



HILLINGDON  
LONDON



# Central & South Planning Committee

## To Councillors on the Committee

John Hensley (Chairman)  
Judith Cooper (Vice-Chairman)  
David Allam  
Michael Bull  
Paul Buttivant  
Janet Duncan  
Patricia Jackson

**Date:** TUESDAY, 30 MARCH 2010

**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

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Published: Monday, 22 March 2010

Contact: Gill Brice  
Tel: 01895 250693  
Fax: 01895 277373  
[gbrice@hillington.gov.uk](mailto:gbrice@hillington.gov.uk)

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Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



INVESTOR IN PEOPLE

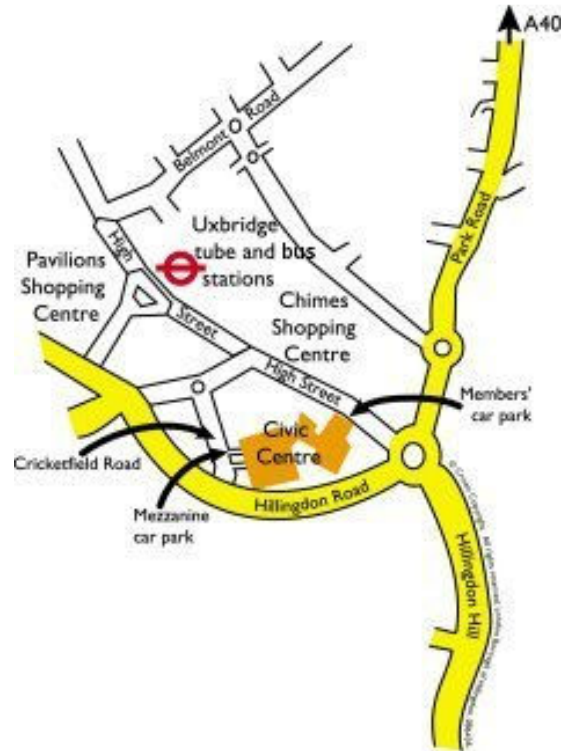
# Useful information

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. 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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

### 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

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- 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 I will be considered in Public and that the items marked Part 2 will be considered in private

### Reports - Part 1 - Members, Public and the 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 Application with a Petition

|   | Address  | Ward      | Description & Recommendation  | Page    |
|---|--|-----------|---|---------|
| 6 | 86-90 High Street,<br>Yiewsley<br><br>64714/APP/2009/778 | Yiewsley; | Change of use of first and second floor from retail to residential forming 7 one-bedroom flats, and 1 studio flat, involving a second floor extension, roof terrace at third floor level, remodelling of existing elevations to include new balconies, alterations to form new entrance area at ground floor and associated parking to rear of land at 45, 47, and 47A Albert Road<br><br><b>Recommendation : Approval, subject to a Section 106 Agreement.</b> | 1 - 32  |
| 7 | 7 Bosanquet Close<br>Cowley<br><br>33492/APP/2009/2389   | Brunel;   | First floor rear extension and change of use from 6- bedroom student hostel to 7-bedroom student hostel (Part retrospective application)<br><br><b>Recommendation : Refusal</b>   | 33 - 44 |

## Major Applications without a Petition

|   | Address   | Ward      | Description & Recommendation  | Page     |
|---|---|-----------|---|----------|
| 8 | Stockley Park Phase 3, Ironbridge Road, West Drayton<br><br>37977/APP/2009/2079 | Yiewsley; | Mixed use development comprising 25,000 sq.m office space (Class B1), 26,000 sq.m / 450-room hotel, including leisure facilities and energy centre (min 3 star) (Class C1), 18,135 sq.m data centre (Sui Generis), a single storey car parking building (Sui Generis) 3,500 sq.m mixed use building accommodating office (Class B1), non-residential institution including art exhibition space (Class D1), retail (Class A1), financial and professional services (Class A2), cafés and restaurants (Class A3) and associated car parking and landscaping (Outline application for full details for access)<br><br><b>Recommendation : Approval, subject to a Section 106 Agreement and referral to Greater London Authority and Secretary of State.</b> | 45 - 102 |

## Non Major Application without a Petition

|    | Address  | Ward    | Description & Recommendation   | Page      |
|----|--|---------|--|-----------|
| 9  | Hillingdon & Uxbridge Cemetery, Hillingdon Hill, Hillingdon<br><br>64409/APP/2009/2268 | Brunel; | Repair and Refurbishment of existing Chapel.<br><br><b>Recommendation : Approval</b>                           | 103 - 112 |
| 10 | Hillingdon & Uxbridge Cemetery, Hillingdon Hill, Hillingdon<br><br>64409/APP/2009/2269 | Brunel; | Repair and Refurbishment of existing Chapel (Listed Building Consent).<br><br><b>Recommendation : Approval</b> | 113 - 120 |

