vacant shop for a complimentary use within this small local parade subject to conditions. Accordingly the proposal is considered to be acceptable and in compliance with Policies S6 and S7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.02 Density of the proposed development

Not applicable to this application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

No material alterations are proposed to the external appearance of the building.

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, smell and disturbance.

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The proposed development would be set within an existing commercial area where the free flow of movement and commercial uses are expected. The nearest residential properties lie adjacent, above and opposite to the application unit. Conditions requiring details of soundproofing, noise attenuation, waste disposal and hours of operation have been recommended.

Subject to these conditions, the proposal is considered be acceptable and in compliance with Policies OE1, S6 and S7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) requires 1 space per 25sqm for non-shop uses. This requirement is the same for shop uses. As no additional floorspace is proposed, no additional parking spaces are required.

Public car parking currently exists at the front of the the parade of shops and thus the proposal complies with policies AM2, AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The Access Officer raises no objections subject to a condition requiring the access corridor to be widened, which has been recommended. Subject to this the proposal is considered to be in accordance with HDAS: Accessible Hillingdon (January 2010).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No objection has been received from the Landscape Officer.

7.15 Sustainable waste management

A condition has been recommended requiring details of waste management to be submitted to and approved by the Council. Sufficient space is available to the rear of the site for such provision to be made.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

With regards to a Flood Risk Assessment (FRA), the site is in Flood Risk area Zone 2. However, as no external alterations are proposed mitigation requirements are not considered to be necessary. This scheme therefore complies with Policies OE7 and OE8 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.18 Noise or Air Quality Issues

The ground floor unit has residential properties above and adjoining the site, who may be affected by the use of machinery within the surgery. However, this can ber overcome by the provision of sound insulation and conditions relating to the provision of such insulation and the control of any noise that may be generated from the proposal are recommended. Subject to these the prioposal is considered to comply with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.19 Comments on Public Consultations

The issue of waste disposal has been covered in the main report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

The change of use would comply with Policy S7 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and it is considered that the proposal would not impact on the amenities of adjoining occupiers, subject to conditions. The proposal is therefore considered acceptable in this instance.

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (January 2010).
London Plan (July 2011).

Contact Officer: Clare Wright

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**214 Whitby Road
Ruislip**

Planning Application Ref:

35710/APP/2012/171

Planning Committee

North Page 76

Scale

1:1,250

Date

**April
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	THE SWAN PH BREAKSPEAR ROAD NORTH HAREFIELD		
Development:	Two storey detached building to contain 2 one-bedroom and 4 two-bedroom, self contained flats with associated parking and amenity space and alterations to existing vehicle crossover to front, (involving demolition of existing building).		
LBH Ref Nos:	18239/APP/2012/242		
Drawing Nos:	11/3252/14 11/3252/13 Photographs Sheets 1-4 Design and Access Statement Energy and Sustainability Statement Location Plan to Scale 1:1250 11/3252/11 Rev. D 11/3252/10 Rev. C 11/3252/12 Rev. A		
Date Plans Received:	31/01/2012	Date(s) of Amendment(s):	31/01/2012
Date Application Valid:	06/02/2012		10/04/2012

1. SUMMARY

This application, together with an application for conservation area consent (18239/APP/2012/244) which is also being presented to this committee meeting seeks permission to demolish the existing un-used and vacant Swan Public House and erect a two storey detached block containing 2 x one-bedroom and 4 x two-bedroom flats, with off-street parking in the rear garden and a disabled person's space in the front garden area.

This follows previous applications for planning permission and conservation area consent (18239/APP/2011/1596 and 1588) for a block containing 6 x two bedroom flats which was refused permission and an appeal was subsequently dismissed in an Inspector's decision letter dated 12/03/12 which is attached at Appendix 1.

The scheme has been amended by reducing the size and bulk of the building, amending its design and the number of bedrooms and re-siting it further forward on site. Off-street parking has been re-sited at the rear with 6 off-street spaces, served by a side access, with a disabled person's space at the front.

Although the Council objected in principle to the loss of the building and its contribution to the character and appearance of the Harefield Village Conservation area, this was not supported by the Inspector. As regards the reasons for dismissing the appeal, namely, mutual overlooking, unsightly bin store and the poor outlook and natural lighting of front facing windows adjoining the Malthouse Pharmacy, it is considered that this revised scheme has overcome the Inspector's concerns.

As regards the current application, although the internal floor area of the two bedroom flats are undersized, this is minimal and not of such significance as to justify refusal of permission. No objections are raised to car parking in the rear garden, given the nature

of the surrounding area. The new access road does involve crossing the root protection area of an adjoining protected Ash tree which is not ideal, but a condition has been added to ensure that the construction of the road safeguards this tree.

The application is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

1. That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

(i) An education contribution of £11,186.

(ii) That all construction and administration costs in raising/renewing existing kerbs and reinstatement of the public footway adjacent to the application site are met by the developer.

2. That the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

3. If the S106 Agreement has not been finalised within 6 months, the application to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

4. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

5. That on completion of the S106 Agreement, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers.

6. That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

3 RES6 Levels

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.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies 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.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NONSC Non Standard Condition

Details of the window cills & arches, string course, chimneys & pots and the eaves should be submitted at 1:5 scale or as appropriate.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

No development shall take place until details of the 'Swan' faience tile to be safeguarded, appropriately repaired and reinstated on the main elevation. 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.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 NONSC Non Standard Condition

Prior to the commencement of works on site, a tree report, tree protection plan and arboricultural method statement to BS5837:2005 shall be submitted to and approved by the Local Planning Authority to demonstrate how the access road will be constructed without causing damage to the roots of the adjoining protected Ash tree (T54 on TPO 3).

REASON

To ensure that the adjoining protected Ash tree (T54 on TPO 3) can and will be retained and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September

2007).

8 NONSC Non Standard Condition

The access road shall must have a permeable surface and be constructed on site prior to the commencement of work on the flats.

REASON

To ensure that the adjoining protected Ash tree (T54 on TPO 3) can and will be retained and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 RES9 Landscaping (including refuse/cycle storage)

No development 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 Hard Landscaping
 - 2.a Refuse Storage (inc. elevations if appropriate)
 - 2.b Cycle Storage (inc. elevations if appropriate)
 - 2.c Means of enclosure/boundary treatments (inc. elevations if appropriate)
 - 2.d Car Parking Layouts (including details of the access road, which may need to be raised to bridge the roots of the adjoining protected Ash Tree and how this will be assimilated into the landscape scheme).
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

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

4. Schedule for Implementation

5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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 BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 5.17 (refuse storage) of the London Plan.

11 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

12 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 facing Apple Trees, Breakspear Road North.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24.

13 RES13 Obscure Glazing

The first floor bedroom window facing Apple Trees, Breakspear Road North shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused 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.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 5.12.

15 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 3 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

16 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from (road traffic) (rail traffic) (air traffic) (other) noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.

17 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

18 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

19 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both

directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 RES24 Secured by Design

The dwelling(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

NPPF	National Planning Policy Framework
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
BE1	Development within archaeological priority areas

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H8	Change of use from non-residential to residential
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the

extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

7 I15 Control of Environmental Nuisance from Construction Work

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 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.

8

You are advised that it is contrary to Section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage.

9

The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover and relocation of lamp columns.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the eastern edge of the Harefield Village centre, directly opposite the village green and pond. It is sited on the south western side of Breakspear

Road North, some 70m to the east of its junction with High Street and is roughly rectangular in shape, tapering towards the rear with a 24m frontage and an overall depth of 42m. The site comprises a detached two-storey building, which was formerly in use as a public house known as The Swan, but is now vacant and the site boarded up. The main elevation of the building is set back from the front boundary of the site by approximately 3.3m to 4.0m and this area was used for car parking which appears to have involved overhanging of the public footway.

The building was built by Charles Brown, a local builder and opened as a public house in 1908. The building is of rough cast render and a plain tiled roof with two asymmetric mock timber frame gables fronting the street with a decorative swan tile incorporated into the larger left hand side gable. There is a projecting hipped wing with a cat slide roof at the rear. Above the windows, there are attractive tile creased arches. The building originally had an attractive glazed brick string course detail, which has now been vandalised. There is a more modern porch to the front and side and rear single storey extensions.

Immediately adjoining the whole eastern side boundary of the site is a part single storey, part two storey building which is in use a retail pharmacy at the front with residential above, and as a repair garage further to the rear of the site. The garage use also wraps around to the rear of the application site. To the west are detached residential houses. The south eastern side, the boundary of the site is formed by an older buttressed wall which appears to pre-date the public house, although it is not listed. Adjoining this wall, within the front garden area of the neighbouring house is a large protected Ash tree which has been crudely lopped on one side.

The application site is located within an Archaeological Priority Area and forms part of the Harefield Village Conservation Area. It is also located within the Harefield Local Centre and covered by a Tree Protection Order (TPO_3). It also forms part of the Colne Valley Regional Park.

3.2 Proposed Scheme

The proposal involves the demolition of the existing public house building, and erection of a new two storey detached building to provide 4 two-bedroom and 2 one-bedroom flats. The building would be slightly angled to the road and set back from the back edge of the footway by approximately 4.5m to 6.3m. It would be 14.4m wide, set off the side boundary adjoining the Malthouse Pharmacy by 1m and by 4.5m to 6.0m on the side boundary adjoining Apple Trees.

As on the previous scheme, the building would have an eaves height of 5.1m and ridge height of 9.1m. The building would still be double fronted, although the roof design has been simplified, with two, two-storey projecting gable roofed bays. On the ground floor, in between the bays would be a flat roofed storm porch. The building would have an overall depth of 16.7m which would comprise an off-set projecting hipped roof wing on the north western side of the building at the rear, with an adjoining smaller projecting two storey element on the south-eastern side of the rear wing.

Parking for 6 vehicles would be provided at the rear of the site, accessed by a driveway on the eastern side of the building. A disabled parking space would be provided at the front of the building. Provision for refuse storage/recycling would be made at the side of the building, adjacent to the access road with a cycle store at the end of the rear garden.

This application differs from the previous scheme in that the bulk of the building has been reduced, with its overall width and depth reducing by approximately 1.3m and 0.8m

respectively and moved forward on site by approximately 6.5m so as to retain wider gaps on the boundary with Apple Trees. The design of the building has been simplified, with more traditional roof being proposed that avoids the need for crown roof elements. The main area of off-street parking has moved to the rear of the site, with refuse/storage provision made at the side of the building.

A number of reports have been submitted in support of the application, namely:

Design and Access Statement:

This provides the background to the scheme and describes the site and surroundings. The design component of the scheme is assessed and advises of the changes made since the previous refusal. The access component is then assessed. The report then goes on to describe the landscaping. The reasons for refusal of the previous scheme and identified and the report concludes that these have now been overcome.

Building Assessment by Dr Mervyn Miller:

This provides the background to the report and includes the qualifications and experience of the author. A historical context and site description is provided. The report states that the building was inspected on 27/07/11. The building dates to the first quarter of the last century and is described as having a general Arts and craft character although it is not a sophisticated design. It has been disfigured with awkward extensions, which are described and the interior of the building is noted as being in disarray, being damaged and vandalised. The conservation area context of the building is then described, and its contribution to that character. National and local policy is then considered.

Energy and Sustainability Statement:

This lists the measures that will be employed to reduce the impact of the building on the environment. As regards renewable energy, it states that in order to satisfy Level 3 of the Code for Sustainable Homes, either solar panels or photo-voltaic cells will supplement the conventional system.

3.3 Relevant Planning History

Comment on Relevant Planning History

A previous scheme (18239/APP/2011/1588) for a two storey detached building comprising 6 two-bedroom flats with associated parking and amenity space and alterations to the existing vehicular crossover to the front (involving the demolition of the existing public house building) was refused on 27/10/11 for the following reasons:-

1. In the absence of a full structural survey or similar and/or a financial viability appraisal, the proposal fails to demonstrate that all options for the renovation and repair of the Swan PH have been explored. Until such time that all options have been explored, it is considered that its demolition is premature. The proposal is therefore considered to be contrary to PPS5.

2. The proposal, by reason of its layout, siting, bulk, excessive habitable room density and roof design, including the introduction of an extensive area of hardstanding to the front of the building, represents a cramped and incongruous form of development that fails to leave adequate space around the building, commensurate with the character of the surrounding area and fails to harmonise with the pattern, scale and design of surrounding residential development. The proposal would be detrimental to the visual amenities of the

street scene and would fail to maintain or enhance the character and appearance of the Harefield Village Conservation Area. The proposal is therefore contrary to policies BE4, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed development by reason of the siting of the proposed building and its windows would result in the overlooking of the first floor flat at the adjoining Harefield Garage, Breakspear Road North, causing an unacceptable loss of privacy to the occupiers. The proposal is therefore contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The proposed development by reason of its overall size, height, siting and length of projection would result in an overdominant/visually obtrusive form of development in relation to the neighbouring property, Apple Trees, Breakspear Road North and as such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to policy BE21 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5. The proposal, by reason of overlooking of the windows from the adjoining first floor flat at Harefield Garage in the rear elevation and the poor outlook from the lounge windows of the ground and first floor flats adjoining the Malthouse Pharmacy due to the length of projection of the building at the front of the building, would fail to provide an acceptable standard of residential accommodation, contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

6. The proposed bin store, due to its siting, size, scale and excessive height, would appear as a visually intrusive and incongruous feature, detrimental to the visual amenity of the street scene and harmful to the character and appearance of the Harefield Village Conservation Area. As such, the proposal is contrary to policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

A subsequent appeal was dismissed on 12/03/12 and the Inspector's decision letter is attached at Appendix 1.

An application for conservation area consent (18239/APP/2012/244) also forms part of the current submission which is also being reported to this committee.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.
- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- NPPF National Planning Policy Framework
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 3.16 (2011) Protection and enhancement of social infrastructure
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.15 (2011) Water use and supplies
- LPP 7.2 (2011) An inclusive environment
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- LPP 7.8 (2011) Heritage assets and archaeology
- BE1 Development within archaeological priority areas
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H8	Change of use from non-residential to residential
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th March 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

47 neighbouring properties have been consulted and 5 responses have been received, making the following comments:

- (i) Development does not respect the current village kerbside frontage,
- (ii) Proximity of building to adjoining properties will lead to a loss of natural light,
- (iii) There will be a significant level of overlooking from the proposed upper floor accommodation leading to loss of privacy to adjoining properties and their gardens, which would be exacerbated by removal of trees,
- (iv) Proposal represents a significant improvement in terms of previous application and its impact upon the adjoining property, Apple Trees and street scene as bulk has been reduced, block moved to front which now has more character. Side windows to the left should be translucent and render on front should be in keeping with the street scene,
- (iv) Parking provision for the flats is totally inadequate given that surrounding areas are heavily parked, particularly Pond Close, the nearest residential street and parking prohibited on Breakspear Road North. This scheme is likely to require at least 10-12 spaces, plus 3 for visitors. A further influx of cars will exacerbate an already serious situation and have further detrimental

- impact on emergency services attending the bottom of Pond Close,
- (v) Proposed access has poor sight lines, Council should consider road crossing at front of property to assist with increased pedestrian traffic,
 - (vi) Parking at rear will introduce open access, resulting in security risk for adjoining properties,
 - (vii) Proposal, with small amenity area which appears inadequate for the proposed occupancy, will involve area being intensively used, resulting in noise disturbance with little screening provided for neighbours,
 - (viii) Excavations and development will endanger root structure of adjacent TPO'd trees and historic wall from Harefield House estate,
 - (ix) Contributions to education funding will not solve problem of an oversubscribed school and a village with a lack of facilities for young people and families,
 - (x) Prior to demolition, Council should conduct a thorough building and site survey to identify all hazardous material and that it is removed safely and residents be given a copy of results,
 - (xi) Site security should be a high priority and the Council should ensure contractor fully enforces this,
 - (xii) As Breakspear Road is very busy, provision needs to be made for contractor's parking,
 - (xiii) Contractor's hours need to be specified,
 - (xiv) 48 hours notice required for those residents who will suffer disruption of utilities,
 - (xv) Doorway width appears to be under 800mm which is going to be very tight for a wheelchair,
 - (xvi) Proximity of building to adjoining properties, particularly the vehicle workshops will be a fire risk,

Harefield Village Conservation Panel:

The Panel has no objection to the proposal which would be a suitable replacement for the 'Swan'. The plaque with the image of a swan on the front elevation of the pub should be preserved and included in the front elevation of the new building by condition.

Campaign for Real Ale:

Object to this application, unless it can be shown that a reasonable effort has been made to sell the place, at a realistic price, to pub companies and breweries for use as a public house.

Thames Water:

Standard advice provided - no objections raised.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

BACKGROUND: Following the appeal dismissal, discussions were held with agent and applicant. The scheme has been revised as per advice.

COMMENTS: The main contention was the rear elevation and the resulting roof form. The advice to reduce the width of the rear element would be detrimental to the scheme's viability. However, the 'butterfly hip' has been revised with a single hip, albeit with a shallower slope. Whilst this is not ideal and perhaps not the best design solution, it would not be visible from the street scene and would help to resolve the rear elevation. Therefore, there would be no objections to the proposed roof form in this instance.

The revisions proposed re the new location of the bins, the defensive space to the rear and the minor design elements to the front elevation are acceptable.

In lieu of above, it is felt that, whilst the loss of the existing building is regrettable, the new building

would not be considered detrimental to the appearance of the area and would relate to the local street scene. It is therefore acceptable. Following conditions should be attached:

Re demolition Consent:

1. Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention proper recording, as required by the Council

Re new development:

1. All materials should be traditional- clay tiles for the roof and timber doors and windows in particular. Samples for render, brick, tiles, timber boards (included in the gables) and finials & ridge tiles, should be submitted for approval to the Council.

2. Details of the window cills & arches, string course, chimneys & pots and the eaves should be submitted at 1:5 scale or as appropriate.

3. The 'Swan' faience tile to be reinstated on the main elevation should be safeguarded and appropriately repaired. Further details re the same should be submitted.

Reason: To achieve a high quality of design and standard of materials in order to enhance the appearance of the conservation area.

CONCLUSION: Demolition Consent should be approved. New development should be approved with conditions as above.

HIGHWAY OFFICER:

Breakspear Road runs from Ickenham Road in the south to the Harefield village in the north and is classified as Borough Secondary Distributor Road. The site which used to trade as a public house is located close to the Harefield village centre, southern side of Breakspear Road, fronting a large green open space and is currently vacant.

Currently the site is benefiting from single yellow line parking restriction in carriageway and 1.5m wide concrete footway with a drop kerb across its entire frontage.

Proposal is to demolish existing building and construct a two storey building containing 4 x 2 bed and 2 x 1 bed flats with associated six secured and covered cycle stands and six off street car parking spaces at the rear with a single disabled parking space on the front of the development, which complies with minimum standard required by the Council's UDP. Policy AM14 of the UDP refers to the Council's vehicle parking standard contained in the Annex 1. The standard requires 6 vehicle parking spaces for similar dwellings. It is also proposed that the existing in/out vehicle access would slightly be relocated to provide an easy access into the rear off street parking area.

proposal is therefore unlikely to result in an additional on street demand for car parking to the detriment of highway and pedestrian safety, and is not considered to result in a noticeable increase (if any) in traffic when compared with existing use of the property.

Consequently, no objection is raised subject to the following conditions and informatives being applied:

Conditions

1. A suitable condition being attached to ensure that all construction and administration costs in raising/renewing existing kerbs and reinstatement of footway outside the applicant's property is

covered by the applicant.

2. The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction

3. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Informatives

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

2. The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover and relocation of lamp columns.

TREE/LANDSCAPE OFFICER:

TPO/Conservation Area: This site is covered by TPO 3 and also located within the Harefield Village Conservation Area. Therefore, all trees not covered by the TPO are protected by virtue of their location within the Conservation Area.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are two small Larch trees at the end of the rear garden and a small Hawthorn along the side boundary. Whilst the trees do not constrain the development of the site, they should be retained for their screening value.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a large, protected Ash (T54 on TPO 3) to the side of the site (at Apple Trees, Breakspear Road North), close to the front, eastern boundary. The tree has been lopped on one side (eastern side - within Apple Trees) and now appears un-balanced. However, the tree is re-sprouting and, given time, should recover.

The main access to the proposed parking area (at the rear of the proposed building) is likely to cut across half of the Ash tree's root protection area (RPA). No relevant tree-related details have been provided to show how the proposed access road will be constructed without causing long-term damage to the protected Ash.

Scope for new planting: The plans appear to show new trees within the site. However the trees are not detailed. The plans should be amended to show the species of tree and specification (i.e. standard size and short-staked). However, this matter can also be dealt with by condition at a later stage.

The plans also appear to show soft landscaping around the proposed car park(s). No further details have been provided, however this matter can also be dealt with by condition at a later stage.

Does scheme conform to HDAS/SUDS: The proposed scheme appears to show that about 25% of the frontage has been set aside for soft landscaping. The applicant should also provide details of materials to be used. This matter can be dealt with by condition at a later stage.

Recommendations: In accordance with BS 5837 (2005), a tree report, tree protection plan and arboricultural method statement should be provided to show how the proposed access road will be constructed without causing damage to the protected Ash tree (T54 on TPO 3).

Conclusion (in terms of Saved Policy BE38): As it stands, this scheme is unacceptable because it

does not make provision for the protection and long-term retention of the protected Ash tree (T54 on TPO 3). Please re-consult on receipt of the requested information.

Further comments

Further to my original advice below and our conversation today, the following points must be addressed. As explained in my original advice, the current design is unacceptable because it does not make provision for the protection and long-term retention of the adjacent protected Ash (T54 on TPO 3). It may be the case that any tree-related information that is provided at this late stage may still not be acceptable.

In accordance with BS5837:2005, a tree report, tree protection plan and arboricultural method statement must be provided to show how the access road will be constructed without causing damage to the roots of the protected Ash tree (T54 on TPO 3). A 'no-dig' design that bridges the roots of the tree and/or the use of Geoweb is likely to be required.

The access road must have a permeable surface.

The access road must be constructed before the flats.

A landscaping scheme should also be provided to show how the access road will be incorporated into the proposed scheme (because it is likely to be several centimetres higher than the existing ground level).

This tree-related information must be provided before the Committee meeting.

Access Officer:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document 'Accessible Hillingdon' adopted January 2010.

The above SPD states that a residential development comprising five or more units should incorporate a passenger lift designed in accordance with the building regulations. However, as 50% of the proposed units would be at ground floor level, and as the number of units proposed is only one above the minimum threshold, the provision of a lift would likely render the scheme unviable. It is considered therefore, that the design as proposed is principally acceptable in this instance.

In most other respects, the proposal satisfies the core principles of the Lifetime Home Standards.

The following access observations are provided:

1. Level access into the proposed development should be demonstrated through the submission of a topographical survey.
2. Details of the floor gully drainage should be provided within the bathrooms, should be specified on plan.
3. The plans should preferably indicate a void to allow installation of a future passenger lift within the communal areas.

Conclusion: On the proviso that revised plans would be received to address the above observations, no objection would be raised from an accessibility perspective.

SUSTAINABILITY OFFICER:

I have no objections to the proposed development subject to the following conditions:

CONDITION

No development approved by this permission shall be commenced until a scheme for the provision of sustainable drainage systems to drain surface water runoff has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that runoff can be attenuated as close to the source as possible in compliance with the London Plan's drainage hierarchy. The development shall proceed in accordance with the approved scheme.

REASON

To prevent the increased risk of flooding and aid adaptation to climate change in accordance with PPS25, and London Plan policies.

CONDITION

Prior to the commencement of development, the applicant shall submit a design stage certificate demonstrating the proposals will meet Code for Sustainable Homes Level 3. The certificate must be signed by a licensed Code for Sustainable Homes Assessor on behalf of the BRE.

Prior to the occupancy of the development, the applicant shall submit a completion certificate demonstrating the development has been built to Code for Sustainable Homes Level 3. The certificate must be signed by a licensed Code for Sustainable Homes Assessor on behalf of the BRE.

REASON

To ensure compliance with London Plan policies.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

No objections were raised by officers, Members or the Inspector on the previous appeal as regards the loss of the public house use. The officers report noted that policy 3.16 of the London Plan (July 2011) protects social infrastructure, but only where there is a defined need for that type of infrastructure. This could apply to public houses, particularly where they provide a strong focus for the community, but that is not the case here, where there are a number of alternative licensed premises in the vicinity. No objections can therefore be raised to the loss of the use.

As regards the principle of demolition of the existing building, the Inspector on the previous appeal considered the issue in some detail. In paragraph 8 of the decision letter dated 12/03/12, he states that 'although the building is not unattractive, it is not part of a cohesive group and little of its important original detailing survives intact. PPS5 advises that we should protect what is 'significant' about an asset rather than protecting everything for its own sake. In this instance, the Council's stance appears to be one of protecting the building for its own sake and converting it to residential use, notwithstanding the extent of damage it has incurred or the appellant's indication that it is not readily capable of conversion for residential use. Although the Council refer to it as a heritage asset they clearly do not hold it in such high regard to warrant placing it on the local listing. The building is not designated a heritage asset and I find it is not of sufficient historic or design significance to warrant its retention, restoration and conversion.'

The replacement of PPS5 with the National Planning Policy Framework in March 2012 does not materially compromise the Inspector's assessment, as this emphasises that heritage assets should be afforded protection proportionate to their significance.

Given the Inspector's assessment, it is considered that no further objection to the demolition of the Swan Public House can be maintained.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban area and has a Public Transport Accessibility Level (PTAL) of 1b, where 6 is the most accessible and 1 the least. Paragraph 4.2 of the Council's HDAS: Residential Layouts advises that for the purposes of calculating habitable room density, habitable rooms over 20sqm should be counted as two rooms where they could be sub-divided. However, that is not the case here as accepted by a planning Inspector on a similar scheme at 8 Sunningdale Avenue (19038/APP/2010/770), which had a similar room arrangement.