|    |   |                    |   |              |
|----|---|--------------------|---|--------------|
| 11 | Bishopshalt School,<br>Royal Lane,<br>Hillingdon<br><br>4277/APP/2009/2776            | Brunel;            | Two storey temporary building to provide additional classrooms.<br><br><b>Recommendation : Approval</b>   | 121 -<br>132 |
| 12 | 44 Blossom Way,<br>West Drayton<br><br>28321/APP/2009/1782                            | Heathrow Villages; | Erection of a single storey boiler enclosure to rear ( Part Retrospective application).<br><br><b>Recommendation : Approval</b>   | 133 -<br>142 |
| 13 | William Byrd Pool,<br>Victoria Lane,<br>Harlington<br><br>66699/APP/2010/72           | Heathrow Villages; | Erection of single-storey modular extension.<br><br><b>Recommendation : Approval</b>  | 143 -<br>160 |
| 14 | 65 Belmont Road,<br>Uxbridge<br><br>13326/APP/2009/1876                               | Uxbridge North;    | Continued use of premises as Class D1 (Non- Residential Institutions) for use as an educational, training and rehabilitation centre<br><br><b>Recommendation : Approval</b>   | 161 -<br>174 |
| 15 | 128 The Chimes Shopping Centre,<br>High Street,<br>Uxbridge<br><br>55479/APP/2010/149 | Uxbridge North;    | Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.<br><br><b>Recommendation : Approval</b> | 175 -<br>184 |
| 16 | 69 Rockingham Road,<br>Uxbridge<br><br>15676/APP/2009/1628                            | Uxbridge South;    | Change of use from Class B1 (Business) to Class D1 (Non-Residential Institutions) and alterations to ground and first floor elevations.<br><br><b>Recommendation : Refusal</b>  | 185 -<br>198 |

|    |   |           |  |              |
|----|---|-----------|--|--------------|
| 17 | Yiewsley Grange,<br>High Street, Yiewsley<br><br>866/APP/2009/2641    | Yiewsley; | Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear<br><br><b>Recommendation : Approval</b> | 199 -<br>218 |
| 18 | Yiewsley Grange,<br>High Street,<br>Yiewsley<br><br>866/APP/2009/2642 | Yiewsley; | Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear<br><br><b>Recommendation : Approval</b> | 219 -<br>228 |

### Major Applications without a Petition

|    |  |                   |   |              |
|----|--|-------------------|---|--------------|
| 19 | Triscott House,<br>Avondale Drive,<br>Hayes<br><br>36261/APP/2010/215                            | Townfield;        | Demolition of existing building, and replacement with a purpose designed and built 'Extra Care Accommodation' scheme, Comprising of 41 one-bed flats and 6 two-bed flats, with associated communal facilities, landscaping and parking.<br><br><b>Recommendation : Approval</b> | 229 -<br>256 |
| 20 | Land East of Old Mill<br>Lane and North<br>Packet Boat Lane,<br>Cowley<br><br>66756/APP/2010/198 | Uxbridge<br>South | Creation of new public park, construction of pedestrian footbridge and associated landscaping works.<br><br><b>Recommendation : Approval</b>  | 257 -<br>282 |

## **Non Major Application without a Petition**

|    |  |                    |  |              |
|----|--|--------------------|--|--------------|
| 21 | William Byrd Primary School, Victoria Lane, Harlington -<br>11327/APP/2010/130 | Heathrow Villages; | Provision of single storey mobile double classroom unit.<br><br><b>Recommendation : Approval</b> | 283 -<br>298 |
|----|--|--------------------|--|--------------|

### **Any Items transferred from Part 1**

### **Any Other Business in Part 2**

### **Plans for Central and South Planning Committee**

Pages 299 - 424



## Report of the Head of Planning & Enforcement

**Address** 86-90 HIGH STREET AND 45, 47, 47A ALBERT ROAD YIEWSLEY

**Development:** Change of use of first and second floor from retail to residential forming 7 one-bedroom flats, and 1 studio flat, involving a second floor extension, roof terrace at third floor level, remodelling of existing elevations to include new balconies, alterations to form new entrance area at ground floor and associated parking to rear of land at 45, 47, and 47A Albert Road.

**LBH Ref Nos:** 64714/APP/2009/778

**Drawing Nos:** GUG/2009/660/101  
GUG/2009/660/102  
Design and Access Statement  
GUG/2009/660/204 A  
GUG/2009/660/202 A  
GUG/2009/660/203 A  
GUG/2009/660/201 A  
GUG/08/660/105 A  
GUG/08/660/104 A  
GUG/08/660/106 A  
GUG/08/660/103 B  
MB/1721/1  
Redline site plan

|                                |            |                                 |            |
|--------------------------------|------------|---------------------------------|------------|
| <b>Date Plans Received:</b>    | 15/04/2009 | <b>Date(s) of Amendment(s):</b> | 15/04/2009 |
| <b>Date Application Valid:</b> | 30/04/2009 |                                 | 23/11/2009 |
|                                |            |                                 | 17/02/2010 |

### 1. SUMMARY

The application seeks full planning permission to change of use of the first and second floor of the premises at 86-90 High Street Yiewsley to residential uses, involving a second storey extension. It is proposed to retain the ground floor a retail use (approximately 317sqm floor area). Above the shop, it is proposed to create 8 residential units (comprising 7 x 1 bed and 1 x studio).

The scheme includes the provision of 12 car parking spaces on a portion of the land to the rear of 45, 47 and 47A Albert Road.