Taking the site parameters into account, the matrix recommends a density of 50-75 u/ha and 150-200 hr/ha, with an average unit size of 2.7 hr/u. This proposal equates to a density of 75 u/ha and 200 hr/ha, which accords with the Mayor's guidance in terms of the maximum acceptable residential density on this site. It should also be noted that the Inspector in considering the previous scheme, did not consider the higher habitable room density of 225 to be a factor which in itself warranted a refusal of permission.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The application site is located within an Archaeological Priority Area. On the previous application, English Heritage (Archaeology) advised that in this instance, the proposals are not considered to have any significant affect on any heritage assets of archaeological interest and there is no requirement for a pre- or post-determination archaeological condition. As such, the scheme is considered to comply with policy BE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2011).

Officers consider this scheme to be a significant improvement in design terms on the previous application. In particular, the building has been reduced in size and moved forward on site so that it would maintain a more traditional relationship with the road, splitting the difference between the set backs of the adjoining properties, with the adjoining Malthouse Pharmacy being sited on the back edge of the pavement and Apple Trees being some 13m back from the road. The revised siting also allows for a larger undeveloped gap to be retained to the side boundary with Apple Trees, a particular concern of the previous scheme.

The design of the scheme has also been amended, with a more traditional and simplified roof form which avoids the need for crown roof elements. Having said that, the Inspector on the previous scheme was not particularly critical of the building's layout or design, noting that the character and appearance of surrounding buildings was extremely diverse.

A significant change with this application is that the off-street car parking has been re-sited from within the front garden area to the rear, accessed via a side driveway. It is considered that placing the parking at the rear removes the previously proposed large area of hardstanding from within the front garden area. Furthermore, as noted by the Inspector, the application site is at a point of transition between a housing area and the commercial core of the village. Both the adjoining garage and the hall at the rear of the site are extensively hard surfaced, mainly providing vehicular access and parking so that

the proposed parking in the rear garden would not be out of character in this context.

The only aspect that was criticised by the Inspector was the bin store. Agreeing with the Council, the Inspector considered the 5.6m long, 1.5m deep and 2.4m high bin store within 2m of the pavement to be very prominent and unsightly, harmful to the appearance of the Conservation Area. The bin store has now been re-sited against the side wall of the proposed building, where it would not appear as a prominent structure, being viewed against the bulk of the building.

The Council's Design Officer does not raise any objections to the scheme, subject to recommended conditions to control materials, details of window cills and arches, string courses, chimneys & pots and eaves and the 'swan tile to be retained and restored. The application is therefore considered to accord with policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and overcomes refusal reasons 2 and 7.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The application does not form part of or is conspicuous from the Green Belt and therefore no Green Belt issues are raised by the application.

7.07 Impact on the character & appearance of the area

This is dealt with in Section 7.03 above.

7.08 Impact on neighbours

The adjoining residential flats in Malthouse Mews do not contain any windows in their side elevation which overlook the application site, with their only windows on this side being skylights on the main roof that would not be materially affected by the proposal.

There are ground floor offices and the owner's first floor flat connected to the garage use further to the rear of the Malthouse Mews flats that contain side windows that do overlook the application site. It was previously considered that given the commercial nature of the ground floor office windows and the fact that the proposed building would not have previously been sited immediately in front of them, the scheme was acceptable in terms of the ground floor windows. However, the relationship of the proposed flats with the first floor flat, which would have had a habitable room window sited some 5.5m beyond the rear elevation of the proposed building was considered to result in an unacceptable loss of privacy, with windows in the rear elevation of the proposed block being some 8m from the first floor flat window within a 45° line of sight. The Inspector also considered this relationship to be unacceptable in terms of overlooking, having regard to the Council's design guidance which requires a minimum 21m separation distance.

The current proposal has re-sited the building further forward on its plot so that it would now be some 14m from the nearest first floor habitable room window and the 45 line of sight would not be breached. As such, the potential for overlooking and loss of privacy would be minimal and the scheme complies with Policy BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and design guidance.

The Council also had a concern as regards the length of projection of the proposed building beyond the rear elevation of the adjoining property to the south west, Apple Trees, although this was not accepted by the Inspector. With the re-siting of the block, this relationship is much improved, and the proposed building would not now project beyond the extended ground floor of this property.

The proposal is therefore considered to have overcome the Inspector's overlooking concerns in relation to the adjoining flat within the garage and refusal reason 3 of the previous application.

7.09 Living conditions for future occupiers

The proposed one and two bedroom flats would have 52sqm and 60sqm internal floor areas. Although the one-bedroom flats satisfy the Mayor's 50sqm guidance for one-bedroom flats, the two bedroom flats are very marginally undersized to satisfy the Mayor's 61sqm guidance. However, it is considered that the minimal shortfall is not significant and would not justify a refusal of the application.

The Inspector also agreed that there would be mutual overlooking of the rear elevation from the adjoining flat at the garage, but similarly, with the re-positioning of the block, this concern has been overcome by this proposal.

It was previously considered that with the building being set back on its plot, the habitable room windows adjoining the Malthouse pharmacy would be poor, as this building would project some 11.3 beyond them, encroaching upon their 45° line of sight. The Inspector also cited this as a reason to dismiss the appeal. The building would now only project by 4m to 5m beyond the nearest habitable room windows so that there would only be minimal encroachment upon the 45° line of sight and their outlook and natural lighting has been greatly improved.

Private amenity space:

Design guidance requires shared amenity space to be usable and a minimum 20m² and 25m² provided for each one and two-bedroom flat respectively. In this instance, some 170m² of shared amenity space would be provided, which would satisfy this standard. The plans also show defensive planting in front of all ground floor habitable room windows to safeguard the privacy of their occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's car parking standards advise that the maximum car parking provision for this proposal would be 9 off-street spaces. The Council's Highway Engineer advises that the proposed 6 off-street parking spaces with a disabled person's space at the front are acceptable and that the proposal is unlikely to result in additional on street demand for car parking to the detriment of highway and pedestrian safety, and would not result in any noticeable increase in traffic when compared with the existing use of the property.

The access at the side of the building also represents an improvement as compared to the existing situation with the public house use involving customers reversing out onto Breakspear Road North.

A cycle store is shown in the rear garden and 1 cycle space per flat would be provided.

The Highway Engineer raises no objections, subject to conditions relating to re-instating public footpath, car parking to be provided prior to use commencing and a visibility splay. As such, the scheme is considered to comply with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2011).

7.11 Urban design, access and security

Given the scale of the development, it is considered that 4 x two-bedroom and 2 x one-bedroom flats would be appropriate to comply with policy H4 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.12 Disabled access

Policy 3.8 of the London Plan (July 2011) advises that all new housing development should be built in accordance with Lifetime homes standards. Further guidance on these standards is provided within the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010.

The Council's Access Officer advises that the scheme satisfies the core principles of Lifetime homes standards, but a number of detailed matters need revision to ensure full compliance with Lifetime homes standards. A condition has been added to ensure that the scheme fully complies with standards.

7.13 Provision of affordable & special needs housing

Not applicable to this application, given the nature of the proposed development.

7.14 Trees, Landscaping and Ecology

The Council's Tree Officer advises that the site is covered by a TPO and is within the Harefield Village Conservation Area. There are no trees on the site that would constrain the development. However, there are two small Larch trees at the end of the rear garden and a small Hawthorn along the side boundary which should be retained for their screening value.

Of more importance is a protected Ash Tree (T54 on TPO 3) on the side boundary in the front garden of the adjoining property, Apple Trees. This should be a significant feature in the local landscape but has been subject to some crude tree surgery on the east and south sides only of its upper crown which has un-balanced its appearance and made the tree more susceptible to limb breakage in high wind. However, the tree is re-sprouting and, given time, should recover.

The Tree Officer advises that the main access to the proposed parking area is likely to cut across half of the Ash tree's root protection area (RPA). No relevant tree-related details have been provided to show how the proposed access road will be constructed without causing long-term damage to the protected Ash.

The plans also appear to show new trees within the site. However the trees are not detailed. This matter can be dealt with by condition at a later stage.

The plans also appear to show soft landscaping around the proposed car park(s). No further details have been provided, however this matter can also be dealt with by condition at a later stage.

The proposed scheme appears to show that about 25% of the frontage has been set aside for soft landscaping. The applicant should also provide details of materials to be used. This matter can be dealt with by condition at a later stage.

Although not ideal in terms of the protected Ash tree, conditions have been added to take account of the matters raised by the Tree Officer.

7.15 Sustainable waste management

The proposal makes provision for refuse and recycling storage within a store at the side of the proposed building.

7.16 Renewable energy / Sustainability

An Energy and Sustainability Statement has been submitted with the application. The Council's Sustainability Officer advises that the scheme is acceptable on sustainability grounds, subject to conditions.

7.17 Flooding or Drainage Issues

The application does not lie within an area prone to flooding. A condition has been added to ensure a sustainable drainage scheme is provided.

7.18 Noise or Air Quality Issues

This application raises no specific noise or air quality issues. A noise insulation scheme to ensure the flats were adequately protected from noise generation by other occupants within the building has been controlled by condition.

7.19 Comments on Public Consultations

As regards the responses received, points (i) - (vi), (viii) and (xvi) have been dealt with in the main report. Point (vii) would be mitigated with secure by design condition. As regards point (ix), tree matters have been covered in the report, whereas the wall would be unlikely to be affected by the proposals. As regards the other matters raised, these are not planning matters.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to offset the additional demand on recreational open space, facilities supporting arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These UDP policies are supported by more specific supplementary planning guidance.

Given the nature and scale of the scheme, only a potential contribution towards additional educational provision would be generated. A contribution towards additional education space of £11,186 is required (Nursery - £1,215, Primary - £4,978, Secondary - £3,076 and Post-16 - £1,917).

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other issues raised by this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest

infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

It is considered that this scheme overcomes the Inspector's concerns as regards a previous appeal for a similar flatted development on this site.

Furthermore, the revised proposal, with the flatted block amended involves a reduced bulk, simplified design and a siting further forward on its plot is considered to present a satisfactory appearance within the Conservation Area and would safeguard the amenities of adjoining residents. It would also provide adequate amenities for its future occupiers. A significant change has been the siting of 6 off-street parking spaces in the rear garden which would involve the access passing within the root zone of a protected Ash tree, which would need to be mitigated by an appropriate construction for the road, which has been controlled by condition.

The application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Layouts & Accessible Hillingdon
Planning Obligations Supplementary Planning Document, July 2008
Consultation responses

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Appeal Decisions

Site Visit made on 24 February 2012

by **E C Grace DipTP FRTPI FBEng PPIAAS**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 12 March 2012

Appeal A: APP/R5510/E/11/2166151

Swan Inn, Breakspear Road North, Harefield, Uxbridge UB9 6NF

- The appeal is made under sections 20 and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant conservation area consent.
 - The appeal is made by Mr S Murphy - Clearview Homes Ltd against the decision of the Council of the London Borough of Hillingdon.
 - The application Ref 18239/APP/2011/1586, dated 28/6/11, was refused by notice dated 27/10/11.
 - The demolition proposed is: demolition of the existing two storey detached building.
-

Appeal B: APP/R5510/A/11/2166154

Swan Inn, Breakspear Road North, Harefield, Uxbridge UB9 6NF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr S Murphy - Clearview Homes Ltd against the Council of the London Borough of Hillingdon.
- The application Ref 18239/APP/2011/1588, dated 28/6/11, was refused by notice dated 27/10/11.
- The development proposed is two storey detached building to contain 6 two-bedroom self-contained flats with associated parking and amenity space and alterations to existing vehicle cross-over to the front (involving demolition of existing building).

Decisions

1. Appeal A is dismissed.
2. Appeal B is dismissed.

Main Issues

Appeal A

3. The main issue in Appeal A is whether there are sufficient grounds to justify the demolition of the existing building and if so whether harm would ensue to the character and appearance of the Conservation Area.

Appeal B

4. The main issues in Appeal B are whether the proposed development would:
 - a) preserve the character and appearance of the Harefield Village Conservation Area;
 - b) harm the living conditions of occupants in neighbouring buildings;
 - c) provide a poor standard of privacy and outlook for future occupants; and
 - d) make inadequate provision in respect of education infrastructure.

Reasons

Appeal A

5. The Council indicate that they have no objection in principle to the loss of the public house and I saw that several others remain in operation a short distance away. However, whilst they acknowledge that the Swan is not a statutorily Listed Building, or included in the local list of buildings of architectural or historic interest, they nevertheless indicate it was erected by a local builder and opened as a pub in 1908 and contains attractive detailing which makes a positive contribution to the character and appearance of the Harefield Village Conservation Area. The Council's Conservation Officer regards it as having architectural merits of its own, whereby it is considered to be a heritage asset for the purposes of PPS5 and he found no structural grounds to necessitate its demolition. In the absence of any supporting structural survey or cost viability assessment of refurbishment to justify the demolition of the building, the Council consider it to be potentially capable of retention and refurbishment to preserve the character and appearance of the Conservation Area.
6. The public house is positioned in the village centre directly opposite the village green and pond. The building has been vacant for some time and it has been subject to vandalism. At my visit I saw that the damage to the building was extensive and the site is now boarded up and overgrown. Whilst Policy HE7.6 in PPS5 advises that evidence of deliberate neglect or damage to the building should not count in favour of obtaining consent, I have seen no such evidence in this case, but observed that it appears to be the result of a combination of wanton vandalism and metal theft.
7. The demise of the pub follows a nationwide trend as a result of diminishing financial viability for such premises, and the appellant indicates the design and layout of the building does not readily lend itself to residential conversion and I saw it has narrow corridors, doorways and stairs. The Council regard the building to be a heritage asset, but I would agree with the appellant's architect-Dr Miller's view that it is of an unsophisticated design that has been subject to later, unsympathetic extensions to 3 sides. I also saw that internally it was subject to a 1960s makeover, whereby there are no original internal features of note remaining. Decorative tiling externally has largely been destroyed and the only noteworthy detail I saw is the Swan motif in the front gable, though there may be some etched glass remaining in some boarded up windows.
8. In my appraisal of the Conservation Area, I saw that it contained a very wide range of buildings of varying styles, ages and uses and these are readily apparent in the 360 degree panorama from the village green. Although the building is not unattractive, it is not part of a cohesive group and little of its important original detailing survives intact. PPS5 advises that we should protect what is 'significant' about an asset rather than protecting everything for its own sake. In this instance, the Council's stance appears to be one of protecting the building for its own sake and converting it to residential use, notwithstanding the extent of damage it has incurred or the appellant's indication that it is not readily capable of conversion for residential use. Although the Council refer to it as a heritage asset they clearly do not hold it in such high regard to warrant placing it on the local listing. The building is not designated as a heritage asset and I find it is not of sufficient historic or design significance to warrant its retention, restoration and conversion. Also, such a solution would not resolve the current unsatisfactory parking arrangement.

9. My conclusion thus is reinforced by the Harefield Village Conservation Panel raising no objection to the proposed loss of an old building that has a presence overlooking the village green as they consider the new building would be of a style and size that represents an acceptable replacement and suggest the swan plaque should be preserved and incorporated in the new building.
10. In light of the above, I conclude that the value of this claimed heritage asset is relatively low, with the majority of the detailed features of interest irreparably damaged or already removed and that its loss is outweighed by the benefit of bringing the site back into beneficial use. I regard these factors as being sufficient grounds to justify the demolition of the existing building subject to there being an acceptable scheme of redevelopment to replace it. I therefore now shall appraise the development proposal in Appeal B.

Appeal B

Effect on Character and Appearance of the Conservation Area

11. In the first issue, the Council were critical of the design, scale and layout of the proposed building, insofar as it does not reflect the established character and townscape around The Green and would be set back further into the site than the existing structure and extend closer to its flank boundaries. However, the character and appearance of the buildings here are extremely diverse and I consider the incorporation of gables to the front elevation reflects architectural features found in the existing building. The structure would be the same height as the Swan PH and although it would be wider, it would be set further away from the road thereby providing for the introduction of some soft landscaping where currently there is none. Although the Council state that the introduction of an extensive area of hard surfaced parking would appear visually intrusive and incongruous, the pub has a dropped kerb along its entire frontage with a drive on and reverse off parking forecourt that is totally hard surfaced. The adjacent garage also has forecourt parking as does the nearby Kings Arms. I do not therefore agree that forecourt parking is alien to the appearance of the area and I observed that the site stands at the point of transition between a housing area and the commercial core of the settlement.
12. Although the proposed building's roof design also comes in for criticism by the Council due to the inclusion of some elements of flat "crown" roof, these would not be readily apparent from the street scene and would serve to provide an area for concealment of the solar panels. Furthermore, it includes chimneys and I regard the design as being manifestly superior to the mono-pitch roofs of the 3 storey 1960s maisonettes at The Poplars situated 30m west of the site.
13. The Council maintain the proposed building would give rise to an unacceptably high density of development, having regard to Policy 3.4 of the adopted London Plan. They indicate the site is within a low accessibility PTAL area where the density matrix in Table 3.2 indicates a density range of 50-75u/ha and 150-200hr/ha would be appropriate. The proposal equates to a density of 75u/ha and 225hr/ha, and the Council consider it to be excessive in terms of the second parameter of habitable rooms. Whilst density is often an indicator of the appropriateness of a development I note the number of units corresponds with the maximum and there appear to be a frequent number of bus services nearby. Therefore, I do not regard this factor by itself to warrant refusal or that the scale and mass of the proposed building would cause harm to the prevailing character and appearance of the Conservation Area.

14. Whilst the Council consider the increased depth of the proposed building and correspondingly reduced extent of the rear garden would render it visually intrusive in views from Pond Close to the rear, I saw that it would be set some distance away from this vantage point and the limited views would be blinkered by the undistinguished 1970s housing in the foreground. Moreover, the flank elevation is staggered to reduce its perceived mass when viewed from both there and Breakspear Road North and its built form would not extend as deeply into the site as the building immediately to its west.
15. By setting the building back, it would align its frontage with the adjacent dwelling "Apple Trees" and position it behind the canopy of the protected ash tree in its front garden. Whilst it is evident the tree has been subject to some crude surgery over the neighbouring property and the arboricultural report recommends further surgery where it extends over the appeal site, to redress its balance, the tree can be retained and serve to mitigate the impact of the building's greater width. The additional exposed area of flank wall of the adjoining pharmacy is proposed to be softened by new landscape planting.
16. However, the Council were concerned that the size and siting of the bin store along the eastern boundary would be visually intrusive and damaging to the street scene. I agree that the standardised bin housing measuring 5.6m wide by 2.4m high by 1.5m deep positioned within 2m of the pavement and angled towards it would be very prominent and unsightly and harm the appearance of the Conservation Area. The Waste Services Department comments are that the waste and recycling for 6 flats could be accommodated in one bin and that the 3 bulk bins proposed would be more than sufficient. This suggests to me there is scope for reducing its scale and positioning it further away from the pavement and designing an enclosure that is more sympathetic in appearance to the historic boundary wall it adjoins, in order to reduce its visual impact. In the absence of any detailed evidence as to precisely what recycling and waste storage facilities are required or would be acceptable, I am unable to gauge whether I could satisfactorily impose a condition to address this matter. I therefore find the proposed siting, scale and design of the proposed bin store would harm the character and appearance of the Conservation Area.

Harm to the living conditions of occupants in neighbouring buildings

17. The Council's concerns in the second issue relate to the impact of the proposal upon occupants in Apple Trees to the east and the flat at adjacent Harefield Garage to the west. I would generally agree with the appellant that the change of use from pub to flats would undoubtedly be beneficial to the living conditions for occupants of those neighbouring dwellings in terms of potentially less noise and disturbance from the pub garden and the removal of a large open sided covered smoking area which adjoins the boundary with Apple Trees.
18. Nevertheless, the Council consider the projection of the proposed building approximately 9m beyond the rear elevation of the two storey element of Apple Trees and about 6m further than the single storey part would be overbearing in the outlook from that property. However, as the appellant demonstrates, no part of the new building would transect a 45 degree line drawn from the corner of Apple Trees and a minimum separation distance of 6.5m would be provided. As the structure would be staggered away from the boundary and a lower eaves level incorporated into that furthest projecting part, I am content it would not appear so overbearing in views out from within that property, or its garden to warrant refusal.

19. The rooms served by windows of the flat at the adjacent Harefield Garage have limited existing privacy as they are located in the elevation facing directly onto the former pub garden. The change of use of this area to an amenity space for the proposed flats would to my mind be no worse and could potentially be better in respect of privacy. However, with the proposed building extending deeper into the site than the former pub, rear windows in the new flats would be closer to the nearest of the windows in the garage flat, with the separation distance being just 8m. The Council referred to the acceptable minimum as being 21m within the 45 degree line of sight, as specified in their design guide. Although the appellant considers that relates to facing habitable room window distance, and that an oblique view does not necessarily require the same separation distance, I could find no indication in the guide which provides for a lesser distance in such circumstances.
20. Consequently, having regard to the minimal 8m separation distance between them and the fact that the windows in the respective buildings would be within the 45 degree line of sight, I find there would indeed be potential for mutual overlooking. Due to the nature of the rooms which are served by these windows in the proposed flats, I do not consider it would be appropriate to mitigate the problem by requiring them to be obscure glazed or fixed shut. I therefore conclude the proposal would give rise to actual and perceived mutual overlooking between the rear windows of the proposed flats and the flat at Harefield Garage and thereby contravene Local Plan Policies BE21 and BE24.

Standard of privacy and outlook for future occupants

21. With regard to the third issue, the Council consider the intended occupants of the proposed flats would have a poor standard of residential amenity due to overlooking at the rear from the first floor window of the flat at the adjacent Harefield Garage. This is the corollary of the previous issue where I have found there would be an unacceptable loss of privacy due to actual and perceived overlooking. I consider there is an added factor with regard to the proposed private amenity space for the two ground floor flats closest to the garage flat, where the overlooking would be felt particularly acutely due to the minimal separation distance. Although the appellant maintains that purchasers would be aware of the situation and claims most flat buyers neither want nor expect the levels of privacy accorded to family housing, they clearly anticipate the flats are capable of family occupation by acceptance of the requirement to provide a payment towards the provision of education infrastructure.
22. In addition, the Council consider the outlook from the lounge windows of the front flats closest to the pharmacy would be poor due to the wall projecting 11.3m forward of them, and infringing the 45 degree line of view. Not only would this two storey flank wall, positioned just 1m away from the side of the proposed building, appear overbearing and blinker the view, it would also serve to reduce the level of light entering these lounges which are in the north facing elevation. Whilst the appellant indicates there would be light from secondary windows in the side of the building, as these are quite small and positioned just 1m from the flank wall of the pharmacy, they would provide only a modicum of additional light but not improve the outlook. I therefore conclude on this issue that the development would provide a poor standard of privacy, outlook and light in respect of the main living rooms and private amenity space of some of the flats and thus contravene Local Plan Policies BE24, BE21 and BE20 and guidance in the adopted HDAS: Residential Layouts SPD.

Provision in respect of education infrastructure

23. Finally, in connection with issue four, the appellant submitted a Unilateral Undertaking dated 13 February 2012 in respect of making a financial contribution towards the provision of education facilities. The appellant has accepted the need for such and the sum is based on a formulaic calculation set out in the Council's Supplementary Planning Document resulting from annual assessment of demographic change within school catchments and the subsequent demand for school places. I am satisfied that the sum of £11,342 is fair and proportionate in light of the evidence base and that it would meet the statutory tests of the Community Infrastructure Levy Regulations. The Council also indicate this suitably addresses their refusal on this ground and results in the proposal complying with Local Plan Policy R17.

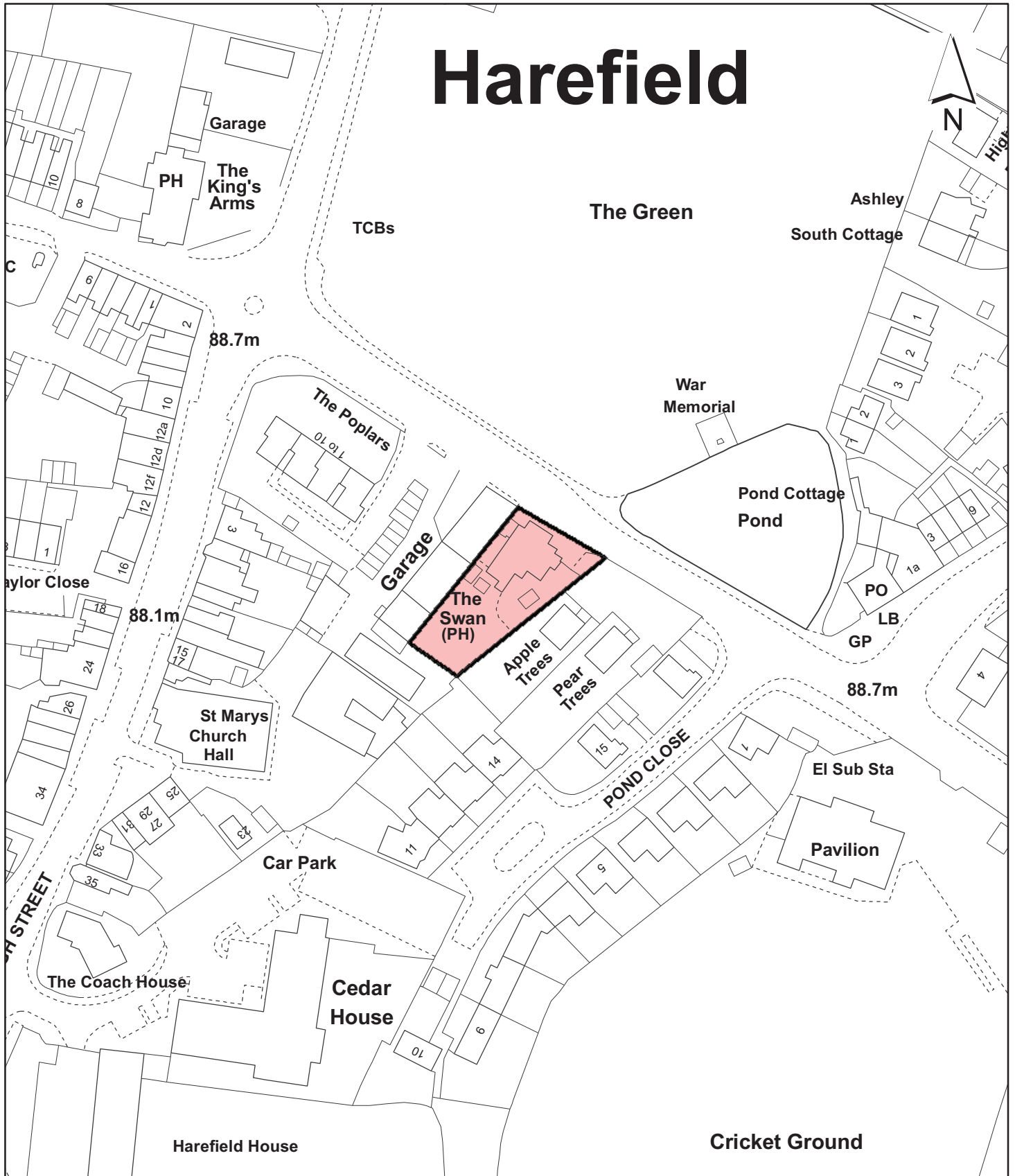
Conclusion

24. Nevertheless, for the reasons given above I concur with the Council that the development in Appeal B would: harm the character and appearance of the Harefield Village Conservation Area due to the design, size and location of the proposed bin store; result in unacceptable mutual overlooking between the rear windows of the proposed flats and the flat at Harefield Garage; and provide a poor standard of privacy, outlook and light in respect of the main living rooms and private amenity space of some of the proposed flats. In the absence of an acceptable scheme of redevelopment for the site, I consider demolition of the building in Appeal A would give rise to an unsightly gap within the Conservation Area and thereby harm its character and appearance. Accordingly, in a very finely balanced decision, I conclude that both the appeals should be dismissed.