No objection is raised to the height, bulk, scale or appearance of the proposal. Furthermore, the scheme complies with the recommendations within HDAS - Residential Layouts and would not give rise to any detrimental impacts on neighbouring properties through dominance, overshadowing or overlooking.

The proposal accords with the Council's adopted parking standards, adequate car parking and garden areas would be maintained for the properties at 45, 47 and 47A Albert Road.

Approval is recommended.

### 2. RECOMMENDATION

a) That the Council enters into an agreement with the applicant under Section 106

of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

i) A monetary contribution to mitigate the impact of the development on local educational facilities to the sum of £9,184;

ii) The permanent provision, allocation and unimpeded access to 2 of the car parking spaces to 47 Albert Road and 2 of the parking spaces to 47A Albert Road, at no ongoing cost.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

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

d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this committee resolution, or any other period deemed appropriate by the Director of Planning and Community Services, then the application may be referred back to the Committee for determination.

e) That subject to the above, the application be deferred for determination by the Director of Planning and Community Services under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

f) That if the application is approved, the following conditions be imposed:

**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 BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in

writing by the Local Planning Authority.

**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).

**4 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected (including the acoustic boundary treatment around the car parking area). The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 H7 Parking Arrangements (Residential)**

The parking areas including any garages and car ports shown on the approved plans, shall be constructed, marked out, designated and allocated for the sole use of the occupants prior to the occupation of the development 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).

**6 MCD10 Refuse Facilities**

The development hereby permitted, shall not be occupied until the signposted, secure and covered refuse and recycling storage facilities have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of the occupiers of the development.

**REASON**

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

**7 H15 Cycle Storage - In accordance with approved plans**

The development hereby permitted, shall not be occupied until the 8 covered and secure cycle storage lockers for cyclists have been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

**REASON**

To ensure the provision and retention of facilities for cyclists to the development and

hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

## **8 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 for the car parking area and roof terrace 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,  
Other vehicle and pedestrian access and circulation areas,  
Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, , 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),

### **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).

## **9 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 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).

**10 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).

**11 N1 Noise-sensitive Buildings - use of specified measures**

Development shall not begin until a scheme for protecting the proposed development from road traffic 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 noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**12 N13 Sound insulation of commercial/entertainment premises**

The development shall not begin until a sound insulation scheme for the control of noise transmission between the shop and residential dwellings above, has been submitted to and approved in writing by the Local Planning Authority. 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 safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**13 NONSC Delivery Hours**

No deliveries servicing the development shall take place outside the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 hours on Saturdays. No deliveries servicing the development shall take place on Sundays, Bank Holidays or Public Holidays.

**REASON**

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**14 SUS4 Code for Sustainable Homes details (only where proposed as**

No development shall take place until an initial design stage assessment by an

accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

**REASON**

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

**15        SUS8        Electric Charging Points**

Before development commences, plans and details of one electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

**16        OM14        Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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).

**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 policies 4B.1 and 4B.6 of the London Plan.

**17        DIS1        Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**18        DIS3        Parking for Wheelchair Disabled People**

The development hereby permitted, shall not be occupied until parking provision for wheelchair users has been provided in accordance with the approved plans. Thereafter,

these facilities shall be permanently retained on site and be kept available for the use of the occupiers of the development.

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

**19 DIS4 Signposting for People with Disabilities**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

**REASON**

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**20 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards**

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 to be fully wheelchair accessible, adaptable and shall provide a space for the storage and charging of mobility scooters and/or electric wheel chairs or easily for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: 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 (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

**21 TL20 Amenity Areas (Residential Developments)**

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including the roof terrace and balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

**REASON**

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in

accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

**22            OM2            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).

**23            OM11            Floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

**REASON**

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

**24            OM19            Construction Management Plan**

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 (please refer to informative I15 for maximum permitted working hours).
- (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).

**25 NONSC Obscure glazing**

The kitchen windows facing north (towards 104 High Street), shall be permanently glazed with permanently obscured glass and the windows being 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).

**26 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**27 NONSC Balustrading**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how future users of the roof top terrace, will be prevented from overlooking residential properties to the south. The approved means shall then be implemented in accordance with the agreed scheme.

REASON

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

**28 NONSC Education facilities**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements to education facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure that the development provides an appropriate contribution to the improvement of education facilities within the surrounding area, arising from the proposed

development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document on Planning Obligations.

**29 NONSC Ventilation**

Development shall not begin until a ventilation scheme for protecting the proposed development from air pollution 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 air pollution in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**30 NONSC Balconies and glazing**

Development shall not begin until details of permanently obscure glazed screening /balustrading for the proposed balconies have been submitted to and approved in writing by the Local Planning Authority and no residential unit shall be occupied until the approved screening relating to that unit has been erected.

**REASON**

In the interests of visual amenity in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**31 NONSC Deliveries**

No deliveries servicing the retail development shall take place outside the hours of 0800 and 1800 Monday to Friday and 0800 and 1300 hours on Saturdays. No deliveries servicing the development shall take place on Sundays, Bank Holidays or Public Holidays.

**REASON**

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**32 MCD9 No External Storage**

No display, placing or storage of goods, materials, plant or equipment shall take place other than within the buildings.

**REASON**

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

**33 NONSC Parking area gate**

'Prior to the commencement of the development hereby approved details of means to secure the car parking area, such as a full height access gates to the rear car park area servicing the residential development and properties at 47 and 47A Albert Road, incorporating facilities for its operation by disabled persons, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the secure access arrangements shall be installed in accordance with the approved details and maintained so long as the development remains on site.

#### REASON

In order to ensure the development achieves an appropriate level of accessibility in accordance with Policy 3A.5 of the London Plan and the HDAS - Accessible Hillingdon.

### INFORMATIVES

#### 1 152 **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).

#### 2 153 **Compulsory Informative (2)**

No objection is raised to the height, bulk, scale or appearance of the proposal. Furthermore, the scheme complies with the recommendations within HDAS - Residential Layouts and would not give rise to any detrimental impacts on neighbouring properties through dominance, overshadowing or overlooking.

The proposal accords with the Council's adopted parking standards, adequate car parking and garden areas would be maintained for the properties at 45, 47 and 47A Albert Road.

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 (February 2008) and national guidance.

|      |  |
|------|--|
| AM10 | Incorporation in new developments of additions to the proposed cycle network   |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -<br>(i) Dial-a-ride and mobility bus services<br>(ii) Shopmobility schemes<br>(iii) Convenient parking spaces<br>(iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| AM14 | New development and car parking standards.   |
| 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 |
| 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.   |
| 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.                   |
| CACPS     | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)   |
| H11       | Provision of affordable housing   |
| H4        | Mix of housing units  |
| HDAS      | 'Residential Developments'  |
| LPP 3A.5  | London Plan Policy 3A.5 - Housing Choice  |
| LPP 3C.22 | Improving conditions for cycling  |
| LPP 4A.3  | London Plan Policy 4A.3 - Sustainable Design and Construction.  |
| LPP 4A.7  | London Plan Policy 4A.7 - Renewable Energy  |
| LPP 4B.1  | London Plan Policy 4B.1 - Design principles for a compact city.   |
| LPP 4B.5  | London Plan Policy 4B.5 - Creating an inclusive environment.  |
| MIN19     | Use of Category A waste for restoration of sand and gravel pits   |
| PPG24     | Noise   |
| PPS1      | Delivering Sustainable Development  |
| PPS3      | Housing   |
| R17       | Use of planning obligations to supplement the provision of recreation, leisure and community facilities                                     |

### **3            11            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            111            The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

### **5            112            Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor

(including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

## **6            114            Installation of Plant and Machinery**

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## **7            115            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 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.

## **8            119            Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## **9            125A            The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

#### **10            I24                    Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

#### **11            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.

#### **12**

Given the nature of the proposed development it is possible that a crane may be required during construction. Your attention is drawn to the requirement within the British Code of Practice for the safe use of Cranes, which requires crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4 'Cranes and other Construction Issues' ([www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)).

You are advised that should a scheme for Closed Circuit Television (CCTV) be proposed for the site, you should liaise with the Metropolitan Police Crime Prevention Officer to ensure that this is compatible with the Council's CCTV system.

#### **13**

The applicant is advised that further discussion is required with the Council's Access Officer to reflect changes in Council guidance on the internal layout of flats which are proposed as wheelchair accessible housing, in particular layouts that enable storage of mobility vehicles.

#### **14            I45                                Discharge of Conditions**

Your attention is drawn to conditions 3, 4, 8, 10, 11, 12, 14, 15, 16, 22, 24, 27, and 28 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community

Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

## 15

In respect of Condition 28, you are advised that the Council considers that one way to ensure compliance with this condition is to enter into an agreement with the Council to ensure the provision of additional educational facilities locally proportionate to the needs arising from the development.

## 16

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the road, curb 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).

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the eastern side of High Street Yiewsely between Fairfield Road and Horton Road. The application site currently accommodates a part two, part three storey building.

At ground level the existing building accommodates a retail shop. Offices and storage space is located within the upper levels of the building.

Adjoining the site to the north is a vacant site, which has planning permission to for a mixed use development incorporating retail shops at ground level and 54 flats above (reference: 59189/APP/2005/3476). That development would be 4 storeys in height (17.5m).

To the south, the site is adjoined by three storey buildings (70 to 84 High Street), accommodating shops at ground level with residences above.

There is an accessway along the northern side of the site which leads to car parking and loading areas for the shops which front the High Street (70 to 84 High Street). The accessway also serves the rear of residences which are located above the shops.

The application site extends to include 45, 47 and 47A Albert Road. It is proposed that a portion of the land to the rear of 45, 47 and 47A Albert Road be used as a car parking area for 47 and 47A Albert Road and the proposed flats and shop.

#### 3.2 Proposed Scheme

Full planning permission is sought for a change of use of first and second floor from retail and offices to residential uses. It is proposed to retain a retail use (approximately 317sqm

floor area) at ground level.

The application proposes 7 x one-bedroom flats, and 1 x studio flat above the ground level shop. To accommodate the flats within the building, works are proposed, including a second floor extension, and a roof terrace atop the second floor level. It is proposed that remodelling of existing elevations occur, including a new entrance area at the front (High Street), ground floor level.