Edward Grace

Inspector

Harefield



Notes

 Site boundary

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Site Address

**The Swan P.H.
Breakspear Road North
Harefield**

Planning Application Ref:

18239/APP/2012/242

Planning Committee

North Page 109

Scale

1:1,250

Date

**April
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address THE SWAN PH BREAKSPEAR ROAD NORTH HAREFIELD

Development: Demolition of existing two-storey detached building (Application for Conservation Area Consent)

LBH Ref Nos: 18239/APP/2012/244

Drawing Nos: Conservation Area Statement
Letter Supporting Conservation Area Statement
Location Plan to Scale 1:1250
11/3252/14
Photographs Sheets 1-4

Date Plans Received: 01/02/2012 **Date(s) of Amendment(s):**

Date Application Valid: 06/02/2012

2. RECOMMENDATION

APPROVAL subject to the following:

1 CA1 Time Limit (5 years) - Conservation Area Consent

The works hereby permitted shall be begun before the expiration of five years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 CA3 Demolition - requirement for a development contract related

No demolition shall take place until a contract for the associated development provided for in planning permission 18239/APP/2012/242 has been made.

REASON

To ensure that premature demolition does not occur in accordance with Policy BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Non Standard Condition

Should any hidden historic features be revealed during the course of the works, which have not previously been identified, the feature(s) shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention and proper recording, as required by the Council.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT Conservation Area Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT Conservation Area Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

LPP 7.8	(2011) Heritage assets and archaeology
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.

3. CONSIDERATIONS

3.3 Relevant Planning History

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

Part 2 Policies:

LPP 7.8	(2011) Heritage assets and archaeology
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th March 2012**

5.2 Site Notice Expiry Date:- Not applicable

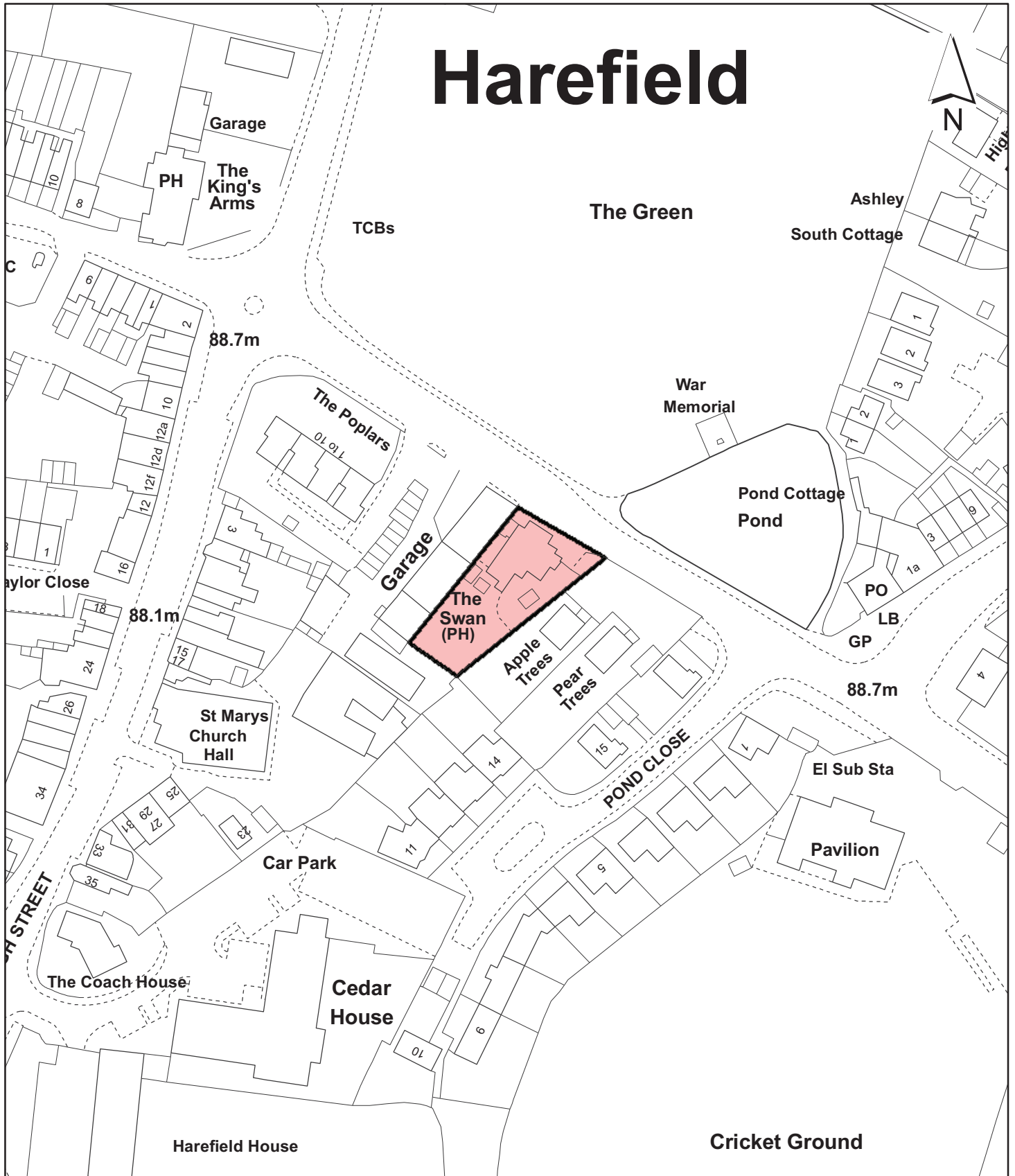
6. Consultations

7. MAIN PLANNING ISSUES

Contact Officer: Richard Phillips

Telephone No: 01895 250230

Harefield



Notes

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Site Address

**The Swan P.H.
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Planning Application Ref:

18239/APP/2012/244

Planning Committee

North Page 113

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**April
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**LONDON BOROUGH
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Planning,
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Telephone No.: Uxbridge 250111



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NORTH PLANNING
COMMITTEE

REPORT OF THE DIRECTOR OF PLANNING,
ENVIRONMENT, EDUCATION AND COMMUNITY
SERVICES

26th April 2012

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 8145

**Item No. S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL
MONITORING REPORT**

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2011 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 29 March 2012 and updates the information received by Cabinet in December 2011. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2011, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of January 2012 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/11' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 30/09/11" and "Total Income as at 31/12/11".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 December 2011. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 'Planning Obligations'
District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009 / June 2009 / September 2009 / December 2009 /

March 2010/ June 2010/ September 2010 / December 2010/ March 2011/ June 2011/
September 2011/ December 2011/March 2012
Planning Obligations Supplementary Planning Document Adopted July 2008.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/12/11	TOTAL INCOME AS AT 30/9/11	TOTAL EXPENDITURE AS AT 31/12/11	TOTAL EXPENDITURE AS AT 30/9/11	2011 / 2012 EXPENDITURE To 31/12/11	BALANCE OF FUNDS AS AT 31/12/11	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/11	COMMENTS (as at mid February 2012)
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/278/66/135*32	Northwood	10A Sandy Lodge Way, Northwood 189/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A*49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Avenue Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A*66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	27,486.57	27,486.57	0.00	26,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Aylesham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection.
PT/278/73	South Ruislip	R.A.F Northolt - South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75/218A	Harefield	The Harefield Academy, Harefield 1109/APP/2006/825	72,011.08	72,011.08	59,555.07	48,309.99	14,583.48	12,456.01	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending. fees received for design checks for pedestrian crossing. £68,011.08 received for provision of zebra crossing on Northwood Road. Scheme complete, awaiting invoices.
PT/278/77/197*62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried out to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G*76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	0.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
SECTION 278 SUB - TOTAL			203,437.72	203,437.72	117,462.77	91,455.69	14,583.48	85,954.95	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/25/55*24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/197/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 / 2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2012)
			AS AT 31/12/11	AS AT 30/9/11	AS AT 31/12/11	AS AT 30/9/11	To 31/12/11	AS AT 31/12/11	AS AT 31/12/11		
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	2,892.92	7,134.41	0.00		To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/112205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	550.00	550.00	0.00	6,952.15	0.00		Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013. Funds allocated (26/10/2010) towards the provision of a cycle shelter as part of Eastcote Station improvements.
PT/117231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 39402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00		Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/120241A	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00		Funds received towards the undertaking of a TA to assess the cumulative traffic impact of flattened developments in Kingsend. Funds to be spent within 5 years of receipt (April 2016).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	112,680.80	112,680.80	28,669.15	28,669.15	2,892.92	84,011.65	30,000.00		
		PLANNING TRANSPORTATION & RECYCLING TOTAL	316,118.52	316,118.52	146,151.92	120,124.84	17,476.40	169,966.60	30,000.00		
PORTFOLIO: CULTURE, SPORT AND LEISURE											
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00		Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/7/195A	Eastcote	Highgrove Houses, Eastcote Road, Ruislip. 10622/APP/2006/2494	9,578.00	9,578.00	0.00	0.00	0.00	9,578.00	0.00		Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds. Contribution allocated towards a programme of improvements at Highgrove Pool. Cabinet Member approval received 1/09/2011.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00		Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00		Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	161,988.37	161,988.37	113,484.57	115,143.17	0.00		Contribution towards the provision of improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme. Cabinet Member approval received 1/09/2011.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00		Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Ruislip, Lime Grove. Subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 /2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2012)
			AS AT 31/12/11	AS AT 30/9/11	AS AT 31/12/11	AS AT 30/9/11	To 31/12/11	AS AT 31/12/11	AS AT 31/12/11	AS AT 31/12/11	
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 35402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Ruislip, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	24,130.14	24,130.14	0.00	0.00	0.00	0.00	24,130.14	24,130.14	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of a new community facility at the former RAF Ruislip, Lime Grove. Subject to formal allocation.
CSL/20/239A	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	22,350.00	22,350.00	0.00	0.00	0.00	0.00	22,350.00	0.00	Funds received towards the provision or improvement of leisure, elderly youth and/or cultural services or facilities within the Borough. No time limits. Funds allocated towards Highgrove Pool improvement programme, Cabinet Member approval received 1/09/2011.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip. 8418/APP/2006/913&914	14,300.00	14,300.00	0.00	0.00	0.00	0.00	14,300.00	14,300.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67060/APP/2010/1419	356.03	0.00	0.00	0.00	0.00	0.00	356.03	356.03	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
		CULTURE, SPORT AND LEISURE SUB - TOTAL	691,310.33	690,954.30	161,988.37	161,988.37	113,484.57	529,321.96	90,287.88		
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES											
EYL/66/144	Northwood	68 Ducks Hill Road 11900/APP/2003/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,832.86 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844	103,122.52	103,122.52	74,935.52	74,935.52	0.00	0.00	28,187.00	28,187.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the Borough. No time limits on spend.
EYL/102/196	Harefield	19, Vemon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	0.00	739.00	739.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	34,980.79	34,980.79	0.00	0.00	33,708.21	33,708.21	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014). £34,980.79 spent towards Ruislip High School.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 / 2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2012)
			AS AT 31/12/11	AS AT 30/9/11	AS AT 31/12/11	AS AT 30/9/11	To 31/12/11	AS AT 31/12/11	AS AT 31/12/11	AS AT 31/12/11	
EYL105/199B	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	37,459.20	37,459.20	37,459.20	37,419.20	40.00	0.00	0.00	0.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend. Funds allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). £37,419.20 spent towards Ruislip High School.
EYL108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	8,037.00	8,037.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,734,767.17	3,734,767.17	1,000,848.79	973,339.50	654,003.75	2,733,918.38	2,729,553.09	2,729,553.09	First and second instalments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£558,938.39). Funds to be spent within 7 years of receipt of the first contribution (September, 2016). Secondary contribution (£558,938) allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution allocated towards Deanfield Early Years Centre. (Cabinet Member decision 28/10/2010). Third and final instalment received this quarter towards the same purpose. Nursery (£437,000); Primary (£779,000) and secondary (£384,000). Spent this quarter towards Ruislip High project.
EYL112/208	Northwood	110, Green Lane, Northwood 46543/APP/2005/2697	4,085.75	4,085.75	0.00	0.00	0.00	4,085.75	4,085.75	4,085.75	Funds received towards additional or improved education facilities in the Northwood area. No time limits.
EYL113/211	Ickenham	1a, Woodstock Drive, Ickenham. 65754/APP/2009/200	8,953.00	8,953.00	0.00	0.00	0.00	8,953.00	8,953.00	8,953.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site. No time limits.
EYL115/215B	Ruislip	5 to 11 Reservoir Road, Ruislip. 61134/APP/2006/260	22,087.13	22,087.13	0.00	0.00	0.00	22,087.13	22,087.13	22,087.13	Funds received towards the provision of education facilities within the Borough of Hillingdon. No time limits on spend.
EYL117/213	Northwood	1, Oakhurst, Northgate, Northwood. 30779/APP/2009/2036	4,441.00	4,441.00	0.00	0.00	0.00	4,441.00	4,441.00	4,441.00	Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits.
EYL120/217A	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,193.00	7,193.00	0.00	0.00	0.00	7,193.00	7,193.00	7,193.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2951	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL133/233	Ickenham	6, Warren Road, Ickenham 65990/APP/2009/934	15,492.00	15,492.00	0.00	0.00	0.00	15,492.00	15,492.00	15,492.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site to accommodate the nursery, primary & secondary school child yield arising from the development. No time limit on spend.
EYL134/234	Ruislip	125a, High Street, Ruislip. 2061/APP/2009/2175	5,054.00	5,054.00	0.00	0.00	0.00	5,054.00	5,054.00	5,054.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the primary and/or secondary school child yield arising from the development. No time limits.
EYL135/235	South Ruislip	325, Victoria Road, Ruislip 63602/APP/2009/2288	12,896.00	12,896.00	0.00	0.00	0.00	12,896.00	12,896.00	12,896.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the child yield arising from the development. No time limits.
EYL136/236	Harefield	Casa De Boa Vista, Balfry Avenue, Harefield, 64613/APP/2009/2180	16,216.00	16,216.00	0.00	0.00	0.00	16,216.00	16,216.00	16,216.00	Funds received towards additional/improved educational facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits.
EYL137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.
EYL138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	512,742.69	512,742.69	0.00	0.00	0.00	512,742.69	512,742.69	512,742.69	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement for details of funding split). Funds to be spent by February 2018. Further £261,446.35 received as remaining 50% education contribution.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 / 2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2012)
			AS AT 31/12/11	AS AT 31/12/11	AS AT 31/12/11	AS AT 30/9/11	To 31/12/11	AS AT 31/12/11	AS AT 31/12/11	AS AT 31/12/11	
EYL139/239B	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	64,920.00	64,920.00	0.00	0.00	0.00	64,920.00	64,920.00		Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits.
EYL143/241C	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	6,063.75	6,063.75	0.00	0.00	0.00	6,063.75	6,063.75		Funds received towards the provision of additional or improved educational facilities to accommodate child yield arising from the development. Funds to be spent by April 2016.
EYL145/243B	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip. 8416/APP/2006/913&914	75,989.00	75,989.00	0.00	0.00	0.00	75,989.00	75,989.00		Funds received towards the provision of additional educational facilities in the borough. Funds to be spent within 7 years of receipt (June 2019).
EYL147/251	South Ruislip	Land between 10 & 16 Manor Gardens, Ruislip. 63737/APP/2008/1963	10,769.00	10,769.00	0.00	0.00	0.00	10,769.00	10,769.00		Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate child yield arising from the development. No time limits.
EYL152/255	South Ruislip	Land between 11 Brackenbridge Drive & 48 Whitebutts Road, Ruislip. 56805/APP/2011/436	66,038.00	66,038.00	0.00	0.00	0.00	66,038.00	66,038.00		Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL153/256	Harefield	Former garages site, rear of 34-44 Sullivan Crescent, Harefield. 60653/APP/2011/907	46,347.00	46,347.00	0.00	0.00	0.00	46,347.00	46,347.00		Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL160/263B	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67060/APP/2010/1419	12,704.43	0.00	0.00	0.00	0.00	12,704.43	12,704.43		Funds received towards the costs of additional and or improved educational facilities within the London Borough of Hillingdon. No time limits.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,460,635.26	5,447,930.83	1,248,043.87	1,220,494.58	654,043.75	4,212,591.39	4,125,001.02		
		PORTFOLIO: FINANCE AND CORPORATE SERVICES									
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY									
PPR57238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 61577/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	20,679.21		Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018).
PPR58239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	9,667.50		Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits.
PPR65231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road - Ickenham. 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	0.00		Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/118231C.
PPR65263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67060/APP/2010/1419	9,782.64	0.00	0.00	0.00	0.00	9,782.64	9,782.64		Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits.
		PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	115,129.35	105,346.71	0.00	0.00	0.00	115,129.35	40,129.35		
		PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES									
E/46176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27117/APP/2007/1440	21,195.00	21,195.00	0.00	0.00	0.00	21,195.00	0.00		Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. Funds allocated towards scheme of improvements at The Gravel Pits. (Cabinet Member Decision 3/9/2010).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/12/11	TOTAL INCOME AS AT 30/9/11	TOTAL EXPENDITURE AS AT 31/12/11	TOTAL EXPENDITURE AS AT 30/9/11	2011 /2012 EXPENDITURE To 31/12/11	BALANCE OF FUNDS AS AT 31/12/11	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/11	COMMENTS (as at mid February 2012)
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.148293/APP/2006/2353	38,258.39	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010).
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	1,315.31	0.00	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalled to show for March quarter. Journal completed.
E/50/180B	Northwood Hills	16, Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	20,253.00	20,000.00	20,000.00	20,000.00	253.00	0.00	Funds received towards the costs of providing local open space facilities at Frithwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park. Funds allocated towards the provision of a new play area at Frithwood Park. (Cabinet Member Decision 3/9/2010). Scheme completed April 2011.
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,652.00	5,652.00	5,652.00	5,652.00	0.00	0.00	0.00	Funds received towards improvements to nearby open space facilities. No time limits for spend. Funds allocated towards improvements at Bessingby Park Complex. (Cabinet Member Decision 3/6/2010). Scheme complete.
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1761	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports and/or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1761	28,275.50	28,275.50	0.00	0.00	0.00	28,275.50	0.00	Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Following a Deed of Variation funds are now to be spent by Sept 2012.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	28,994.76	28,994.76	Contribution received towards open space/recreation improvements or other green spaces in the locality. No time limits on spend.
E/61/217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	7,000.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 39402/APP/2007/1072	146,879.75	146,879.75	0.00	0.00	0.00	146,879.75	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement.
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 39402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015).
E/64/238E	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	60,125.97	60,125.97	0.00	0.00	0.00	60,125.97	60,125.97	£29,467 received as 50% of the open space contribution towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2018. Further £30,658.10 received as remaining 50% of open space contribution.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Escote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E/66/239D	Eastcote	Highgrove House, Escote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits.
E/68/241D	Ruislip	26 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	8,478.00	8,478.00	0.00	0.00	0.00	8,478.00	8,478.00	Contribution received towards open space provision within the vicinity of the development. Funds to be spent within 5 years of receipt (April 2016)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 / 2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2012)
			AS AT 31/12/11	AS AT 30/9/11	AS AT 31/12/11	AS AT 30/9/11	To 31/12/11	AS AT 31/12/11	AS AT 31/12/11	
E/70/243C	South Ruislip	Fnr Tally Ho PH, West End Road, Ruislip. 8418/APP/2006/913&914	28,967.00	28,967.00	0.00	0.00	0.00	28,967.00	28,967.00	Funds received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, Ruislip. 2292/APP/2006/2475 Northolt.	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	15,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021).
		FINANCE PROPERTY & BUSINESS SERVICES SUB -	650,345.33	650,345.33	26,967.31	21,315.31	25,652.00	623,378.02	297,369.68	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B *57	Ruislip	Highbrook House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014.
H/19/231G *71	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	193,305.00	193,305.00	0.00	0.00	0.00	193,305.00	0.00	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017).
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	22,455.88	22,455.88	0.00	0.00	0.00	22,455.88	0.00	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016.
H/22/239E *74	Eastcote	Highbrook House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67050/APP/2010/1419	3,353.86	0.00	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	528,445.59	525,091.73	0.00	0.00	0.00	528,445.59	0.00	
		SECTION 106 SUB - TOTAL	7,558,546.66	7,532,349.70	1,465,668.70	1,432,467.41	796,073.24	6,092,877.96	4,582,787.93	
		GRAND TOTAL ALL SCHEMES	7,761,984.38	7,735,787.42	1,583,151.47	1,523,923.10	810,656.72	6,178,832.91	4,582,787.93	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/12/11	TOTAL INCOME AS AT 30/9/11	TOTAL EXPENDITURE AS AT 31/12/11	TOTAL EXPENDITURE AS AT 30/9/11	2011 /2012 EXPENDITURE To 31/12/11	BALANCE OF FUNDS AS AT 31/12/11	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/11	COMMENTS (as at mid February 2012)
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Bold figures indicate changes in income and expenditure										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £572,269.15)										
"24: PT125			£37,425.09							
"32: PT278/46			£5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
"49:PT278/63			£5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
"55: H9/184C			£21,675.10							funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.
"57:H1/195B			£3,156.00							funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.
"58:H12/197B			£11,440.00							funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.
"62:PT278/71/97			£23,000.00							held as security for the due and proper execution of the works.
"65: H15/205F			£184,653.23							funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.
"66: PT278/72			£16,000.00							funds received as a security deposit to ensure proper execution of works
"71:H1/192/31G			£193,305.00							funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.
"72:H1/202/38F			£31,441.99							funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.
"73 H1/12/37D			£22,455.88							funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.
"74 H22/239E			£7,363.00							funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.
"76:PT178/238G			£5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
"81:H1/28/263D			£3,353.86							funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.
			£572,269.15							

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Plans for North Planning Committee

26th April 2012



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 127

Report of the Head of Planning & Enforcement Services

Address 120 BREAKSPEAR ROAD SOUTH ICKENHAM

Development: Alterations to dormer windows (Retrospective)