Car parking associated with the proposal would be provided on land to the east of the site (i.e. to the rear of 45, 47 and 47A Albert Road).

### **3.3 Relevant Planning History**

64714/APP/2008/2057 86-90 High Street Yiewsley  
14 SELF CONTAINED FLATS

**Decision:** 10-10-2008 Withdrawn

64714/APP/2008/3483 86-90 High Street Yiewsley

Change of use of first and second floor from retail to residential forming 5 two-bedroom and 4 one-bedroom flats, involving a second floor extension, roof terrace at third floor level, remodelling of existing elevations to include new balconies, alterations to form new entrance area at ground floor and associated parking.

**Decision:** 17-02-2009 Withdrawn

#### **Comment on Relevant Planning History**

##### **PLANNING HISTORY 86-90 HIGH STREET**

Planning application Ref: 64714/APP/2008/3483 which relates to the application site, proposed a total of 9 units at the site was withdrawn after discussion with Council Planning Staff, who had identified a number of significant policy departures which made that application unacceptable in planning terms.

##### **PLANNING HISTORY 104 HIGH STREET**

Immediately north of the application site at 104 High Street, planning permission has been granted for the erection of a four storey building for a mixed use development comprising retail units (class a1) at ground floor and 54 residential units on the upper floors (class c3) with basement parking (reference. 59189/APP/2005/3476).

##### **PLANNING HISTORY 47 AND 47A ALBERT ROAD**

Planning permission 58675/APP/2005/179 relates to the land at 47 and 47A Albert Road. This permission is relevant because the land at 47 and 47A Albert Road form part of the application site. That permission approved the erection of two storey two-bedroom attached dwelling house. The approved plans show a portion of the rear garden area accommodating 4 car parking spaces (2 spaces for 47 and 2 spaces for 47A Albert Road). Importantly, condition 3 of the consent requires that the parking spaces on the approved plan be maintained for the use of 47 and 47A.

### **4. Planning Policies and Standards**

None.

#### **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.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

Part 2 Policies:

- AM10 Incorporation in new developments of additions to the proposed cycle network
- 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.
- 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
- 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.
- 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.
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
- H11 Provision of affordable housing
- H4 Mix of housing units
- HDAS 'Residential Developments'
- LPP 3A.5 London Plan Policy 3A.5 - Housing Choice
- LPP 3C.22 Improving conditions for cycling
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
- LPP 4A.7 London Plan Policy 4A.7 - Renewable Energy
- LPP 4B.1 London Plan Policy 4B.1 - Design principles for a compact city.
- LPP 4B.5 London Plan Policy 4B.5 - Creating an inclusive environment.
- MIN19 Use of Category A waste for restoration of sand and gravel pits
- PPG24 Noise
- PPS1 Delivering Sustainable Development
- PPS3 Housing

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th December 2009**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

#### FIRST ROUND OF CONSULTATION MAY 2009

In May 2009, the application was advertised in the local press, on the Council's web site and a site notice was displayed at the site and letters were sent to surrounding occupiers.

Two individual letters in support of the application were received raising the following matters:

- i) The scheme will enhance the appearance of the street and security of the area.
- ii) The scheme is in line with the 'Peoples Plan for Yiewsely'.

Two individual letters in opposition to the application were received raising the following concerns:

- i) Access to the proposed parking area is across a shared right of way and the applicant will need to obtain permission to do this.
- ii) Construction impacts would degrade residential amenity,
- iii) Additional pressure on existing car parking,
- iv) The 8 apartments and roof terrace are not in keeping with the character of the area,
- v) The scheme will result in the overlooking of near by properties,
- vi) Additional traffic and parking pressure would be unacceptable.

In addition, submissions were received from the following organisations:

Yiewsely Community Involvement Group

A letter in support of the application was received from the Yiewsely Community Involvement Group raising the following matters:

- i) The application is a part of the 'Peoples Plan for Yiewsley'
- ii) The application has been amended to comply with Council requirements and as such should be acceptable,
- iii) The scheme is lower in height than the scheme approved on the corner of High Street and Fairfield Road, and therefore will have less of a visual impact on the town centre.
- iv) The scheme will enhance the appearance of the street and security of the area.
- v) The scheme will result in the improvement of the accessway,
- vi) The scheme has taken too long to be assessed,
- vii) The store will remain open during the rebuild, and thus continue to provide a service to the community,
- viii) The scheme will mean investment in the Town Centre,
- ix) The proposal involves a car share programme, as such parking is considered adequate.

NATS - Safeguarding

No safeguarding objections with this proposal.

BAA Airports

No objection subject to the imposition of an informative relating to the safe use of cranes and the need for cranes operators to consult the aerodrome before erecting the crane.

#### SECOND ROUND OF CONSULTATION NOVEMBER 2009

In response to concerns raised by the Council in relation to various aspects of the scheme, the applicant amended plans and detail in November 2009. The amended scheme was renotified to the public.