LBH Ref Nos: 13019/APP/2011/3019

Date Plans Received: 13/12/2011

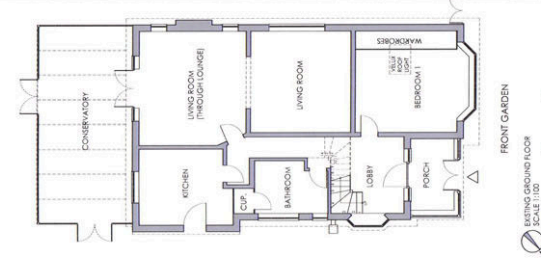
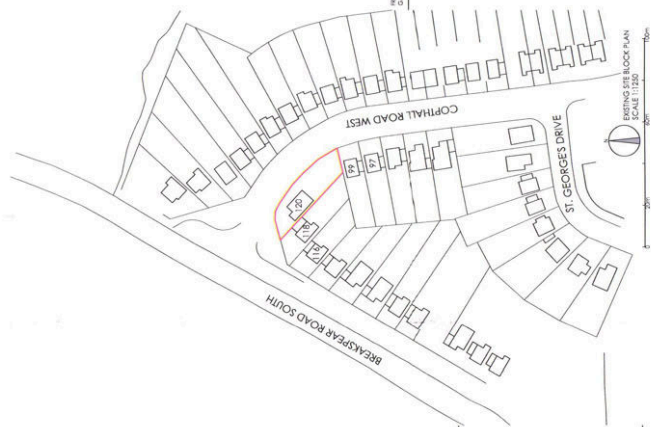
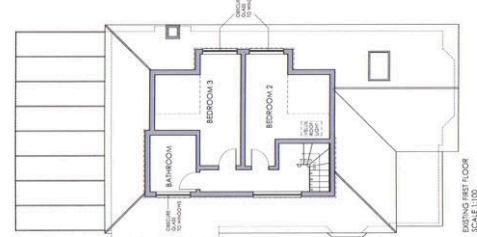
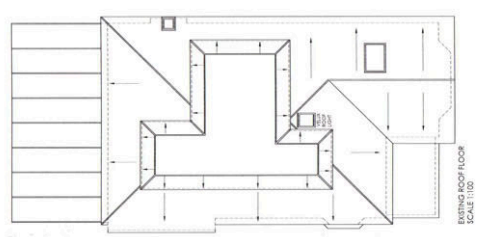
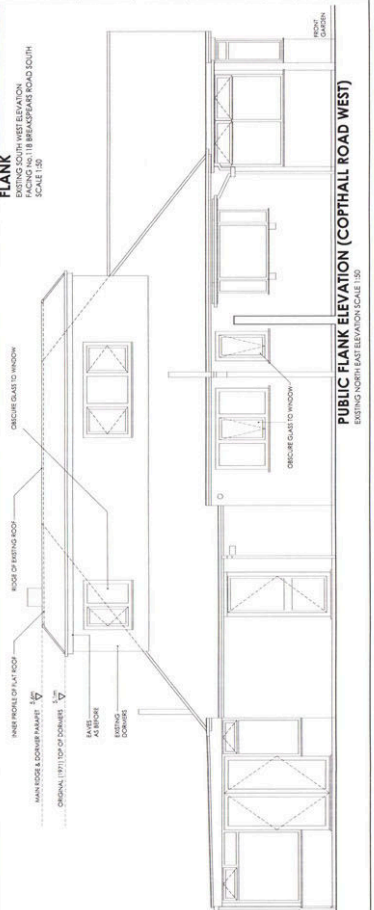
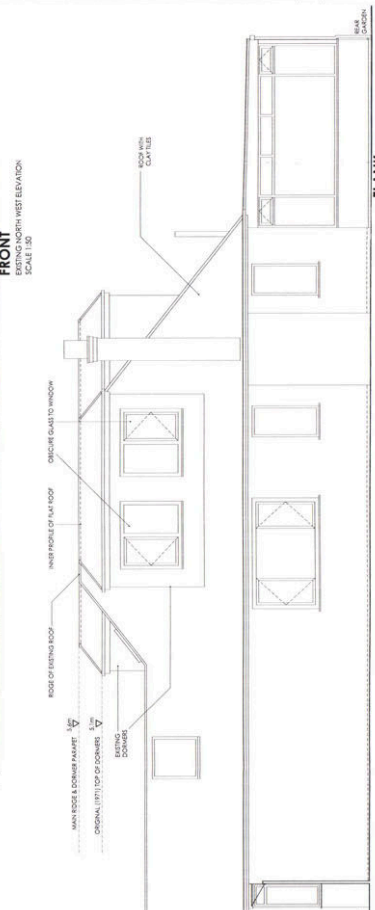
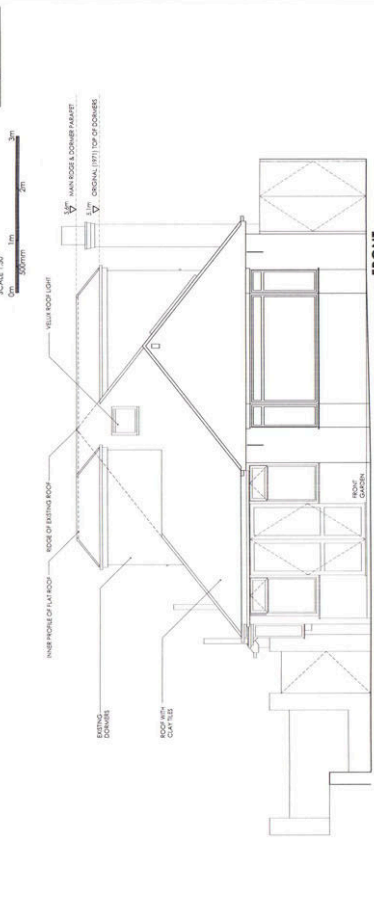
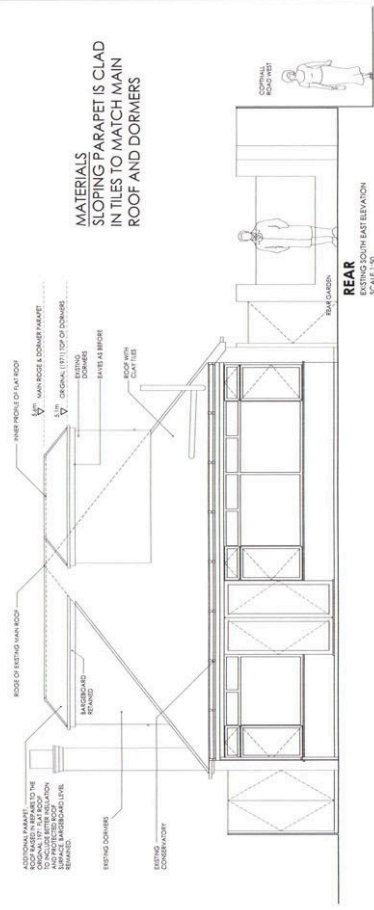
Date(s) of Amendment(s):

Date Application Valid: 13/12/2011

NOTES

1. DO NOT SCALE FROM THIS DRAWING
2. Design copyright subsists with Maybourne Projects Ltd.

**MATERIALS
SLOPING PARAPET IS CLAD
IN TILES TO MATCH MAIN
ROOF AND DORMERS**



PROJECT	RETROSPECTIVE PLANNING FOR CHANGE TO EXISTING DORMER ROOF WITH TILES & NEW SLOPING PARAPET AT 120 BREAKSPARK ROAD SOUTH UB10
CLIENT	MR. & MRS. R. FLEGG
DRAWING	EXISTING SITE BLOCK PLAN, FLOOR PLANS & PROPOSED ELEVATIONS
ORIGIN DATE	04.05.11
CAD REF	
PROJECT NO	MP155
DRAWN BY	SK
CHECKED BY	AS
DRAWING NO	AL01
REVISION	A
REV DATE	01.12.11
STATUS	Preliminary
SCALE	AS SHOWN

**MAYBOURNE
PROJECTS**
32 LANKFIELD ROAD,
RICHMOND, TW9 2PF
TEL 020 8332 1240

REV	A	Material & Eaves note added.	01.12.11	SK
DATE	BY			

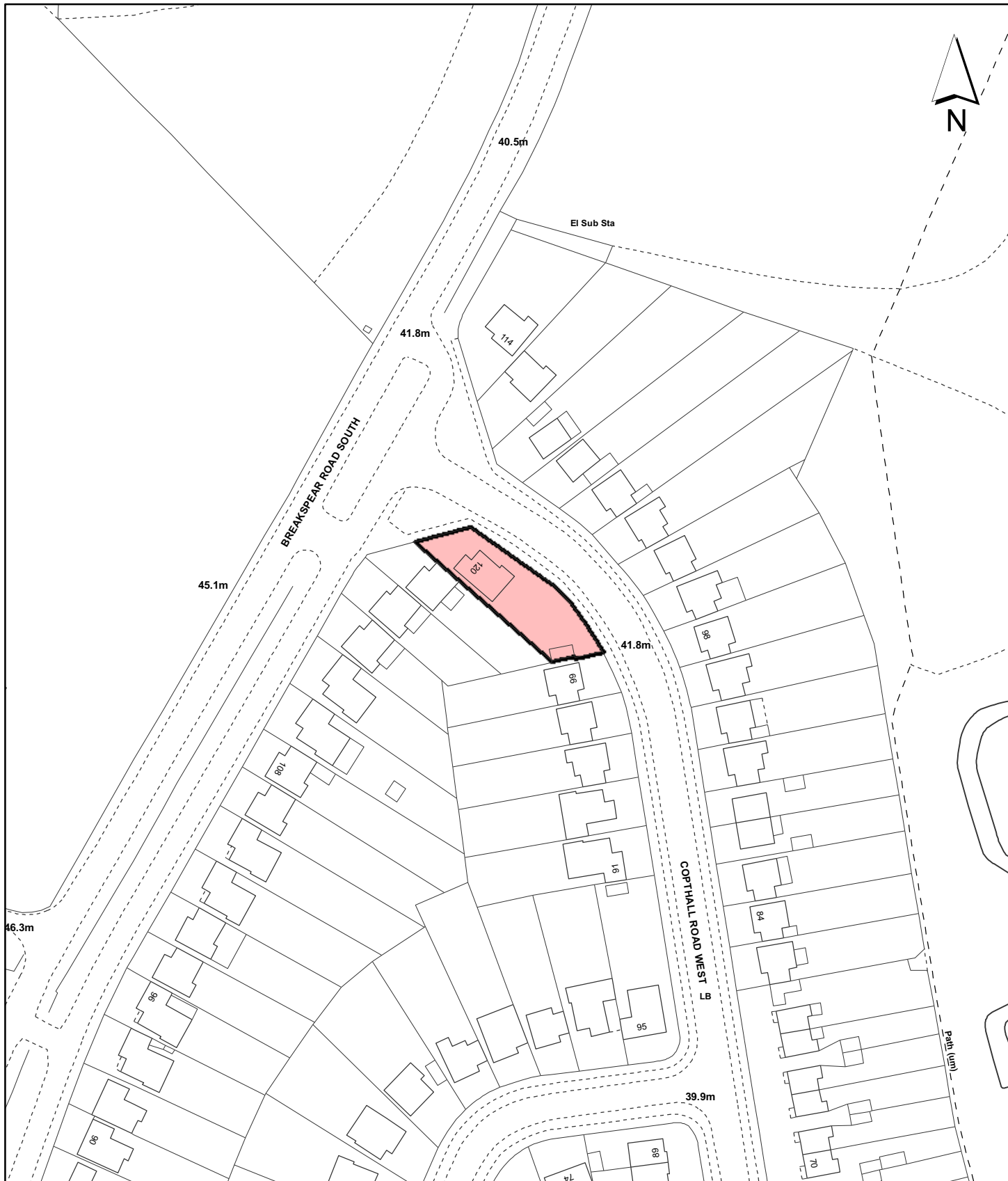
BEFORE

12 DEC 2011




AFTER





Notes

 Site boundary

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Site Address

**120 Breakspeare Road South
 Ickenham**

Planning Application Ref:

13019/APP/2011/3019

Planning Committee

North Page 132

Scale

1:1,250

Date

**April
 2012**

**LONDON BOROUGH
 OF HILLINGDON**
 Planning,
 Environment, Education
 & Community Services

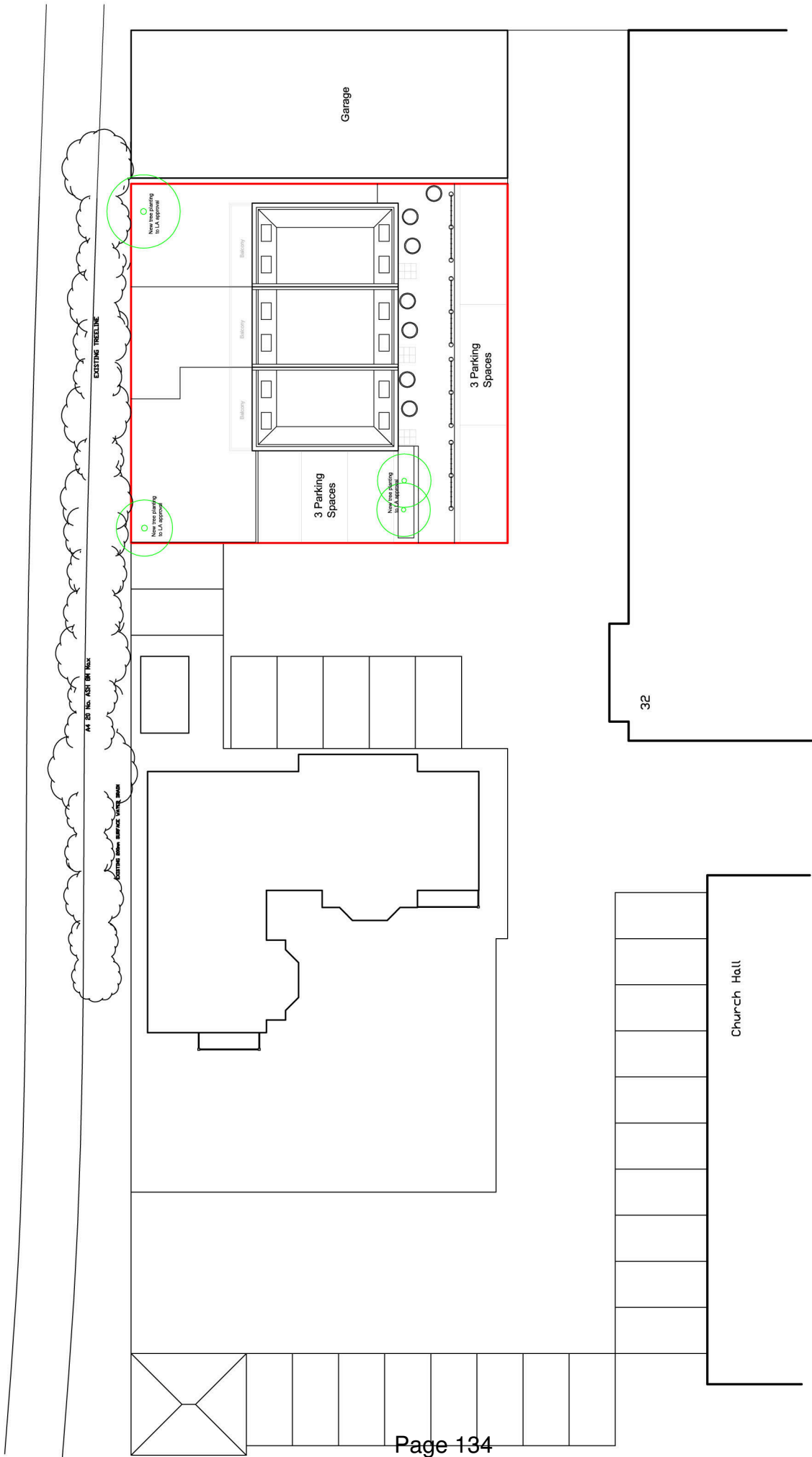
Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



HILLINGDON
 LONDON



A	DESIGN REVISED 01/02/2012
B	Proposed tree's labelled 22/02/12



SITE PLAN

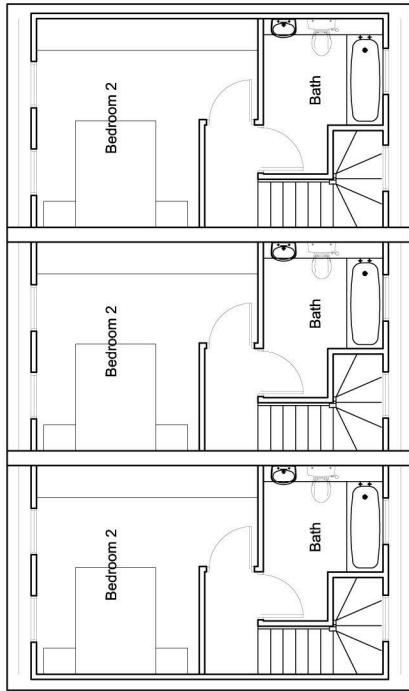
REVISION	B
Dwg. No.	11/2607/1B
Scale	1:200
Date	17/08/11
Drawn by	A.Smith

THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Eborake Pinner Middlesex HA5 2EW Tel. 0208 868 1333

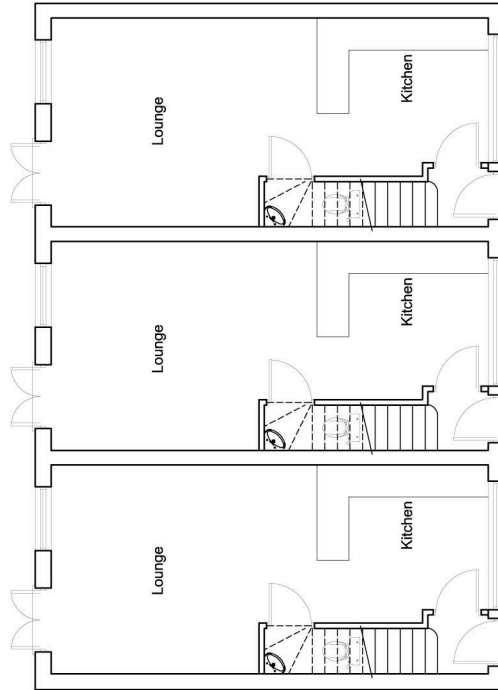


Scale Bar	0 1 2 3 4 5 6 7 8 9 10 Metres
1:200 @ A3	

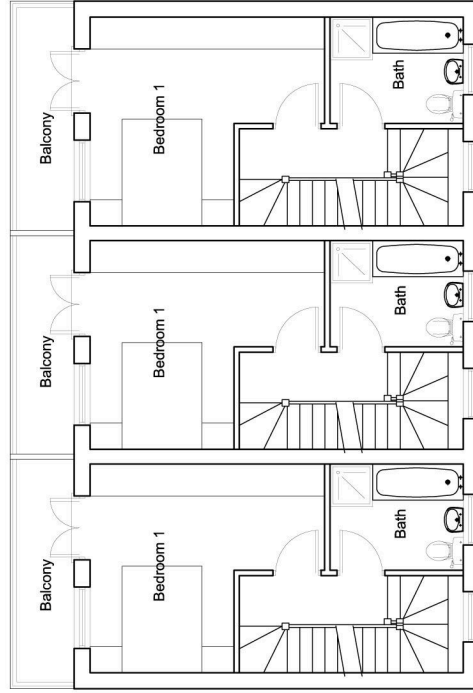
LAND OFF FORGE LANE, NORTHWOOD, MIDDX.



Loft floor plan



Ground floor plan



First floor plan

FLOOR PLANS

LAND OFF FORGE LANE,
NORTHWOOD, MIDDX.



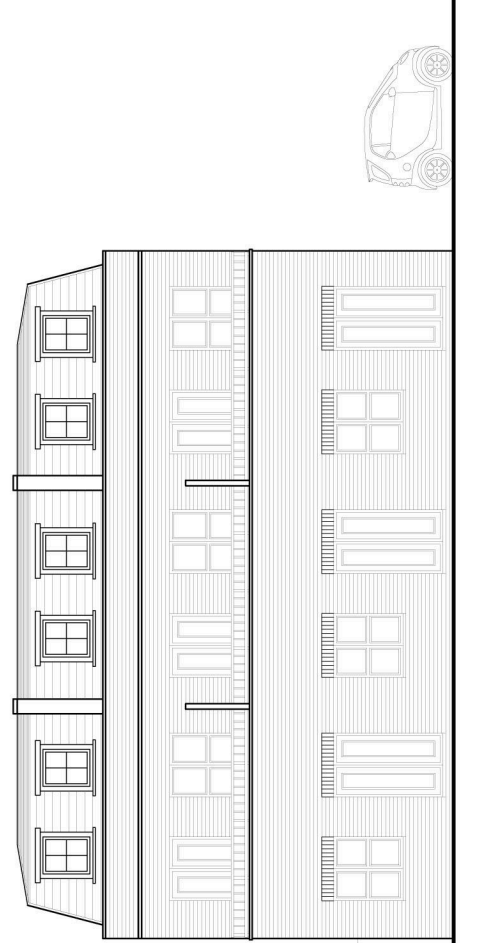
THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Epsom, Surrey, Middlesex, HA5 2EW Tel. 0208 868 1333

REVISION	Dwg. No. 11/2607/2 A
A	Scale 1:100
	Date 17/08/11
	Drawn by A.Smith



North Elevation

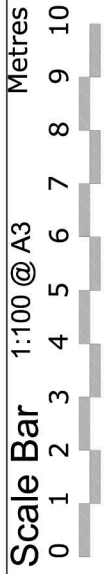
South Elevation



West Elevation

ELEVATIONS

LAND OFF FORGE LANE,
NORTHWOOD, MIDDX.



THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Epsom, Surrey, Middlesex HA5 2EW Tel. 0208 868 1333

REVISION	Dwg. No. 11/2607/4A
A	Scale 1:100
	Date 17/08/11
	Drawn by A.Smith
	Checked by



East Elevation

STREET SCENE

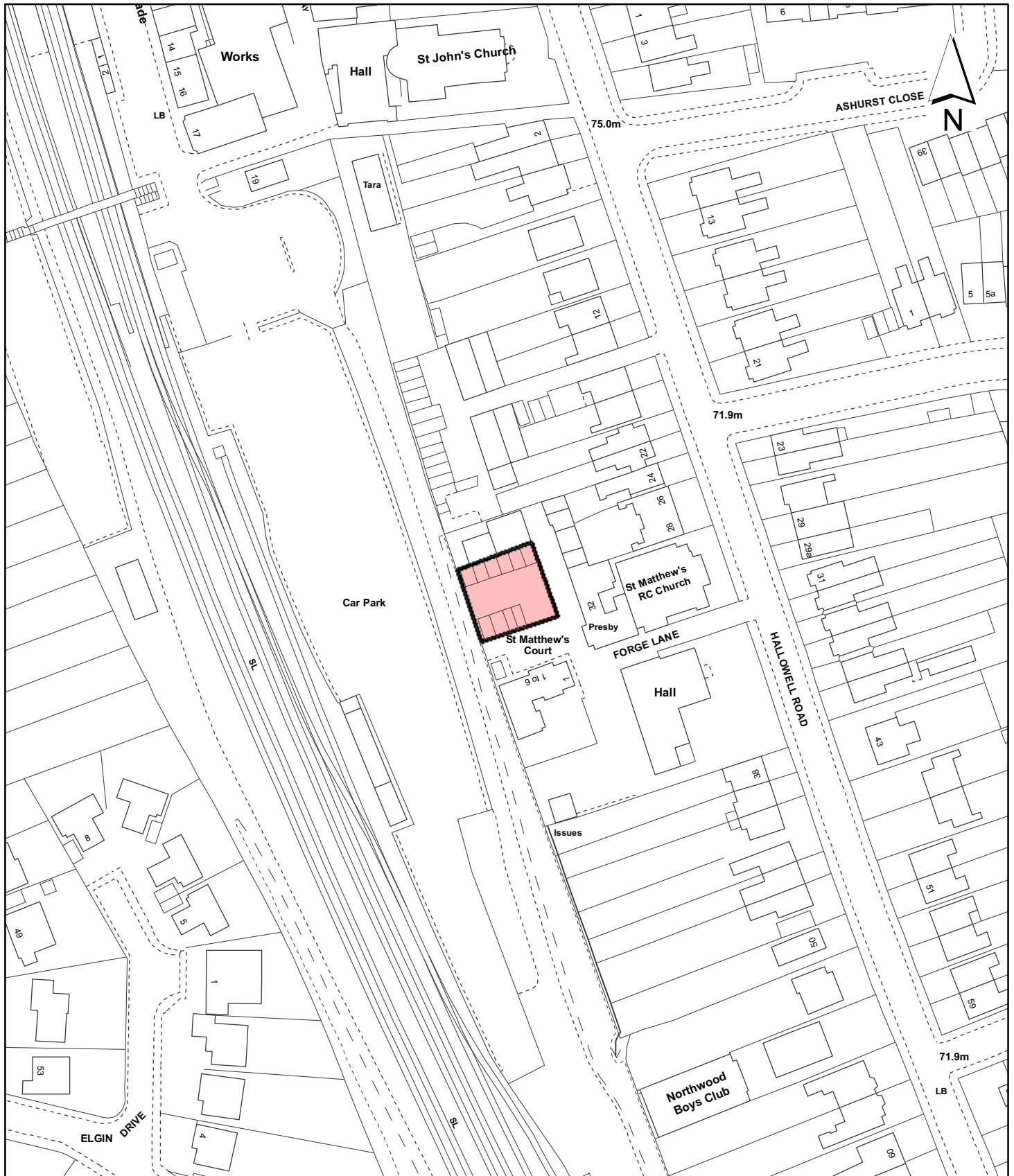
LAND OFF FORGE LANE,
NORTHWOOD, MIDDX.




THE GILLETT MACLEOD PARTNERSHIP
Chartered Architects & Town Planning Consultants
1 High Road Old Epsom, Surrey, Middlesex, HA5 2EW Tel. 0208 868 1333

Drg. No. 11/2607/3A
Scale 1:100
Date 17/08/11
Drawn by A.Smith

REVISION
A



Notes

 Site boundary

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Site Address

**Land rear of St. Matthews Church
Forge Lane
Northwood**

Planning Application Ref:

62125/APP/2012/281

Planning Committee

North Page 138

Scale

1:1,250

Date

**April
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 19 GROVE ROAD NORTHWOOD

Development: Part two storey, part single storey rear extension incorporating a basement level, single storey side/front extension, front porch, conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights involving alterations to existing elevations and patio, stairwell and lightwell to the rear

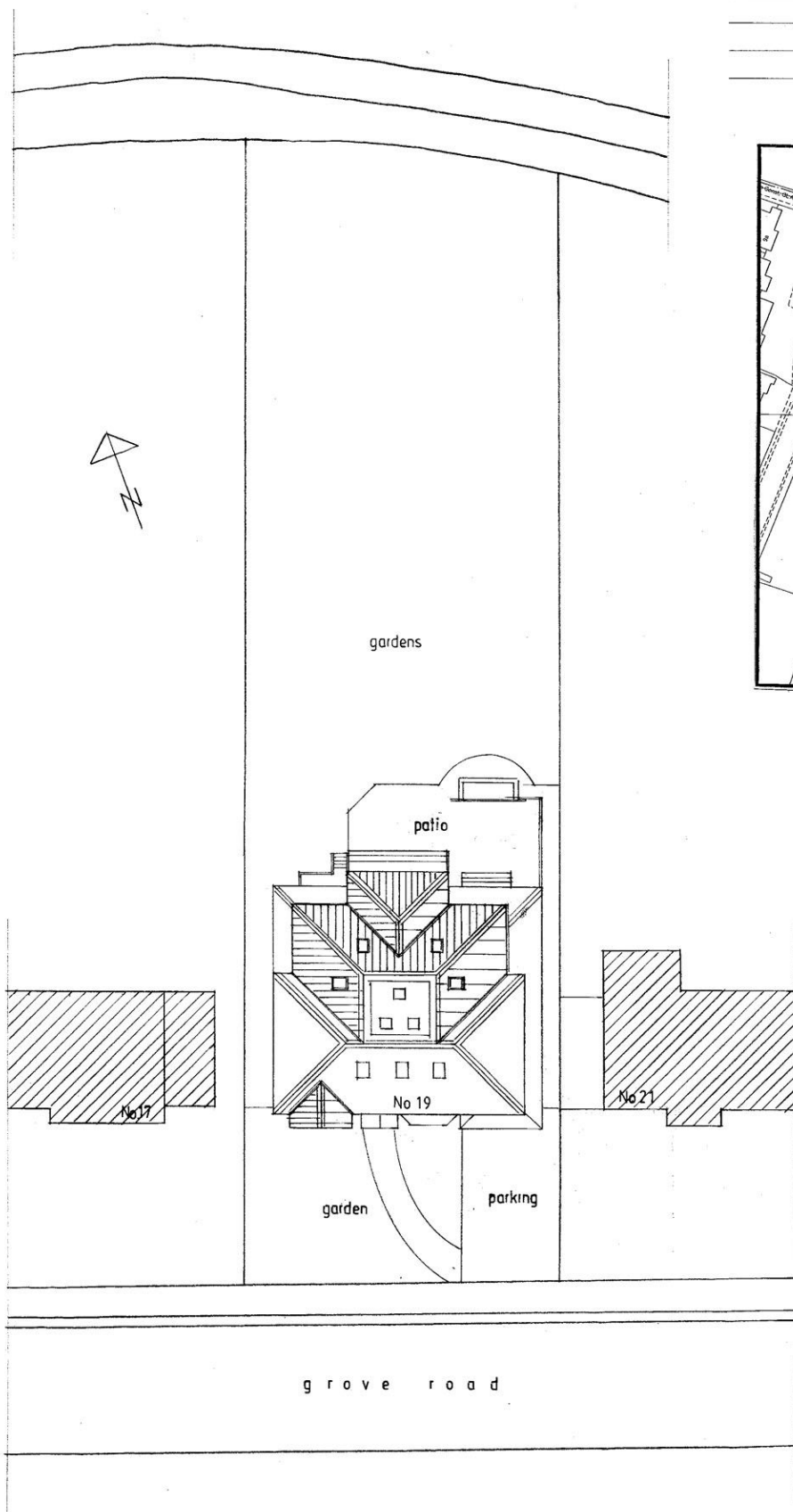
LBH Ref Nos: 27846/APP/2012/226

Date Plans Received: 31/01/2012

Date(s) of Amendment(s): 15/03/2012

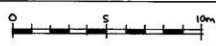
Date Application Valid: 31/01/2012

REVISION	DATE	NOTE
A	Mar 12	patro design amended



SITE LOCATION 1:1250

SITE LAYOUT | ROOF PLAN

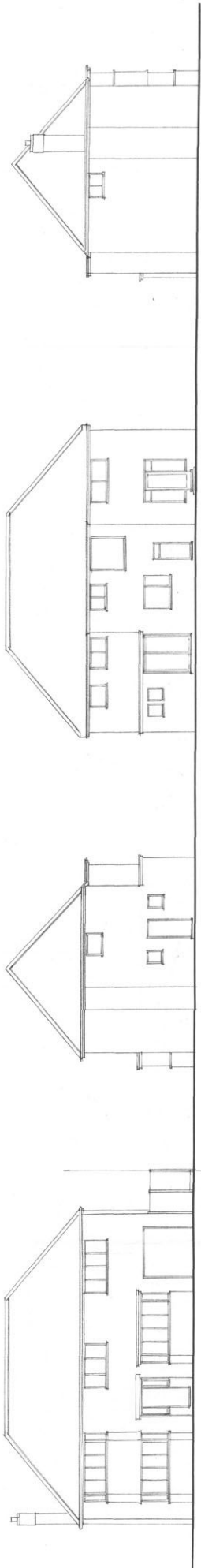


homeplans

Church Gardens, Church Hill, Harefield, Middlesex UB9 6DU
 T: 01895 822488 F: 01895 822488
 E: patrickathomeplans@btinternet.com



CLIENT: MR & MRS BROWN		DRG NO: 1480 21
PROJECT: 19 GROVE ROAD NORTHWOOD		
TITLE: DESIGN PROPOSAL SITE LAYOUT LOCATION		DATE: JAN . 2012
SCALE: 1: 200 AT A2	DRAWN: QAB	

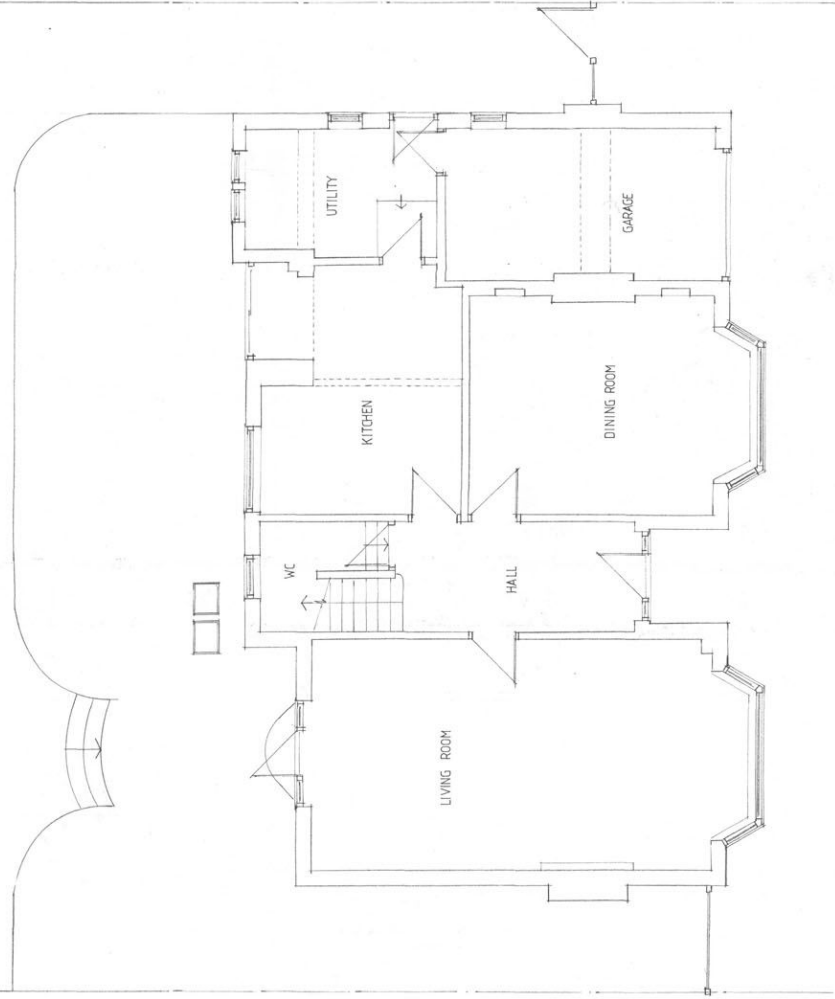


FRONT VIEW

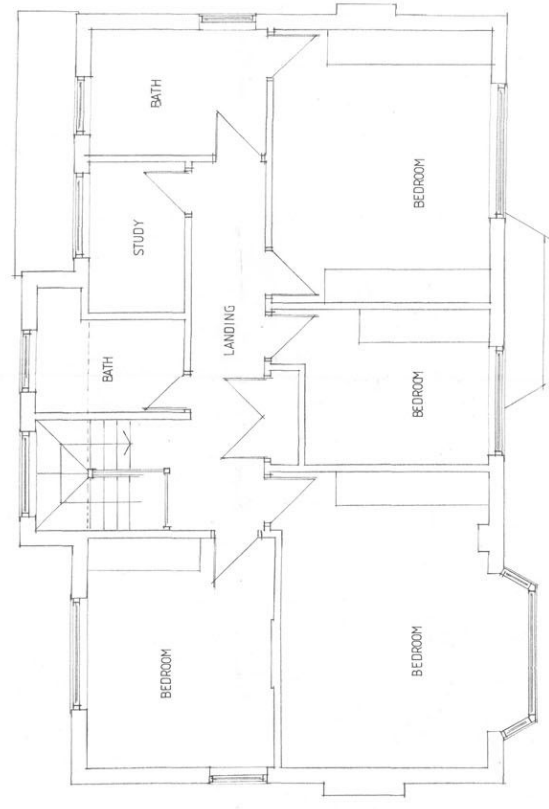
SIDE VIEW

REAR VIEW

SIDE VIEW



GROUND FLOOR PLAN



FIRST FLOOR PLAN

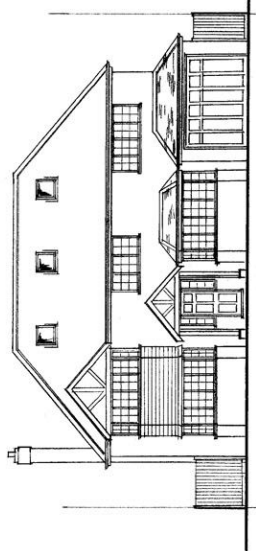
UNIVERSITY OF HULL
RECEIVED
31 JAN 2012
PLANNING & TRANSPORTATION
GROUP

Home Plans
 Church Gardens, Church Hill, Sheffield, Middx. S10 9DQ
 Tel & Fax: 01895 822488

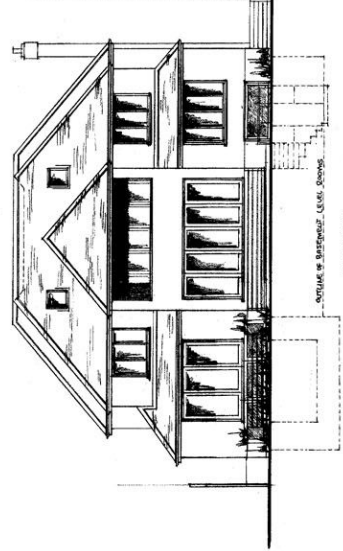
CLIENT: MR & MRS BROWN
 PROJECT: 19 GROVE ROAD
 NORTHWOOD

date: AUG 09 drawn: [Signature]
 scale: 1:50, 1:100
 Dwg. No: 148011
 EXISTING BUILDING

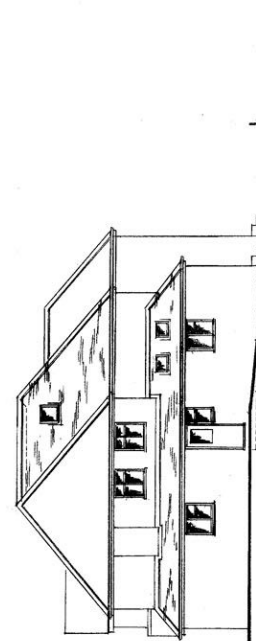




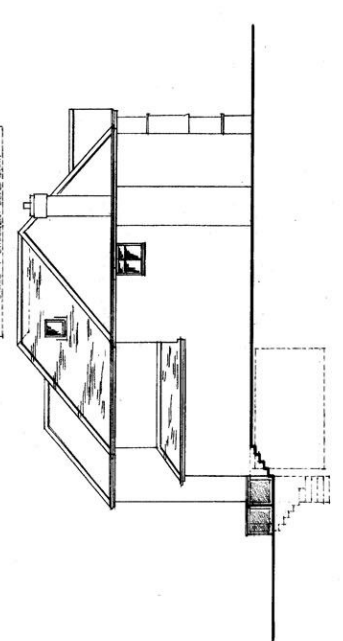
FRONT VIEW



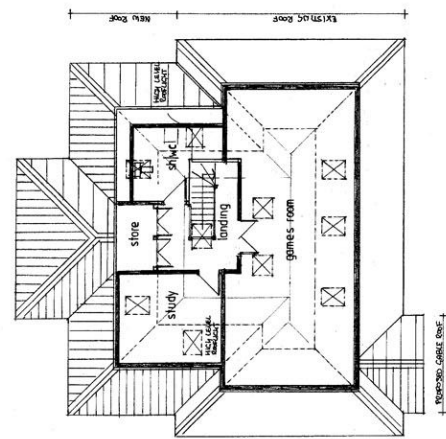
REAR VIEW



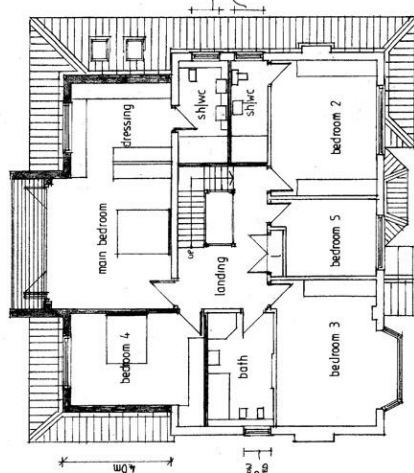
SIDE VIEW TO NO.21



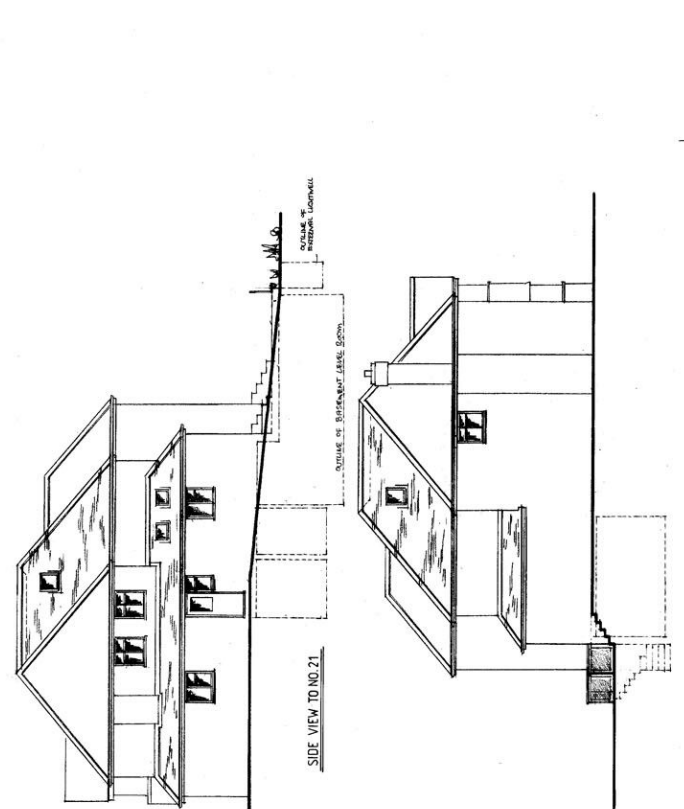
SIDE VIEW TO NO.17



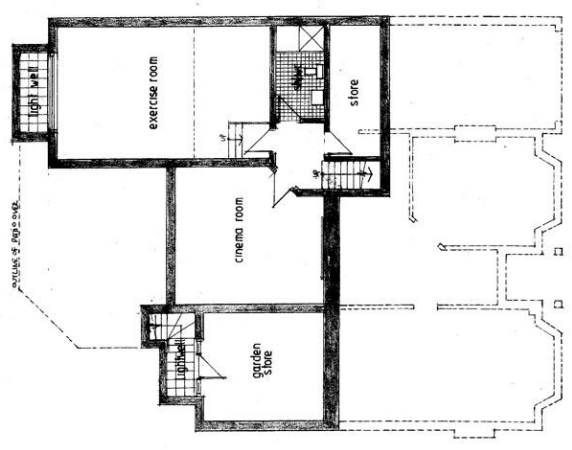
ATTIC LEVEL PLAN
(new work shaded)



FIRST FLOOR PLAN
(new work shaded)



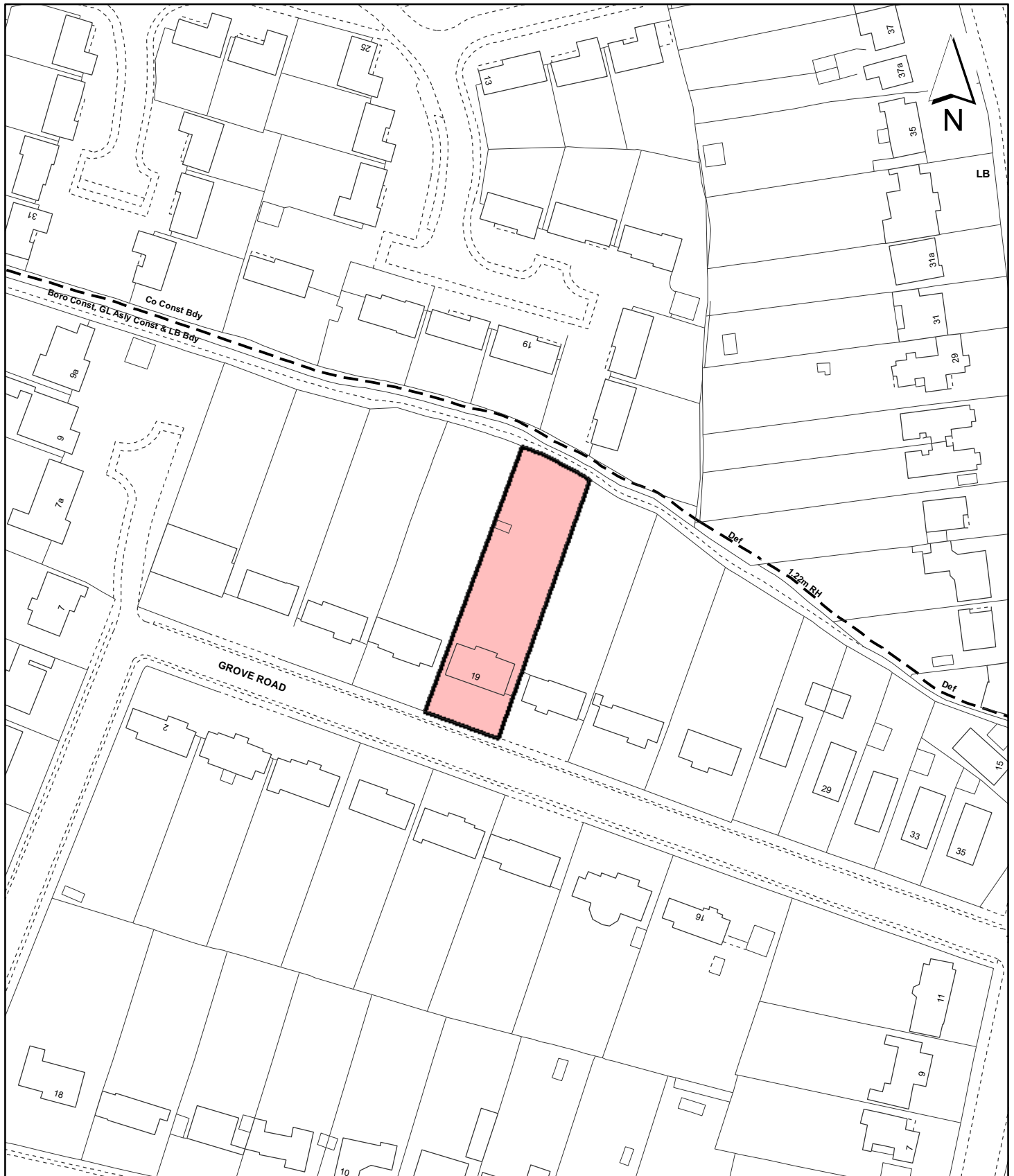
GROUND FLOOR PLAN
(new work shaded)




BASEMENT LEVEL PLAN
(new work shaded)

homeplans
 CHURCH GARDENS, CHURCH HILL, HAREFIELD, MIDDLESEX UB8 8DU
 T: 01895 822488 F: 01895 822488
 E: patrick@homeplans.co.uk

CLIENT: MR & MRS BROWN
 PROJECT: 19 GROVE ROAD NORTHWOOD
 TITLE: DESIGN PROPOSAL FLOOR PLANS & ELEVATIONS
 DATE: JAN. 2012 SCALE: 1:100 AT A1 DRAWN: [Signature]
 DRG NO: 1460120



Notes

 Site boundary

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Site Address

**19 Grove Road
 Northwood**

Planning Application Ref:
27846/APP/2012/226

Planning Committee
North Page 143

Scale
1:1,250

Date
**April
 2012**

**LONDON BOROUGH
 OF HILLINGDON**
 Planning,
 Environment, Education
 & Community Services
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



Report of the Head of Planning & Enforcement Services

Address REAR OF 64-66 HALLOWELL ROAD NORTHWOOD

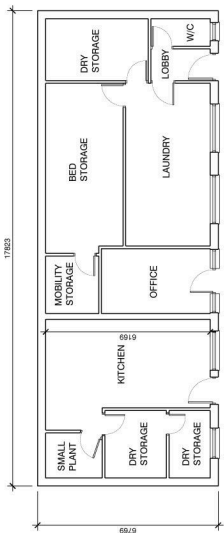
Development: Change of use of the existing ancillary outbuilding to 4 x 1-bed residential care units, to include alterations to elevation

LBH Ref Nos: 2200/APP/2011/2927

Date Plans Received: 01/12/2011

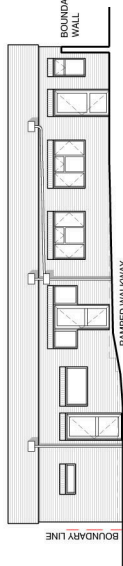
Date(s) of Amendment(s):

Date Application Valid: 09/12/2011

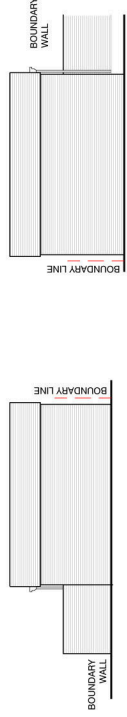


RAMPED WALKWAY SEE ELEVATION

EXISTING LAYOUT PLAN - 1:100

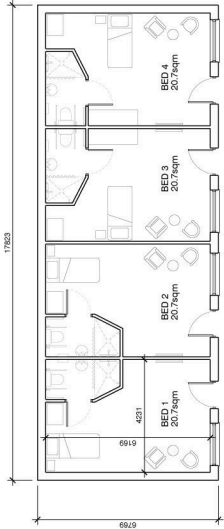


1-1 EXISTING FRONT ELEVATION - 1:00



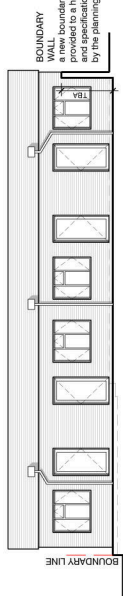
2-2 EXISTING SIDE ELEVATION - 1:100

3-3 EXISTING SIDE ELEVATION - 1:100

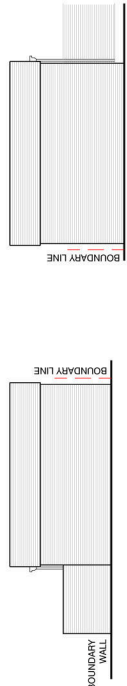


PROPOSED LAYOUT PLAN - 1:100

The proposed specific specifications to be used for the ramped walkway are to be 10.12.6 double glazing or equivalent to achieve 35db RRAwL, indicated in the required by the planning authority. Note: Assessment report no 11229-H1



1-1 PROPOSED FRONT ELEVATION - 1:100



2-2 PROPOSED SIDE ELEVATION - 1:100

3-3 PROPOSED SIDE ELEVATION - 1:100



PROPOSED SITE PLAN 1:200

Notes
Do not scale, use figured dimensions only.
All dimensions to be verified on site prior to the construction of the building.
All dimensions to be reported to the planning authority.
This drawing is to be read in conjunction with all other relevant information.
This drawing is copyright © of DWA Architects Ltd.

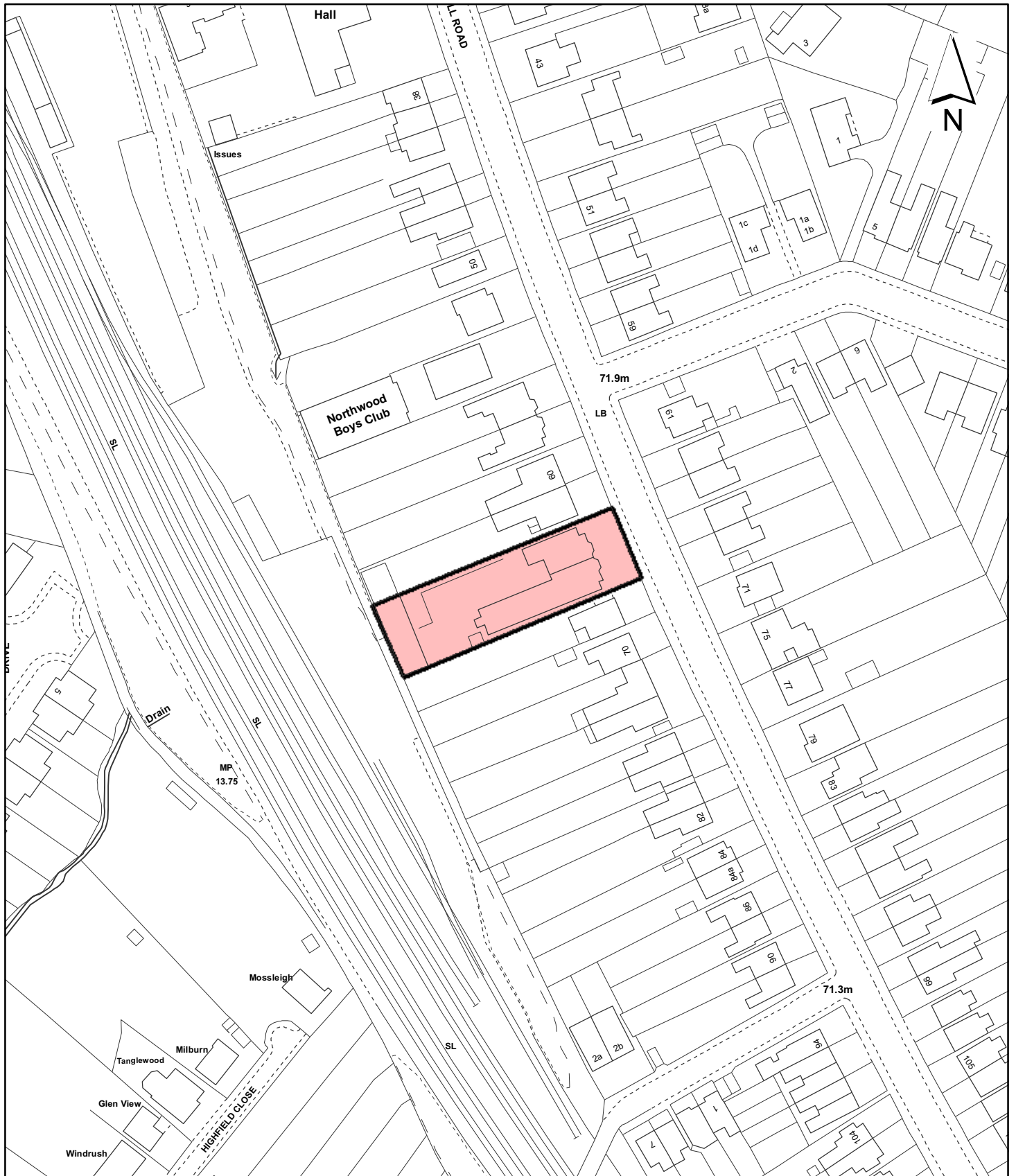
Date	Revision	Description
A	18.11.11	Drawing updated with correct dimensions and annotations for planning submission and site plan added.
B	28.11.11	Notes added.