One letter was received raising the following concerns:

- i) The scheme will result in overlooking of residential properties;
- ii) The form of the development will be out of keeping with the area;
- iii) The scheme will result in unacceptable on street parking pressures and traffic congestion;

A petition signed by 31 borough residents, supporting the scheme was received noting that the scheme would help to renovate the town centre.

#### Yiewseley Community Involvement Group

Two letters in support of the application was received from the Yiewseley Community Involvement Group raising the following matters:

- i) The application is a part of the 'Peoples Plan for Yiewseley'
- ii) The application has been amended to comply with Council requirements and as such should be acceptable,
- iii) The scheme is lower in height than the scheme approved on the corner of High Street and Fairfield Road, and therefore will have less of a visual impact on the town centre.
- iv) The scheme will enhance the appearance of the street and security of the area.
- v) The scheme will result in the improvement of the accessway,
- vi) The scheme has taken too long to be assessed,
- vii) The store will remain open during the rebuild, and thus continue to provide a service to the community,
- viii) The scheme will mean investment in the Town Centre,
- ix) The level of car parking proposed is higher than that accepted by the Council and planning inspectorate on other sites near by. The proposal also involves a car club/ car share programme, as such parking is considered adequate.

#### THIRD ROUND OF CONSULTATION 1 February 2010

In late January 2010 the Applicant submitted a further set of amended plans in an attempt to overcome parking related issues. The amended scheme was renotified to the public.

In response to the renotification and letter in support of the scheme was received from the Yiewseley, West Drayton and Cowley Chamber of Commerce.

The Chamber of Commerce advised that they support the application for the following reasons:

- i) The scheme is an admirable refurbishment of a dilapidated structure,
- ii) The scheme will be energy efficient and reduce carbon emissions,
- iii) The scheme will improve security and custom along the high street.

#### FOURTH ROUND OF CONSULTATION 17 February 2010

On 17 February 2010 the Applicant again submitted a further set of amended plans in an attempt to overcome parking related issues. The amended scheme was renotified to the public.

A letter of objection was received which raised objection to the height and appearance of the

scheme and potential for overlooking to occur from the proposed roof terrace.

One additional letter of objection was received raising the following objection to the scheme:

- i) Privacy would be degraded;
- ii) The scheme would result in increased pressure on 'on street' parking;
- iii) The scheme would result in a decrease in local property values.

Planning Officer Comment:

Matters raised in relation to privacy and parking are dealt with in sections 7.08 and 7.10 of the report.

While not a material planning consideration, it is noted that no evidence has been presented to demonstrate that the scheme would devalue existing properties.

One further letter of objection was received from the occupiers of 47 and 47A Albert Road, raising the following concerns:

- i) There is an outstanding enforcement action against 47 and 47A Albert Road requiring that the consent relating to that property be adhered to, and the current application should not be approved;
- ii) The area is heavily populated and the proposal will make this worse;
- iii) There will be a loss of privacy;
- iv) Portions of gardens will be lost which is not good for the environment;
- v) The proposal will result in a loss of garden areas and overcrowding;

Planning Officer Comment:

The planning case officer and relevant staff from the Council's planning enforcement team met with the occupiers of 47 and 47A Albert Road (at the request of the residents) to discuss outstanding enforcement issues and the current planning application.

Following the meeting the residents noted that their objection had been lodged before they had understood the scope of the planning application or that the proposed development would offer a solution to enforcement issues, and as such they would consider removing the objection.

However, at the time this report was written, no formal request had been received from the occupiers of 47 or 47A Albert Road to withdraw the objection and as such it has been reported.

Matters relating to residential density are discussed in the main body of the report at section 7.02, privacy at section 7.08 and loss of garden area at section 7.09. Issues raised have either been dealt with by way of planning condition or in the main body of this report.

### **Internal Consultees**

#### **URBAN DESIGN**

Amended design referred to the Council's Urban Design advisor who noted that the numerous amendments improved the schemes appearance and that the height and scale of the scheme were considered appropriate.

#### **ENVIRONMENTAL PROPRTECTION UNIT**

In order to limit noise inside units to a satisfactory level it is recommended that the standard noise conditions N1 and N13 be imposed on any consent.

Standard condition H2 should be imposed to control the times when deliveries and servicing occurs.

A condition should also be imposed requiring that the ground floor shop be retained as a shop (to protect the amenity of residential dwellings above).

Informatives in relation to construction impacts should also be imposed.

A construction management plan condition should be imposed on any consent.

A condition should also be imposed requiring a scheme for the ventilation of the new residences, which minimises the ingress of polluted air from outside into the new dwellings.

## PLANNING OBLIGATIONS

A contribution is required to mitigate impacts on local educational facilities.

## WASTE AND RECYCLING

The Council's Waster and Recycling co-ordinator attended the site and has advised the applicant on the Council's preferred location and design. It is pleasing to see that the amended scheme incorporates the advice given. No objection is raised.

## TREES AND LANDSCAPING

The proposal is to change the use of the first and second floor from retail to residential flats, involving a second floor extension, the provision of a roof terrace at third floor level and remodelling of the existing elevations and entrance area. Parking for residents is to be provided to the rear of the site, within part of the rear garden of a property in Albert Road, accessed via a rear service road.