DWA ARCHITECTS
DWA

100, Ashfield, Ltd
100, Ashfield Street
100, Ashfield Street
100, Ashfield Street
100, Ashfield Street
100, Ashfield Street
100, Ashfield Street
100, Ashfield Street
100, Ashfield Street
100, Ashfield Street

Client: Ventry Residential
Project: Proposed Conversion of Existing Ancillary Building into 4no Assisted Living Units
Drawing Title: Existing and Proposed Floor Plans, Elevations & Site Plan

Scale: 1:100 @ A1
Date: Nov 2011
Drawn by: DJR
Checked by:
Job No: V1201
Drawing No: 01
Rev: B



Notes
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Site Address Rear of 64 - 66 Hallowell Road Northwood	
Planning Application Ref: 2200/APP/2011/2927	Scale 1:1,250
Planning Committee North	Date April 2012
Page 146	

LONDON BOROUGH OF HILLINGDON
 Planning,
 Environment, Education
 & Community Services
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 5 POPLARS CLOSE RUISLIP
Development: Single storey side/rear extension.
LBH Ref Nos: 61775/APP/2011/1204

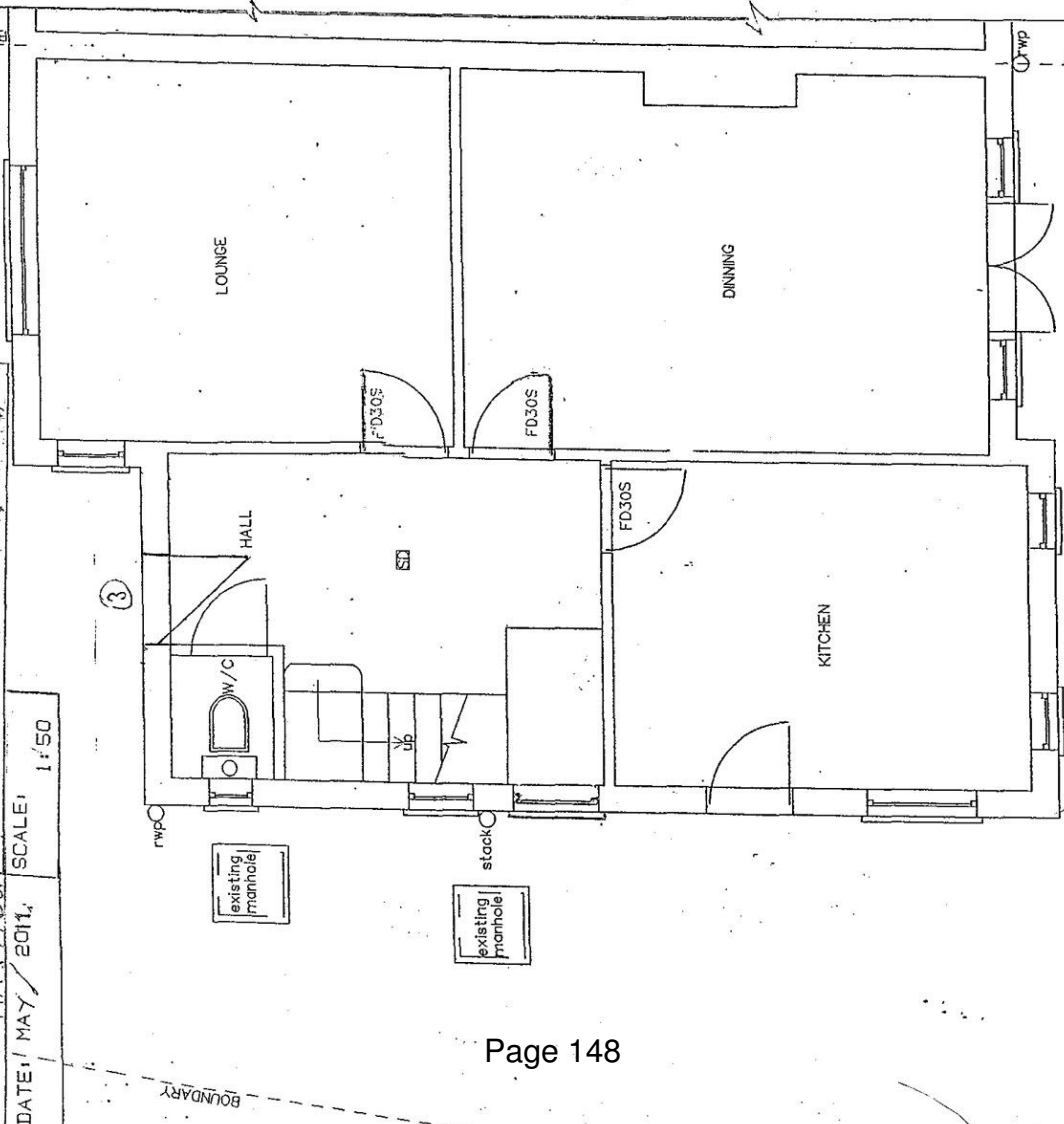
Date Plans Received:	19/05/2011	Date(s) of Amendment(s):	25/11/2011
Date Application Valid:	01/06/2011		05/01/2012

Atty to Ms. Charlotte Spencer (Only Tech) of Hobbins & Dean Team Ref: G1775 11/11/2011/1204.
 Amended Plan of 29/05/2011.

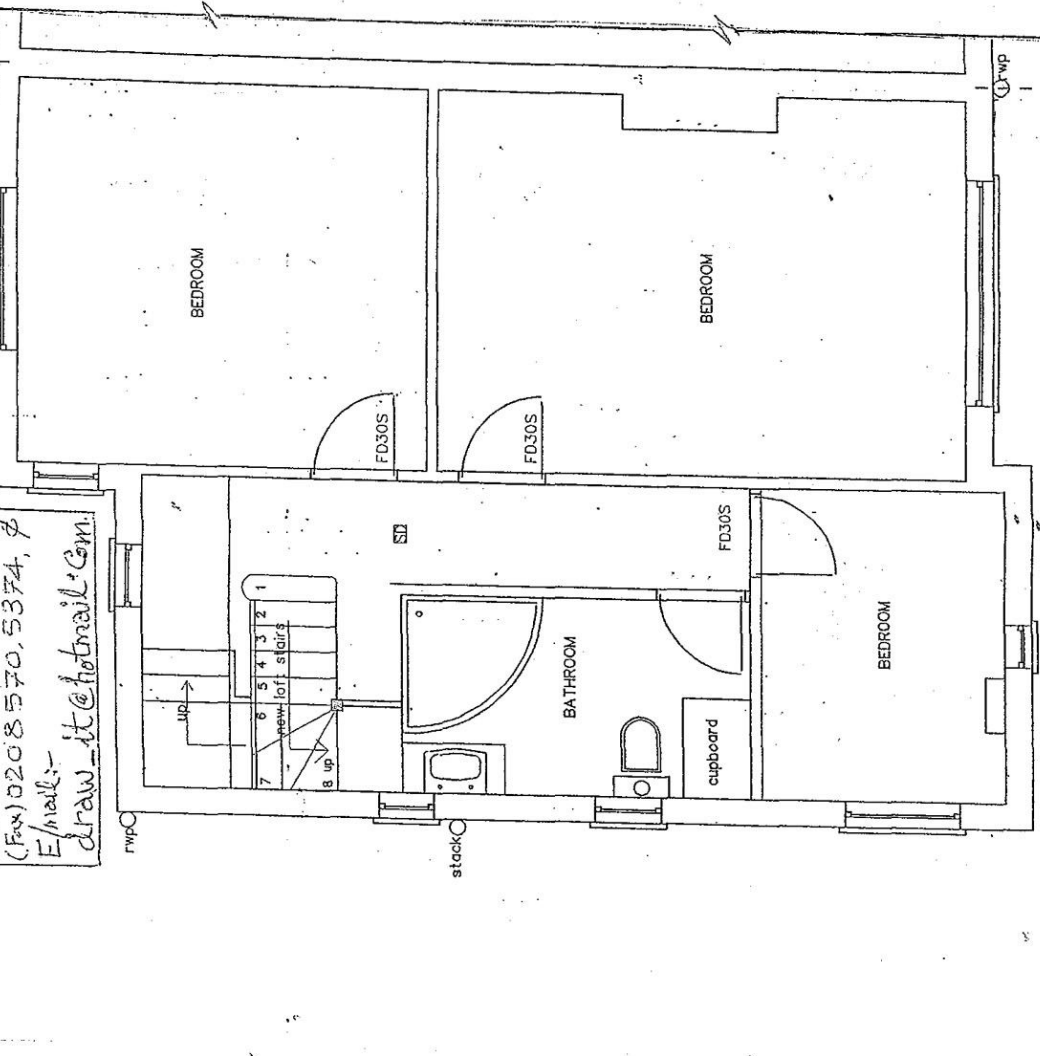
CLIENT: MR. VASIL SHAIKH,
 5 POPLARS CLOSE,
 RUISLIP,
 HARRROW,
 HA4 7BU
 DATE: MAY 2011, SCALE: 1:50
 TITLE EXISTING ALL,
 PLANS:
 Sheet #:- S-1, of S-6
 DRAWING NO: 0634, Rev: 1/A.
 FRONT

Agent: MR. MONEY QADRI,
 (M) 079 49035715 AND,
 (F) 0208 570 5374, &
 E/mail:-
 draw-it@hotmail.com.

PROJECT: PROPOSED SINGLE (S-1) STOREY AT REAR & SIDE EXTENSION.



(1:50). EXISTING GROUND FLOOR PLAN.



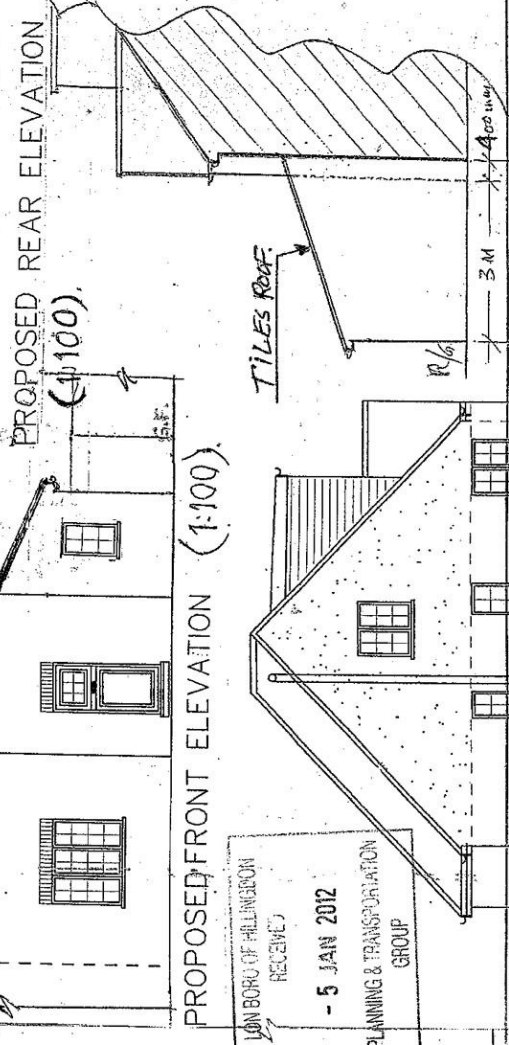
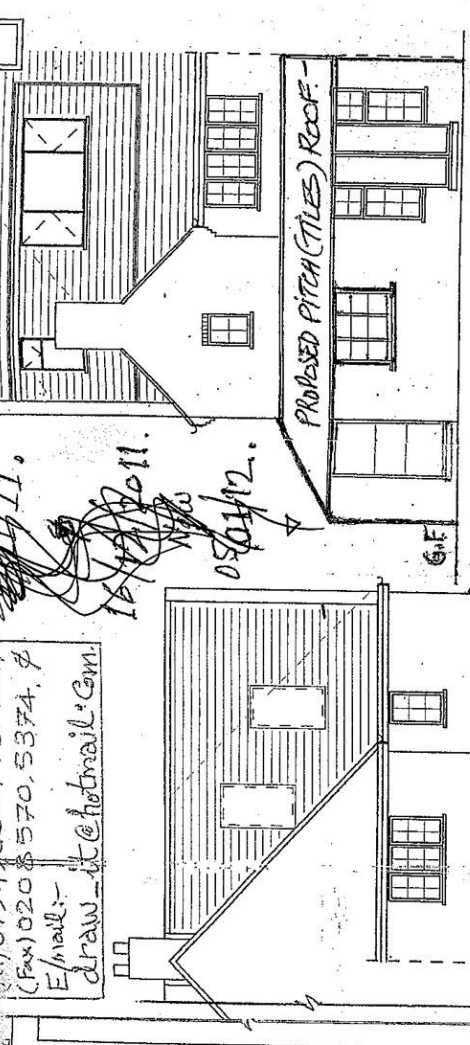
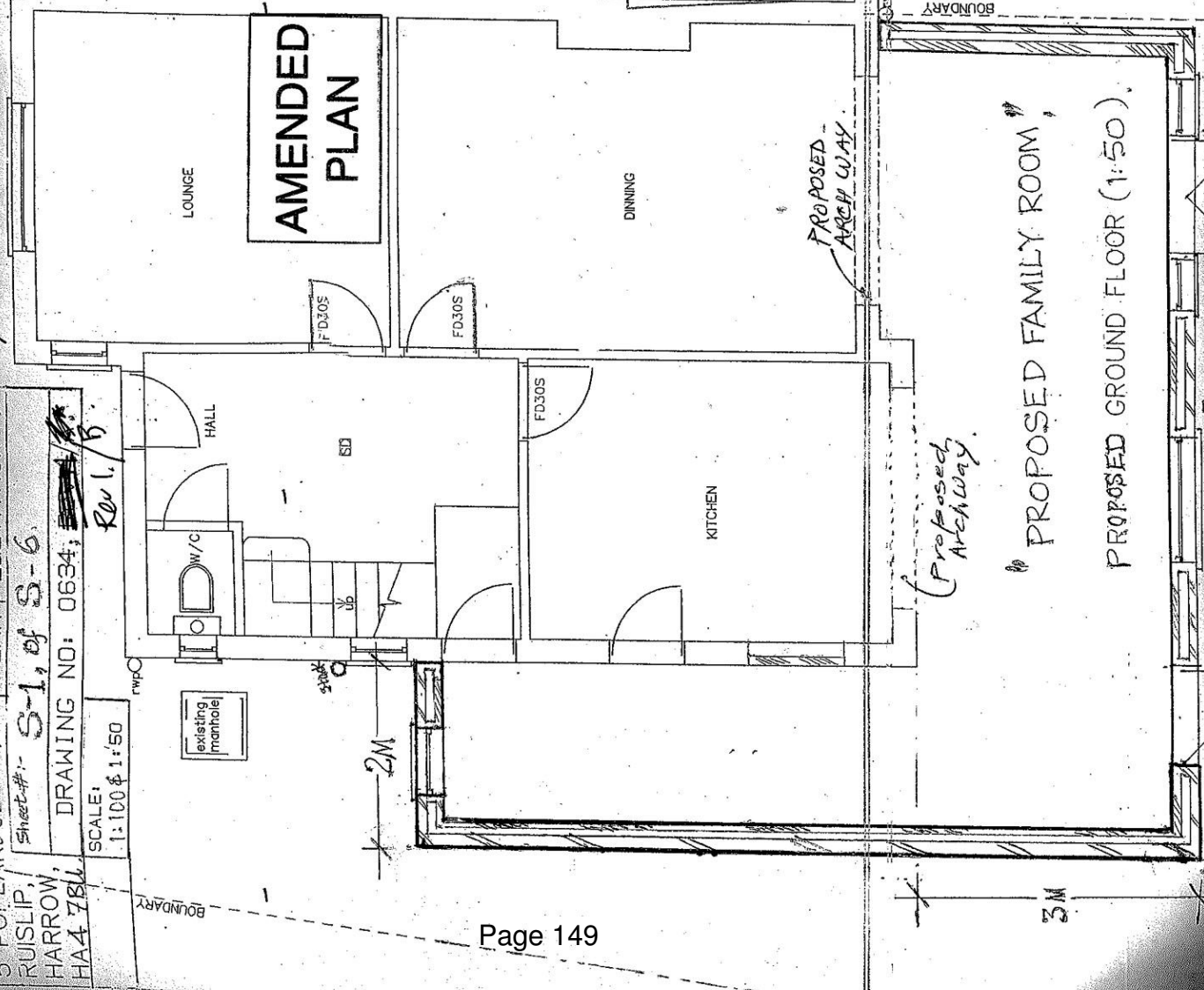
(1:50). EXISTING FIRST FLOOR PLAN.

Ref: 61775/APP/2011/1204
 MR. VASIL SHAIKH,
 5 POPLAR CLOSE,
 RUISLIP,
 HARROW,
 HA4 7BL

MR. G. G. GWYNNE
 of L.B.O. HILLINGDON

Ref: 61775/APP/2011/1204
 MR. VASIL SHAIKH,
 5 POPLAR CLOSE,
 RUISLIP,
 HARROW,
 HA4 7BL

Sheet #:- S-1, of S-6
 DRAWING NO: 0634;
 SCALE: 1:100 & 1:50
 Rev 1/B



Agent: MR. MONEY QADRI.
 (M) 07949035715 AND
 (FAX) 020 8570 5374. &
 E/mail:-
 draw_it@hotmail.com.

16/1/11.
 05/1/12.

Note

PROPOSED SIDE ELEVATION (1:100).
 *Project # SINGLE STOREY AT SIDE AND -
 - AT REAR EXTENSION.

(S-4)

DATE: MAY / 2011, SCALE: 1:50	
TITLE: " PROPOSED AT "	
FIRST/FIRPLAN.:	
Sheet#:- S-4 of S-6.	
DRAWING NO: 0634, Rev: 1/A.	

" Ref: 61775/APP/2011/1204 "

" Atty, MR. JONATHAN DOE. "

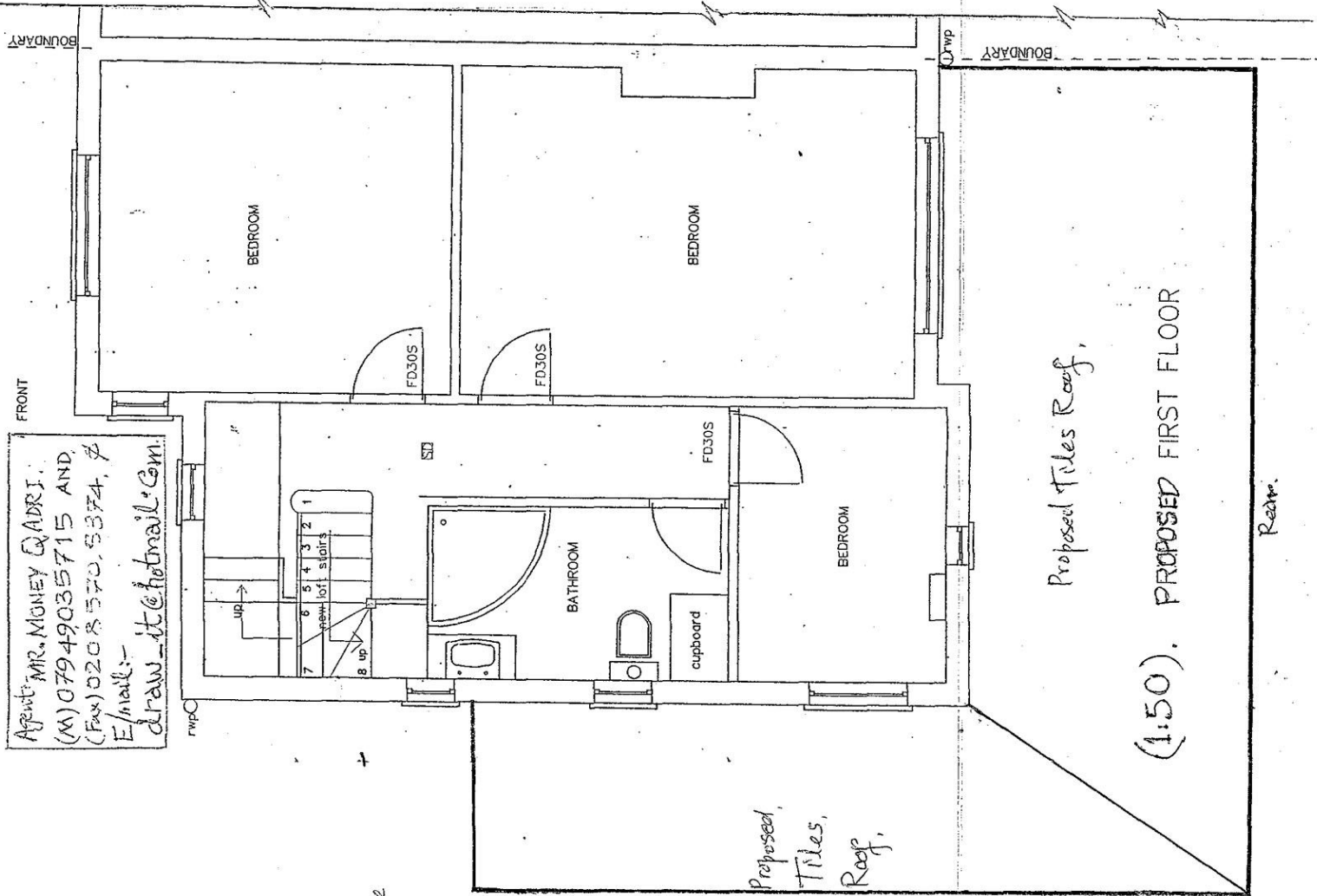
(Case officer), of,
L.B.O. HILLINGTON,

" Amended Says " at,
" 22/11/2011 "

V

AMENDED PLAN

Agent: MR. MONEY QADRI.
(M) 079 490 35715 AND
(FAX) 020 8 570 5374, &
E/MAIL:-
draw-it@hotmail.com.



NOTES

All dimensions to be checked on site and not to be scaled from drawings.
All finishing materials to match existing.
The contractor to ensure the works are inspected and completed to the satisfaction of L.A.
These drawings has been produced for planning purposes only. Compliance with Building Regulation is not to be assumed.
Appropriate Party Wall Notice under the PARTY WALL 1996 ACT must be served on adjoining owners prior to commencement of the building works.

Agents:-
MR. MONEY QADRI.
(M) 079 490 35715,
(F) 020 8 570 5374 (only),
and E/MAIL:-
draw-it@hotmail.com

Project Title
SINGLE STOREY REAR & SIDE
EXTENSION.

Project Address
5, POPLAR CLOSE,
RUISLIP,
HA4 7BU.

Drawing Title
1st/PROPOSED/EIR/PLAN.

Date 15th MAY / 2011.

Dwg No. 0634, Rev: 1/A.

Scale 1:50
LONDON
HITTINGHAM, S.6.
RECEIVED

25 NOV 2011
PLANNING & COMMUNITY SERVICES

CLIENT: MR. VASIL SHAIKH,
5 POPLAR CLOSE,
RUISLIP,
HARROW,
HA4 7BU

TITLE EXISTING SITE,
PLAN & ELEVATIONS.

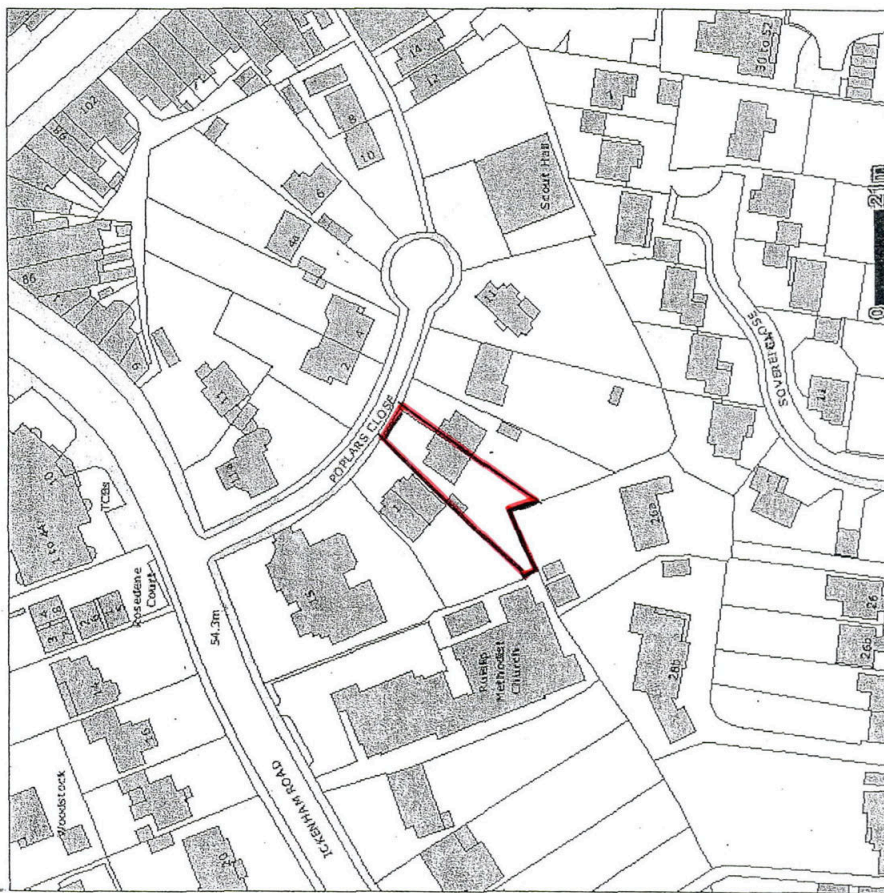
Sheet #:- S-1, of S-6.

DRAWING NO: 0634, Rev:1/A.

DATE: MAY / 2011.

SCALE: 1:100

Project- PROPOSED SINGLE
STOREY AT SIDE AND,
REAR EXTENSIONS.



Legend

5 POPLARS CLOSE
RUISLIP
MIDDLESEX HA4 7BU

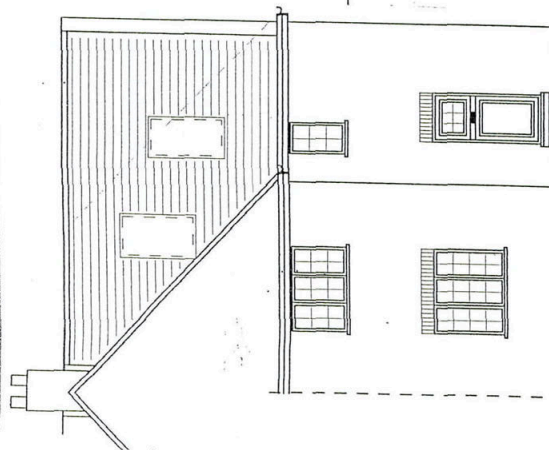
Map Information

Approx. Scale: 1:228

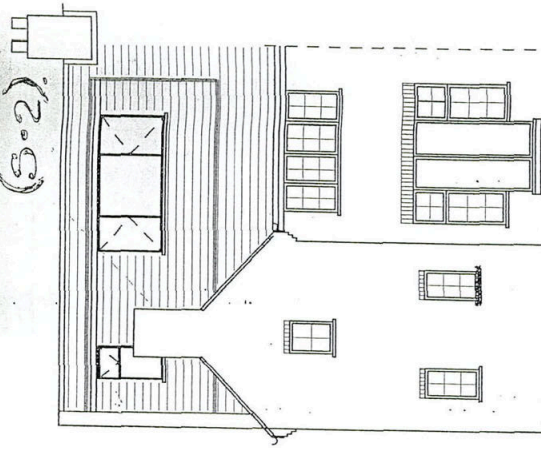
Date of Print: 14.6.2006

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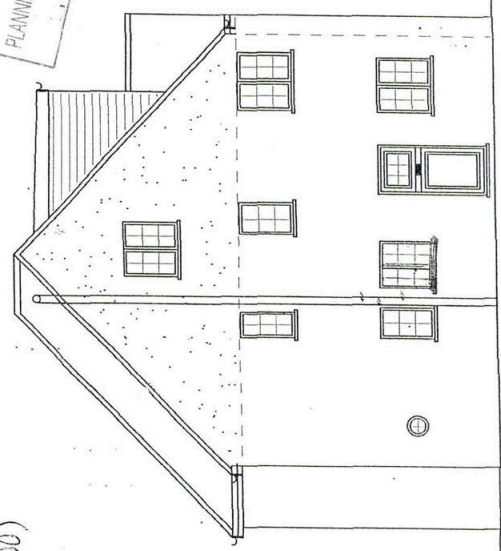
Agent: MR. MONEY QADRI,
(M) 079 49035715 AND,
(Fax) 020 8570 5374, &
E/mail:-
draw_it@hotmail.com.



EXISTING FRONT ELEVATION
(1:100)



EXISTING REAR ELEVATION
(1:100)



EXISTING SIDE ELEVATION
(1:100)

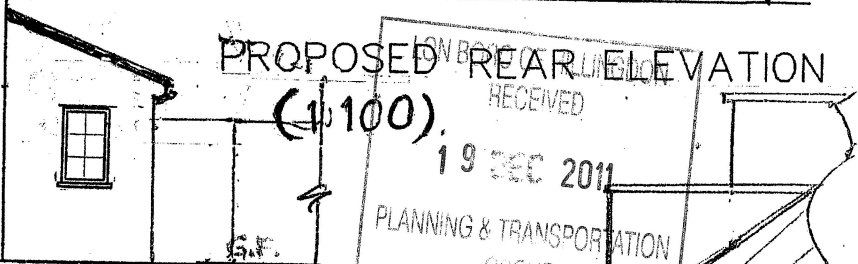
LONDON BOARD OF HILLINGDON
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19 MAY 2011
PLANNING & TRANSPORTATION
GROUP

"Add to MR. J. DOE (c/office) Ref: 61775/APP/2011/1204 L. B.O. Hillingdon
Amended Dwgs at - (S.3)

Agent: MR. MONEY QADRI.
(M) 07949035715 AND
(Fax) 02085705374, &
E/mail:-
draw_it@hotmail.com.

22/11/11.

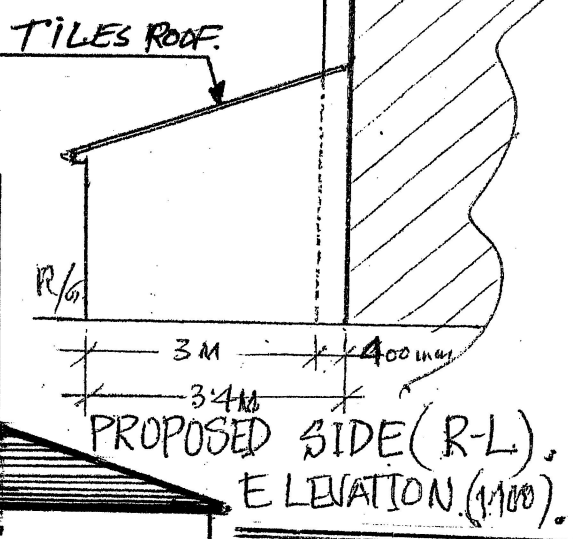
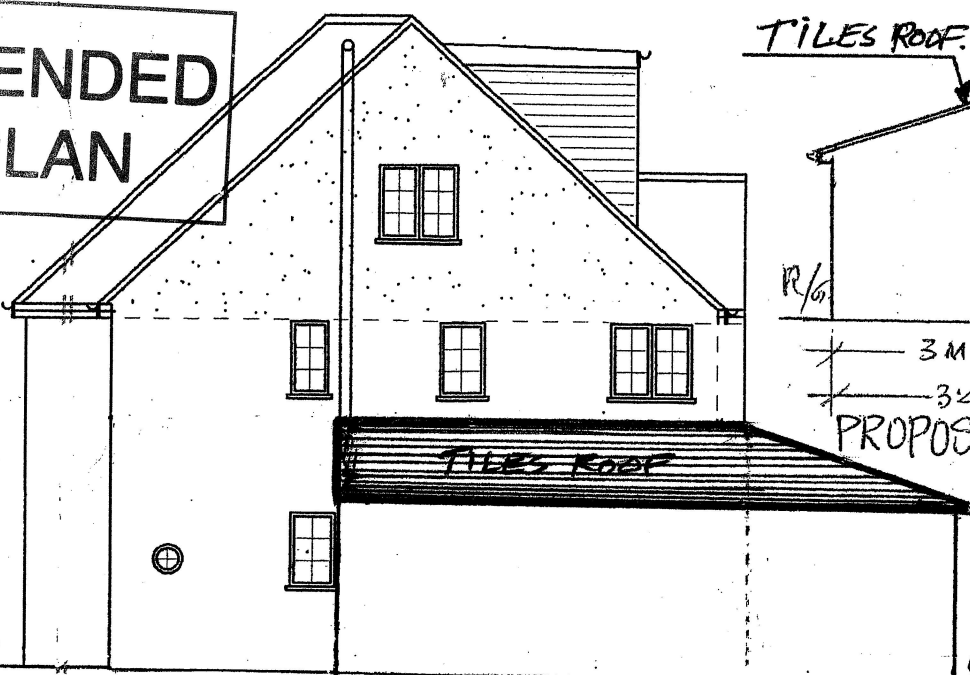
16/12/2011.



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PROPOSED FRONT ELEVATION (1:100)

AMENDED PLAN



G.F.

G.F.

Note

PROPOSED SIDE ELEVATION (1:100)

"Project SINGLE STOREY AT SIDE AND -" at 16/12/2011.
- AT REAR EXTENSION
Page 152N
Thanks - money/Q

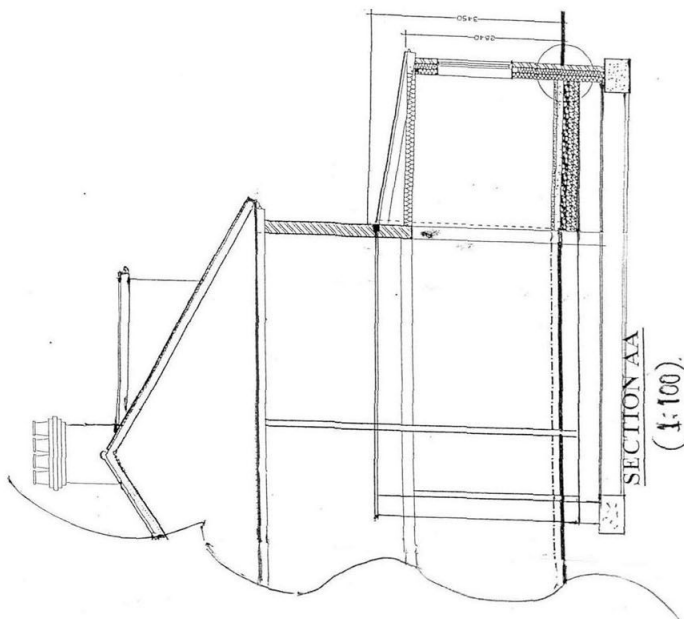
SPECIFICATION

- This drawing is to be read in conjunction with: Specifications, manufacturer's product information and Bills of quantities if issued
- The contractor is to check & verify all figured dimensions prior to commencement of works, any discrepancies notify the designer
- Structural steel designed to BS 5950, Part 1, 2000 steel beams to be coated with a fire retardant intumescent paint, applied to provide a minimum of 1/2 hour fire protection.
- Stairs: Clear headroom from landing/pitch line to be 2m min. Rise 220mm max. Going 220mm max. nosing overhang 16mm min. angle of pitch 42 degrees or less. Tapered treads of equal length on new stairs measured at centre point of step to be not less than goings of straight flight. Handrail on flight to 900mm min. from pitch line also 900mm on landing. Balusters are to be positioned so a 100mm sphere cannot be passed through at any point. NB: Staircase manufacturer to check site dimensions prior to manufacture.
- New plumbing to be installed as per BS 5572 - Code of Practice for Sanitary pipe work. WC pan: 75mm dia. Trap & 50mm dia depth of seal. Wash basin: 32mm & 75mm respectively. Shower: 40mm & 50mm respectively.
- SD denotes mains operated smoke detector, interlinked & have battery back up.
- All dimensions in metres unless otherwise indicated in = metres, & mm = millimetres
- All structural timber to be SC2 grade.
- All roof openings, dormer cheeks, internal stud walls & stairs opening in floor: Rafters & floor joists to be doubled up according to.
- Mineral wool seal to be fixed between all warm and cold roof constructions.
- Electrical Work: All electrical work required to meet the requirements of Part 'P' must be designed, installed, inspected & tested by a competent person. Prior to completion the council should be satisfied the Part 'P' has been complied with. This may require an appropriate BS 7671 electrical certificate to be issued for the work by a competent person.
- All floor & ceiling joists to have solid bridging @ bearing points and mid-span for spans between 2.5 to 4.5m, two rows of bridging equally spaced for spans over 4.5m
- All New Windows: To be designed to achieve a U-value of 1.8 or lower. Each habitable room is to have a window(s) with an opening equivalent to at least 1/20th of the total floor area. In addition provide a 8000 mm2 trickle vent and 4000mm2 to other rooms.
- Escape Roof Window: Velux type GHL - M08 or equivalent (0.78 x 1.4), set in roof @ a max. 1.7 from eaves. Cill height 0.6m min., 1.1m max. Flashing as per manufacturer's details.
- Roof Window - W1: Velux type CGL - M08 (0.78x1.4) centre pivot. Flashing as per manufacturer's details.
- Loft Toilet & Shower: Ventilation: Provide an air extractor capable of 1.5/sec to outside air
- Dormer cheeks & Face: 100 x 50 S/W studing @ 400mm C/C. 100 x 100 corner posts. Tiles matching existing hanging on tanalised battens on breather felt, on 12mm sheathing plywood, 90mm celotex insulation, 9.5mm foil-back plaster board + plaster skim. At junction of cheek & main roof provide code 4 lead sinkers & at junction of face & main roof provide code 4 lead flashing. Dormer Cheeks Fireproofing: Dormer cheeks lined with 6mm masterboard or equivalent if within 1m of boundary.
- Internal stud walls including stair-well to be formed using 100 x 50 S/W studing @ 400mm C/C with top & bottom plures & noggins and in filled with 100mm rock wool insulation or equivalent. 9.5mm plaster board + plaster skim.
- Dormer Floor: 22mm T&G chipboard on sized timber joists suspended from steel beams. 100mm rock wool to be suspended within new floor with chicken wire/netting. The new joists and supporting beams are to be set 25mm clear of existing ceiling joists. Floor board and insulation to be laid to the eaves interface. Moisture resistance flooring in toilet / shower area. T&G flooring to be screwed with occasional screw fixings to new joists to prevent squeaking. Timber joists designed in accordance with the Approved Document A - Floor joist span tables.
- Dormer Roof: Torch on mineral felt on torch on felt underlay on ventilated 3H felt layer on 50 x 200mm timber joists @ 400mm C/C. 150mm celotex with cross-ventilation between rafters and 12mm to U/S. 9.5mm foil-back plaster board plus plaster skim.
- Dormer Roof: Torch on mineral felt on torch on felt underlay on ventilated 3H felt layer on 115mm celotex tempcokebeck or equivalent on 50 x 200mm timber joists @ 400mm C/C. 9.5mm foil-back plaster board to U/S plus plaster skim.
- Ventilation to Proposed & Existing Roof: Air is to be introduced into roof via air gap (50mm) between U/S felt and insulation via a continuous 25mm eaves gap and a combined area equal to a continuous 5mm ridge gap.
- Doors: All internal doors in both ground & first floor to be self closing. Doors in loft to be self closing and to be half hour fire rated.
- Lighting: Provide a minimum of 1 energy efficient light fitting in loft/handling.

CONSTRUCTION (DESIGN and MANAGEMENT) REGULATIONS

It is the client's responsibility to make available all information to the contractor, with respect to Health and Safety including risks to the contractor on premises under the control of the client may be affected by the construction of the works and have any measures in place to control the works. The Contractor has a duty to perform risk assessments.

THE CLIENT MUST EMPLOY A PLANNING SUPERVISOR FOR CDM.



NOTES

All dimensions to be checked on site and not to be scaled from drawings.
 All finishing materials to match existing. The contractor to ensure the works are inspected and completed to the satisfaction of L.A.
 These drawings has been produced for planning purposes only. Compliance with Building Regulation is not to be assumed.
 Appropriate Party Wall Notice under the PARTY WALL 1996 ACT must be served on adjoining owners prior to commencement of the building works.

Agents:-
 MR. MONEY QADRI,
 (M) 07949035715,
 (F) 02085705374 (only),
 and E/maill.,
 draw-technical.com
 LOW BOARD OF WORK RECEIVED
 19 MAY 2011
 PLANNING & TRANSPORTATION

Project Title
 SINGLE STOREY REAR & SIDE EXTENSION.

Project Address
 5 POPLAR CLOSE,
 RUSHIP
 HAA, FBU.

Drawing Title
 PROPOSED SECTION.

Date
 15th/MAY/2011

Draw No.
 0634 Rev. 1/A.

Scale
 1:100

Sheet #
 S.6. of S.6.

S.5

NOTES

All dimensions to be checked on site and not to be scaled from drawings.
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 Appropriate Party Wall Notice under the PARTY WALL 1996 ACT must be served on adjoining owners prior to commencement of the building works.

Agent:-
 MR. MONEY QADRI.
 (M) 079 490 357 15,
 (F) 0208 570 5374 (only)
 and Elwall,
 draw@elwall.com
 RECEIVED
 19 MAY 2011
 PLANNING & TRANSPORTATION

Project Title
 SINGLE STOREY REAR & SIDE EXTENSION

Project Address
 5, POPLAR CLOSE,
 RUISLIP,
 HA4 7BU,

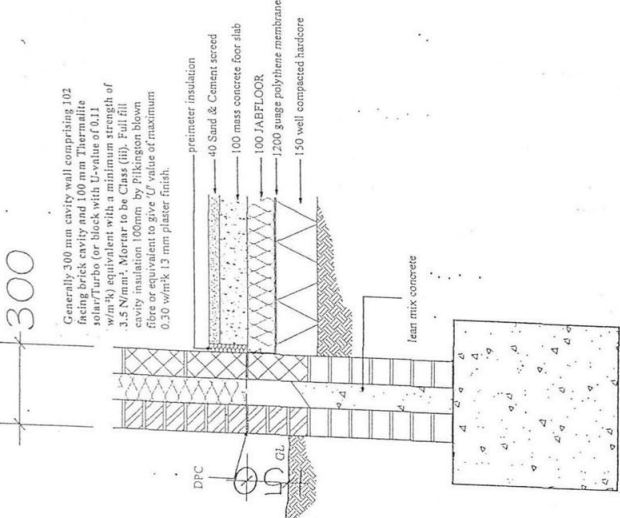
Drawing Title
 ROBUST DETAILS

Date
 15th / MAY / 2011

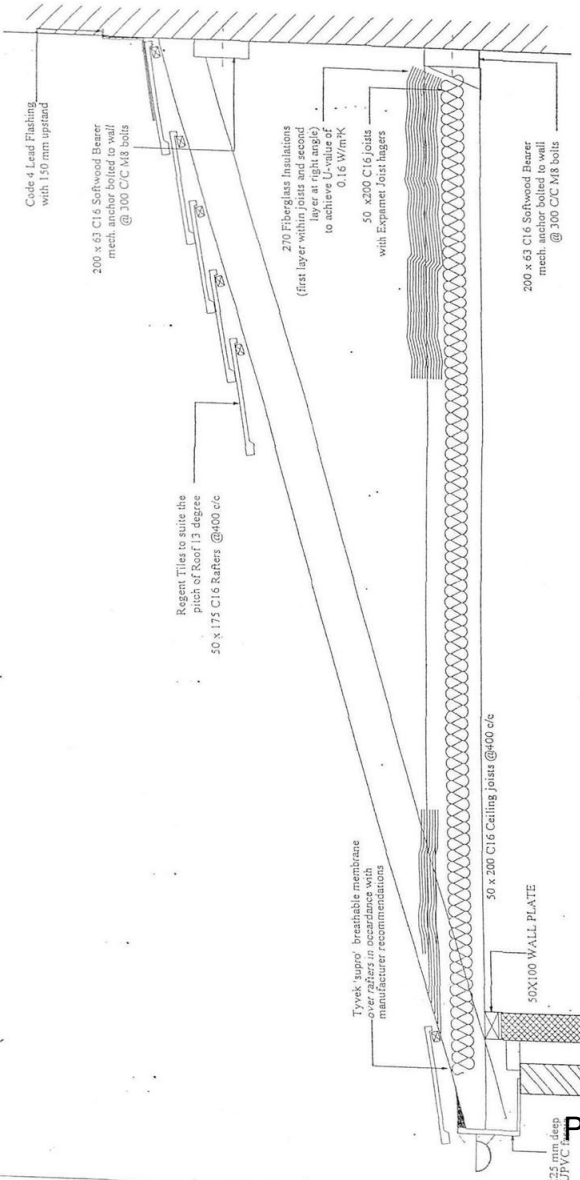
Drng No. 0634, Rev. 1/A

Scale
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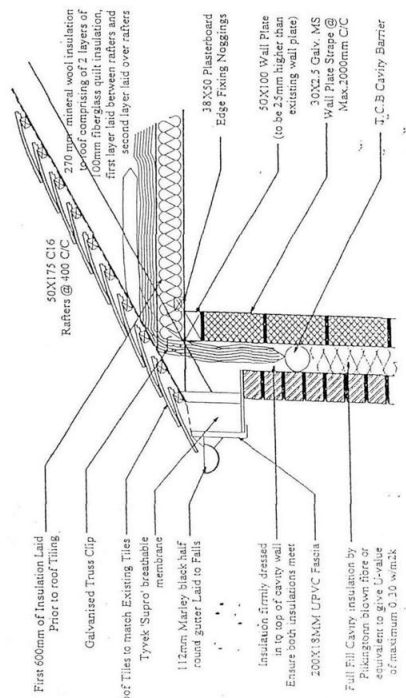
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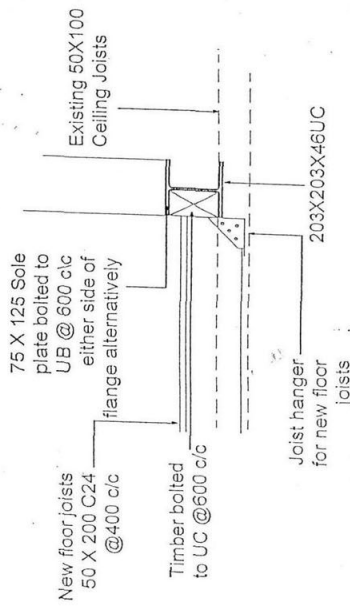
FOUNDATION DETAIL



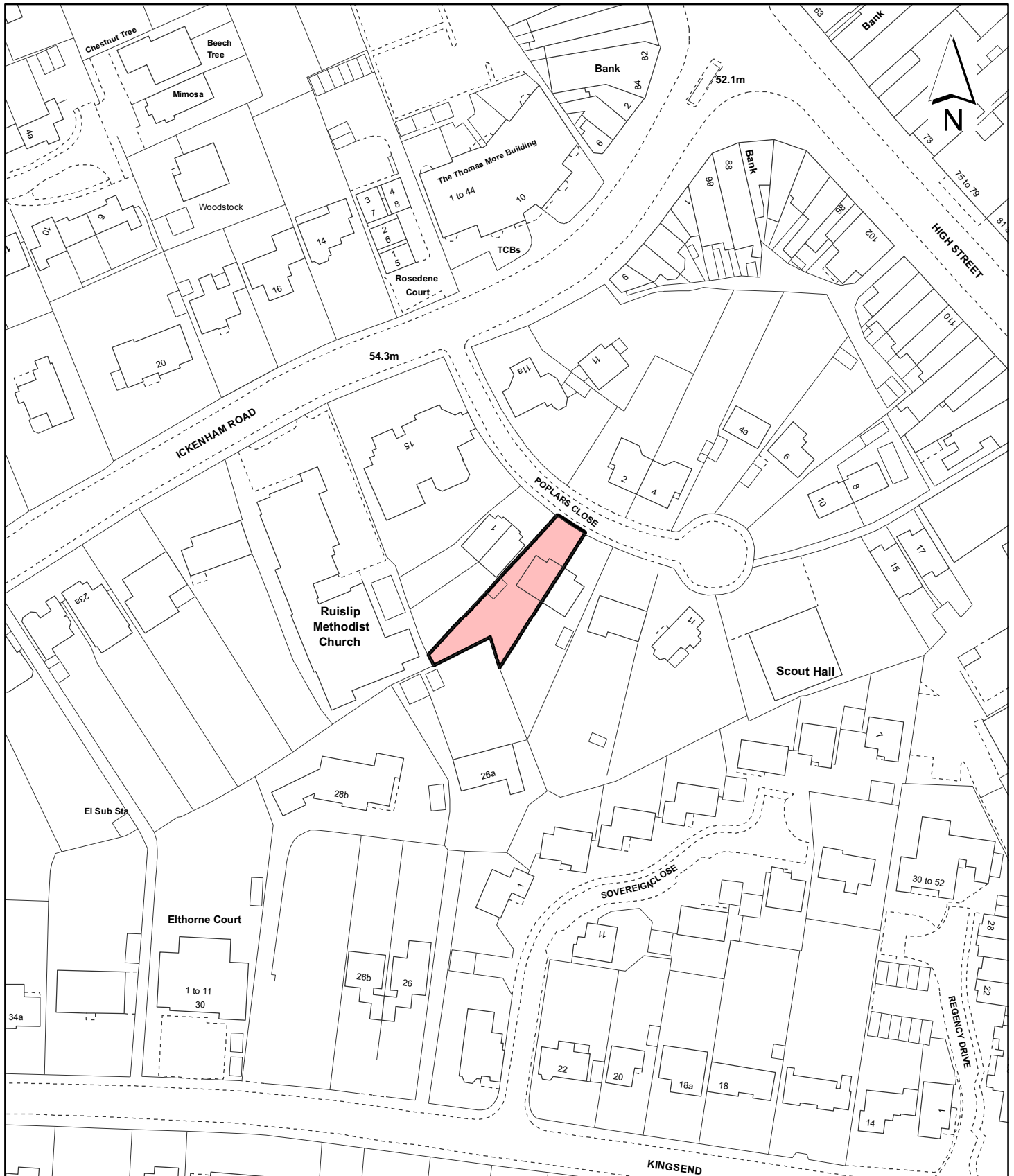
ROOF DETAIL




DETAIL B



DETAIL D



Notes

 Site boundary

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Site Address

**5 Poplars Close
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

61775/APP/2011/1204

Scale

1:1,250

Planning Committee

North Page 155

Date

**February
2012**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 214 WHITBY ROAD RUISLIP

Development: Change of use of ground floor from retail (Use Class A1) to dental surgery
(Use Class D1)

LBH Ref Nos: 35710/APP/2012/171

Date Plans Received: 24/01/2012

Date(s) of Amendment(s):

Date Application Valid: 30/01/2012

ParsDental

Unit 7, Gateway Business centre
 Tom Cribb Road
 Royal Arsenal
 London
 SE28 0EZ
 Tel/Fax: 0208 7884400
 Email: info@parsdental.com
 www.parsdental.com

Client
 Dr. Sepehri

Address:
 Gross Int.