Drawing No. 106A shows detail of the amenity space on the roof, showing a barrier/railings set back from the edge of the building (to prevent overlooking) and indicative planting.

The quality of the amenity space for residents is dependent on the roof garden. The hard and soft landscape elements should be carefully detailed to ensure that the space is both attractive and functional and that the microclimate is suitably modified for human use.

The amenity space will also require a high standard of maintenance to ensure that the garden is appropriately established and maintained.

If you are minded to approve this application I have no objection subject to conditions TL5, TL6 and TL7.

## DISABLED ACCESS

Bathroom layouts for flats 4 and 8 will need to be made larger in order to be able to comply.

However, given the spacious size of the flats, the required changes could easily be accommodated, and subject to a condition on any consent granted requiring that this issue be addressed no objection is raised.

## 7. MAIN PLANNING ISSUES

### **7.01 The principle of the development**

The scheme seeks to carry out alterations and additions to the existing building to create a mixed use development containing a retail shop at ground level and residential accommodation above.

The proposal would seek to provide an increased level of residential accommodation on the site and is consistent with Government advice contained in PPS3, which encourages the efficient re-use of previously developed land.

The site is located in the Yiewsely/West Drayton Town Centre, and within a designated primary shopping area. The application proposes to maintain the retail use at ground level. Policy S11 makes it clear that within primary shopping areas, Class A1 retail uses are acceptable at ground level.

The application proposes 7 x 1 bed flats and 1 x studio flat above the shop. Policy H4 notes that within town centres one and two bedroom developments are preferable. The application is considered in keeping with policy H4.

Policy H8 states that the change of use from non-residential uses to residential uses will be permitted if:

- i) A satisfactory residential environment can be achieved,
- ii) The existing use is unlikely to meet a demand for accommodation in the foreseeable future, and
- iii) The proposal is consistent with other objectives of the plan.

As discussed in body of this report it is considered that the proposal is consistent with the requirements of policy H8.

There is no objection in principle to the proposed mixed use development of the site, subject to the proposal satisfying other policies within the UDP.

### **7.02 Density of the proposed development**

The London Plan (February 2008) advises a housing density range for flatted developments with a Public Transport Accessibility Level (PTAL) of 2 of between 150-250 habitable rooms per hectare and approximately 50-95 units per hectare.

The scheme proposes a shop and 8 residential units, comprising 7 one bedroom and 1 studio flat. Having regard to guidance from the Greater London Authority on calculating density for mixed use sites it is considered the proposed residential density equates to 95 units per hectare or 178 habitable rooms per hectare.

Accordingly, the residential density of the scheme is within the guidance recommended by the London Plan.

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

The site is not located near to any listed buildings or conservation areas, or an area of Special Local Character. The site is also not located within an archaeological priority area.

### **7.04 Airport safeguarding**

The proposal does not conflict with airport safeguarding criteria.

### **7.05 Impact on the green belt**

The site is not located in proximity to any land designated as Green Belt.

### **7.07 Impact on the character & appearance of the area**

Policy BE13 seeks to ensure that layout and appearance of new development is in harmony with the existing street scene.

The proposed building is sited and set out so as to maintain the existing building line. No objection is raised in terms of the proposed building alignment. In terms of height, the existing building rises to 10.4m (three storeys) at the High Street frontage. The proposal would rise to 11m and as such would not be significantly greater in height than the existing building.

It should be noted that planning permission for a four storey (17.5m high) mixed use building has been approved on land (known as 104 High Street) immediately north of the application site (reference. 59189/APP/2005/3476).

The site is adjoined to the south by 3 storey (9.5m high) buildings at 70 to 86 High Street.

It is considered that the proposal provides an appropriate transition between the height of the much larger 4 storey building approved at 92- 104 High Street and the 2 to 3 storey buildings (which accommodate shops at ground level and residences above) at 70 to 84 High Street. No objection is raised to the proposed height of the building.

Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. While the site is not located in a purely residential area, policy BE19 is considered relevant to the extent that the application site is close to residences along Albert Road.

The building is situated approximately 46m from the rear of dwellings fronting Albert Road. Given the separation, it is not considered that the proposed upper level extension would cause harm to the appearance of the area.

It is worth noting that a much larger building than that currently proposed has been approved (and in closer proximity to residences fronting Albert Road) at 104 High Street.

At present the second floor level does not extend across the full length of the building. Alterations and additions are proposed to extend the upper (second floor) level.

Policy BE21 makes it clear that planning permission will not be granted for new or extended buildings where their siting, bulk and proximity would result in a significant loss of residential amenity.

The upper level extension is to be set back by 2.5m from the southern edge of the building (i.e. the elevation closest to residences above the shops at 70 to 84 High Street). This set back of the upper level extension is sufficient to ensure that proposal does not overly dominate the outlook from residences above the shops at 70 to 84 High Street.

The siting and layout of the building will remain unchanged, however as discussed above, amendments are proposed at the upper level to extend the second floor. Issues of the siting and layout of the building and its impact on neighbouring occupiers are addressed in detail within the Impact on neighbouring occupiers' section of this report. In summary, the design is considered to accord with the Council's design guidance and would have no material impact on neighbouring occupiers.