Drawing Title

Existing & Proposed Plan

Scale 1:50 Date Jan 12 Drawn SC Checked SC

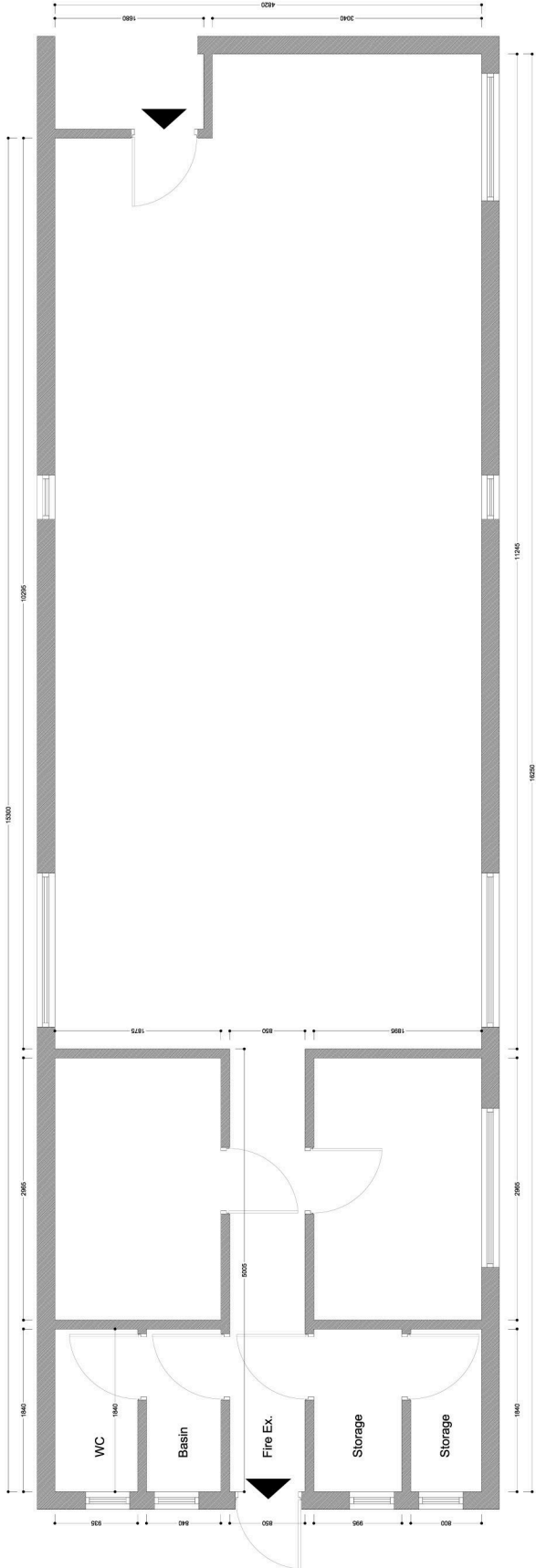
Drawing No 0061_GA_op1 Revision A

Note:

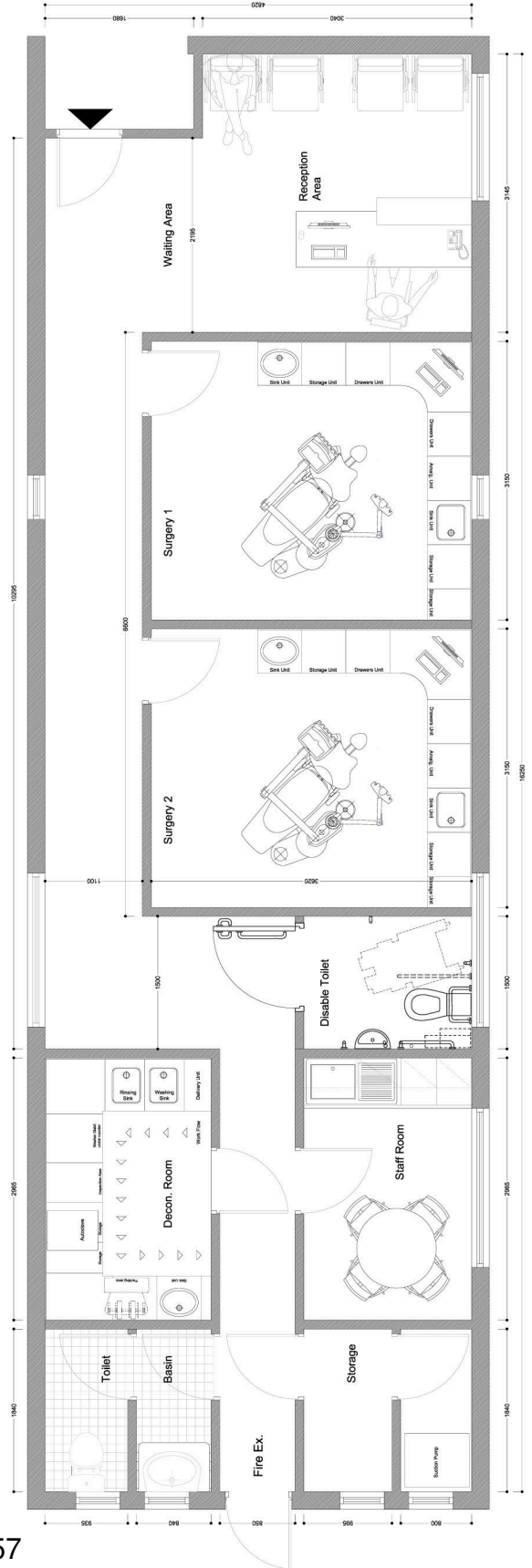
REVISION:

Planning Drawings: Accurate to a tolerance of +/- 25mm
 Working Drawings: Accurate to a tolerance of +/- 5mm
 OS Extracts/Drawings: Accurate to a tolerance of +/- 1m
 Printable at A3

NB: This drawing is not to be scaled.
 All dimensions to be verified on site before starting work




Existing Plan



Proposed Plan



Notes

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Site Address

**214 Whitby Road
Ruislip**

Planning Application Ref:

35710/APP/2012/171

Planning Committee

North Page 158

Scale

1:1,250

Date

**April
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address THE SWAN PH BREAKSPEAR ROAD NORTH HAREFIELD

Development: Two storey detached building to contain 2 one-bedroom and 4 two-bedroom, self contained flats with associated parking and amenity space and alterations to existing vehicle crossover to front, (involving demolition of existing building).

LBH Ref Nos: 18239/APP/2012/242

Date Plans Received: 31/01/2012 **Date(s) of Amendment(s):** 31/01/2012

Date Application Valid: 06/02/2012 10/04/2012

Report of the Head of Planning & Enforcement Services

Address THE SWAN PH BREAKSPEAR ROAD NORTH HAREFIELD

Development: Demolition of existing two-storey detached building (Application for Conservation Area Consent)

LBH Ref Nos: 18239/APP/2012/244

Date Plans Received: 01/02/2012 **Date(s) of Amendment(s):**

Date Application Valid: 06/02/2012

- Rev. A - Crossover width added, 6/2/12
- Rev. B - Bin store repositioned/re-designed, 14/3/12
- Rev. C - Roof plan, bin store, amenity revised, 10/4/12



KEY



EXISTING TREES RETAINED.



EXISTING TREES REMOVED.



INDICATIVE PROPOSED TREE PLANTING.

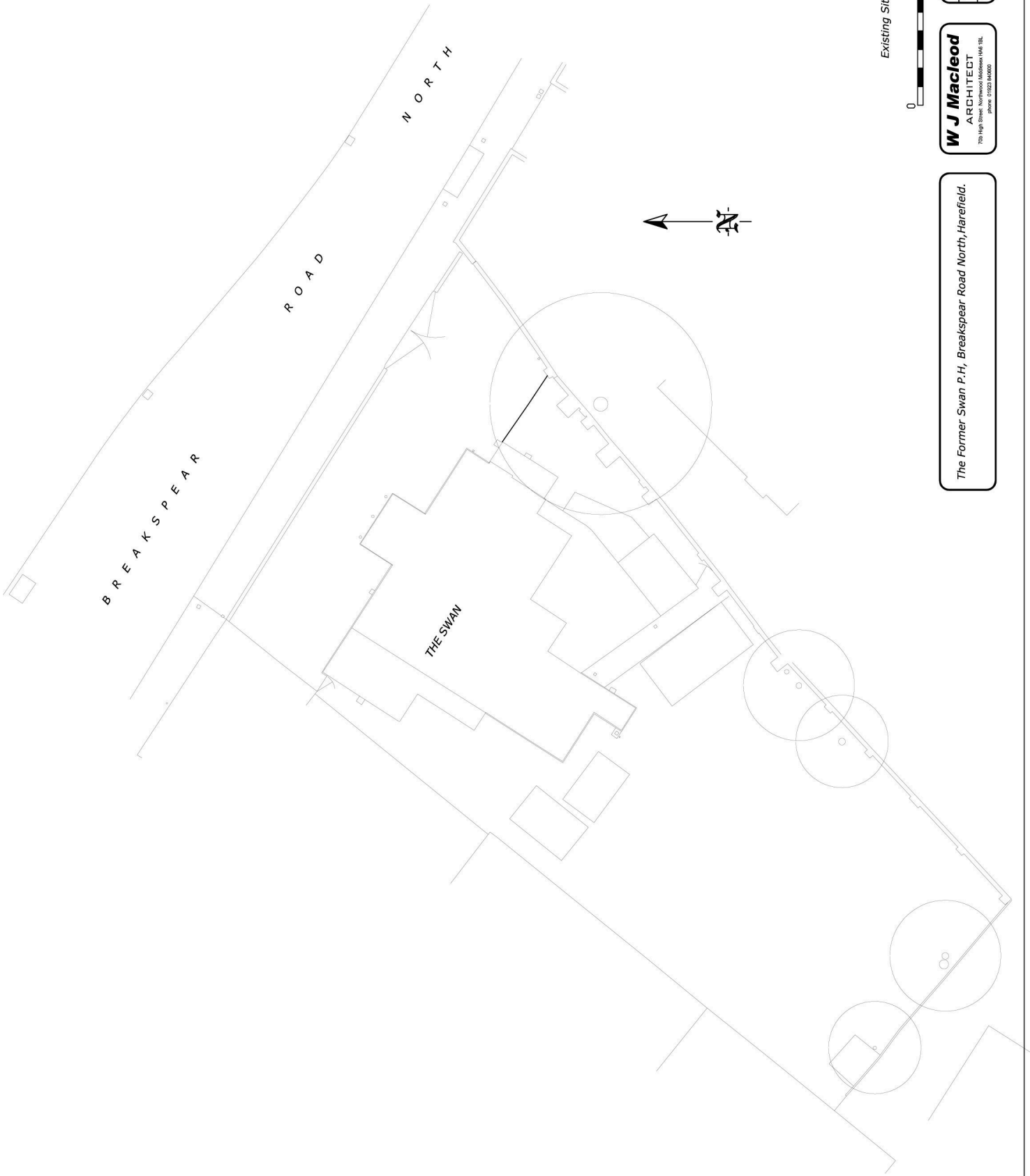


Project Number	11 / 3252 / 10
Revision	C
Drawn By	20 / 12 / 11
Scale	1:200 @ A2

W J Macleod
ARCHITECT
710 High Street, Perth, WA 6000
Phone: 08 9322 8800

LAND AT THE SWAN P. H.,
BREAKSPEAR ROAD NORTH, HAREFIELD.

B R E A K S P E A R R O A D N O R T H



Existing Site Plan



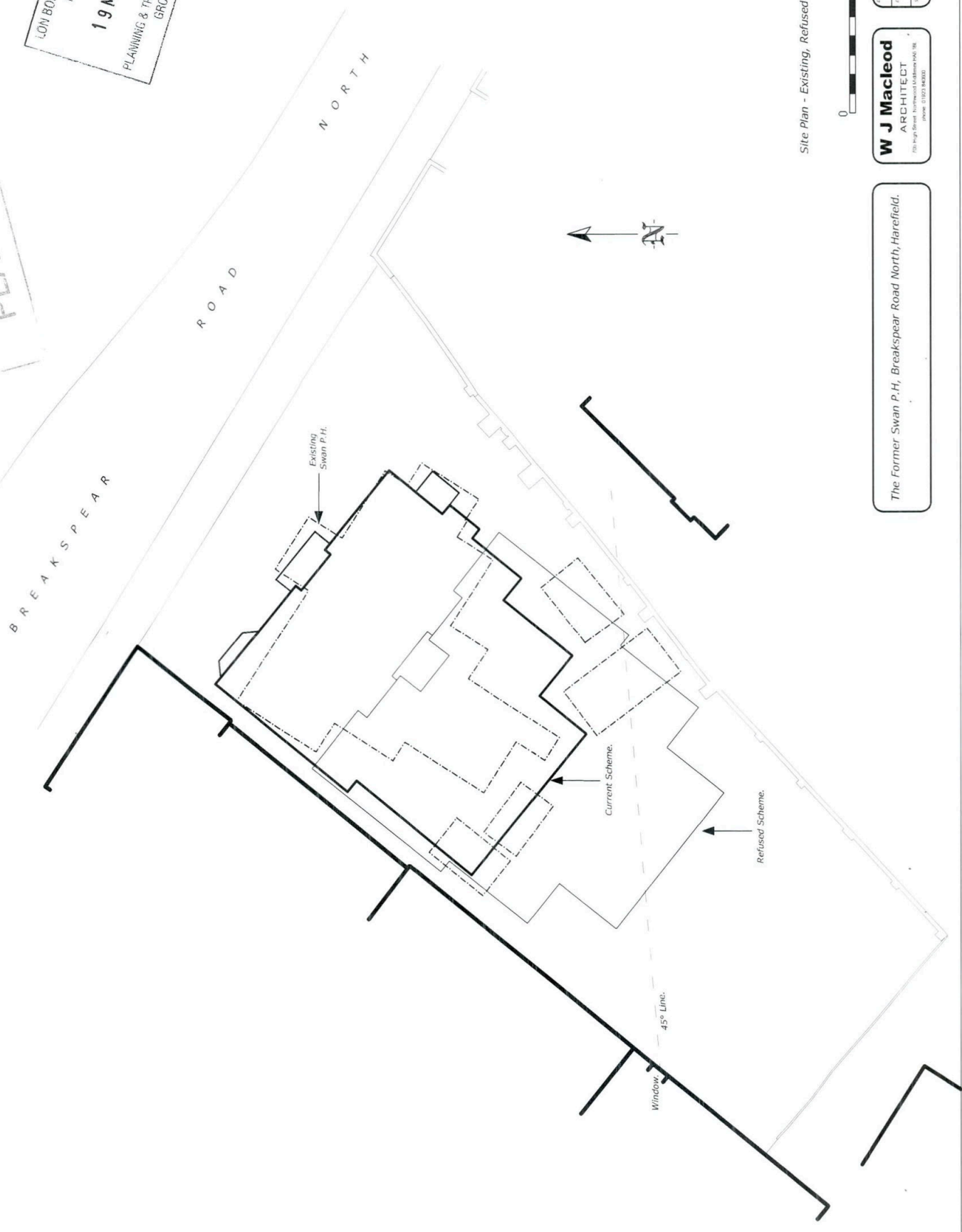
Drawing Number	Revision	Drawn By	Date	Scale
11 / 3252 / 14			8 / 7 / 11	1:200 @ A3

W J Macleod
ARCHITECT
7th Floor, 100, Market Hill,
Harefield, Bucks, HP85 9JG
Phone: 01895 84000

The Former Swan P.H., Breakspear Road North, Harefield.

AMENDED
PLAN

LON BORO OF HILLINGDON
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19 MAR 2012
PLANNING & TRANSPORTATION
GROUP



Site Plan - Existing, Refused & Current Schemes



Author	Issue No	Date
11 / 3252 / 14	15 / 3 / 12	1:200 @ A3

W J Macleod
ARCHITECT
710 High Street, Northwood, Middlesex HA8 9JH
Phone: 01895 84000

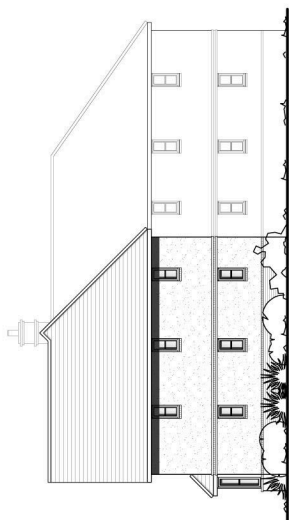
The Former Swan P.H., Breakspear Road North, Herefield.

Rev. A - Lounge window plot 1 adjusted
 plot 1 & south west elevation adjusted.
 6/2/12

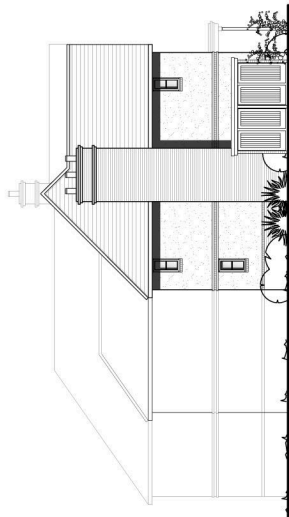
Rev. B - Bin store adjusted. 13/3/12

Rev. C - North East elevation adjusted.
 5/4/12

Rev. C - Rear roof & bin store adjusted.
 10/4/12



South East



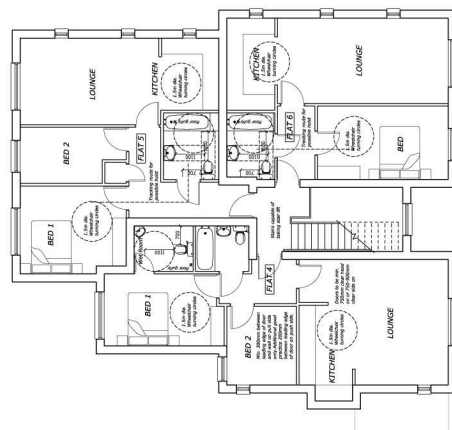
North West



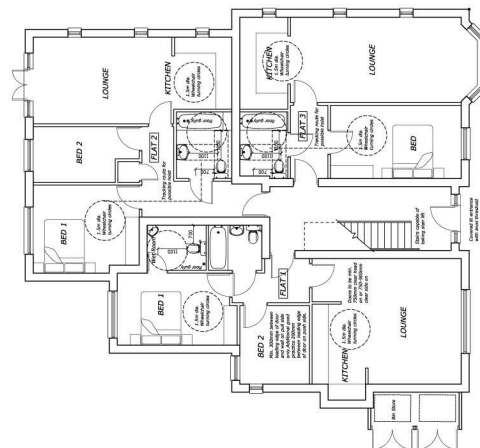
North East



South West

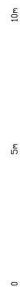


FIRST



GROUND

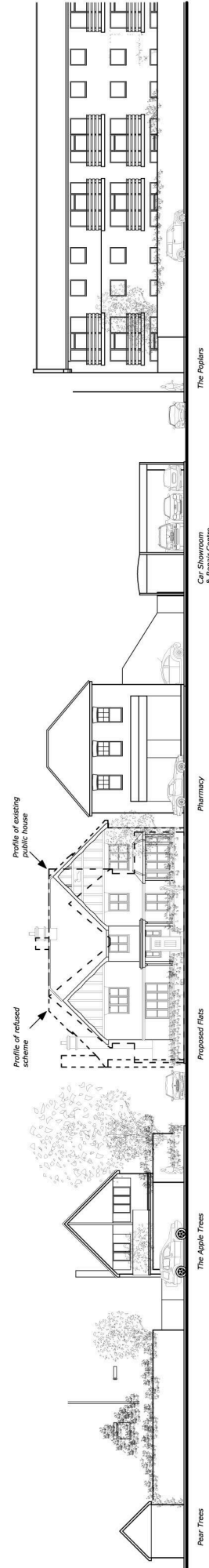
FLOOR PLANS & ELEVATIONS



Project Number	11 / 3252 / 11	Member	D
Date	21 / 12 / 11		
Scale	1:100@A1		

W J Macleod
 ARCHITECT
 77B High Street, Northwood Middlesex HA8 9TL
 phone 01823 848600

LAND AT THE SWAN P. H.,
 BREAKSPEAR ROAD NORTH, HAREFIELD.



STREET SCENE / SITE SECTION

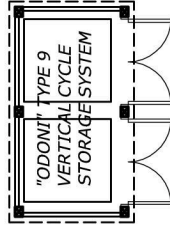


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Date	21 / 12 / 11	Drawn By	
Scale	1:200 @ A2	Drawn Ref.	

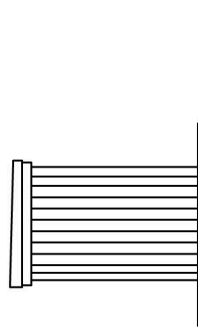
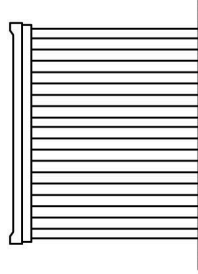
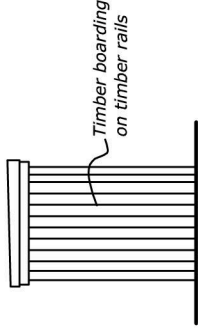
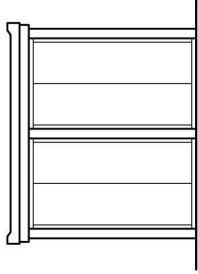
W J Macleod
 ARCHITECT
 710 High Street, London, W14 8HL
 Phone: 01832 84002

LAND AT THE SWAN P. H.,
 BREAKSPEAR ROAD NORTH, HAREFIELD.

CYCLE STORE



PLAN FOR 6 No. CYCLES

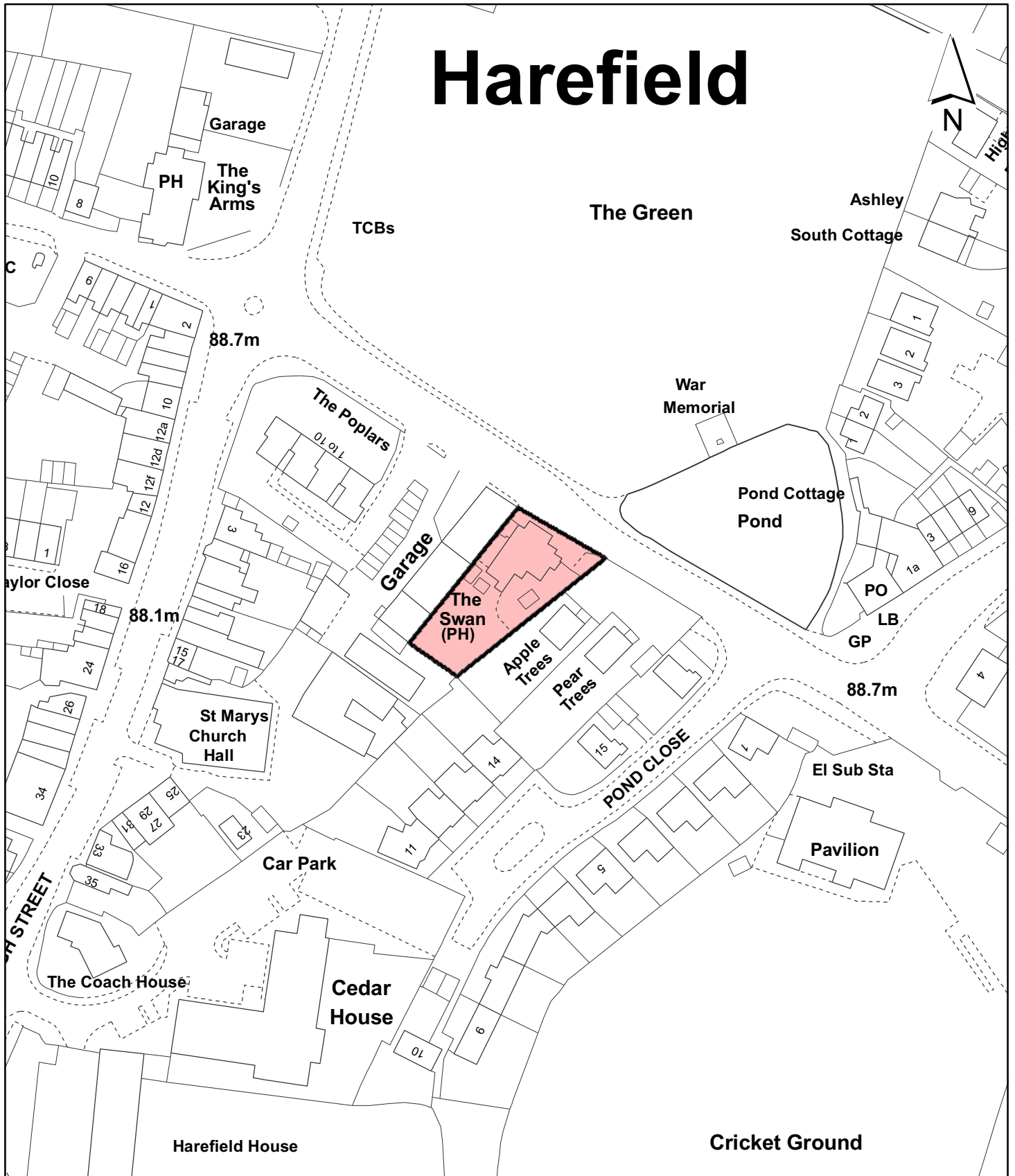


LAND AT THE SWAN P. H.,
BREAKSPEAR ROAD NORTH, HAREFIELD.


W J Macleod
ARCHITECT
78a High Street, Harefield, Bucks, MK44 0AA
Tel: 01823 840000

Project No.	11 / 3252 / 13
Date	12 / 12 / 11
Scale	1:10@A4

Harefield



Notes

 Site boundary

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Site Address

**The Swan P.H.
Breakspear Road North
Harefield**

Planning Application Ref:

18239/APP/2012/242

Planning Committee

North Page 167

Scale

1:1,250

Date

**April
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

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