The Council's Urban Design Officer considers that the proposal is in keeping with the scale and character of the existing built context in terms of scale, height and massing. The

proposed appearance of the building and the elevational treatments are considered to be acceptable.

## **7.08 Impact on neighbours**

Adopted design guidance advises that a minimum distance of 21m is required to the windows of adjoining residential properties, in order to ensure that no loss of privacy will occur. There would be at least 40m between facing habitable room windows in the eastern (rear) elevation of the proposal and residences located along Albert Road.

There are no habitable room windows proposed in the southern side elevation, and as such no overlooking could occur from the proposed flats to residences adjoining to the south (i.e. residences above shops located at 70 to 84 High Street).

While windows are proposed in the northern elevation, these would look out from non habitable rooms (kitchens), and it is recommended that a condition be imposed on any consent granted requiring these windows to be obscure glazed, and non opening below a height of 1.8m. Subject to such a condition, no objection is raised in terms of overlooking to or from the northern elevation of the proposal.

At the roof top level, it is proposed to have an external communal amenity area. The applicant proposes, through the use of balustrading, to prevent future residences from approaching the parapet along the northern elevation, and thus prevent future residents from overlooking from the roof terrace to the residences approved in permission 59189/APP/2005/3476, located immediately north of the site.

To prevent overlooking from the roof terrace of existing residences to the south, it is recommended that a condition be imposed on any consent granted requiring a similar use of balustrading, to prevent future residences from approaching the parapet and being able to look from the roof terrace to residences to the south.

It is considered that subject to the imposition of appropriate conditions on any consent granted that the scheme would comply with Policy BE24 of the Saved Policies UDP.

In relation to sunlight, Policy BE20 and BE21 of the UDP seek to ensure that developments are laid out to provide adequate sunlight and avoid over-dominance to existing houses. The area of greatest potential impact from loss of sunlight and daylight relates to the potential shadow cast over adjoining residential properties located above the shops at 70 to 84 High Street, and the approved dwelling (not yet built) at 104 High Street (reference 59189/APP/2005/3476).

Shadow diagrams have been produced based on the proposed layout and scale of the scheme. These indicate that the proposal would not result in any significant loss of daylight to either the residential properties located above the shops at 70 to 84 High Street, and the approved development (not yet built) at 104 High Street.

Policies OE1 and OE3 seek to resist planning permission for buildings which have the potential to cause noise or other disturbance to neighbouring properties. It is not considered that the proposal would give rise to any operations which would be detrimental to the residential amenity of neighbouring occupiers due to noise.

The car parking area would adjoin residential gardens at the rear of 45, 47 47A and 49 Albert Road. The Council's EPU have raised no objection to the location of the car



parking, noting that noise and air quality impacts would not be of a level as to warrant refusal of the application.

Notwithstanding the advice from the Council's EPU, it is considered that should the application be approved, a condition should be imposed, requiring acoustic boundary fencing to be erected around the car parking area to protect residential amenity.

#### **7.09 Living conditions for future occupiers**

The Hillingdon Design and Access Statement (HDAS) - Residential Layouts recommends a minimum internal floor space of 50sq.m for one bedroom flats and 33sqm for studio flats in order to maintain adequate internal living conditions.

All of the units within the scheme meet these minimum requirements and a schedule of the room sizes is provided below for clarity.

Unit 1 - 1 bed flat = 59sqm  
Unit 2 - 1 bed flat = 86sqm  
Unit 3 - 1 bed flat = 53sqm  
Unit 4 - 1 bed flat = 77sqm  
Unit 5 - Studio flat = 35sqm  
Unit 6 - 1 bed flat = 86sqm  
Unit 7 - 1 bed flat = 77sqm  
Unit 8 - 1 bed flat = 53sqm

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to provide for the amenity of the development and which is usable in terms of its shape and siting. In addition, the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document seeks to ensure that an adequate amount of conveniently located amenity space is provided in new residential developments.

HDAS states that for studio and one-bedroom units, a minimum 20sq.m of useable amenity space be provided (per unit). It should also be noted that the HDAS - Residential Layouts states that, exceptions to garden area requirements will only apply in special circumstances such as the provision of small, non-family housing, predominantly made up of one bed units, in town centres or the provision of small family housing above shops.

In this case a minimum of 160sq.m of amenity space is required to service this 8 unit development. The proposed roof terrace would be approximately 200sqm in area (excluding set back areas required to protect the privacy of nearby occupiers (discussed in the previous section of this report), which would exceed the minimum standard.

It is considered that the communal amenity area would be an appropriate size and shape which would be useable and convenient for future occupiers. The area of amenity space is shown to be accessed via a lift and as such would be accessible to disabled persons in accordance with the Council's guidance for inclusive access. The application also includes balcony provision for units 2 and 6. No objection is raised to the scheme in terms of amenity space.

In relation to privacy, the layout rooms and windows, as well as proposed glazing would ensure overlooking of neighbouring properties is prevented. As such, subject to conditions relating to obscure glazing of windows in the northern elevation, the proposal

would achieve appropriate levels of privacy in accordance with Policy BE24 of the Saved Policies UDP.

The application site faces High Street Yiewsley and traffic noise would be high enough to affect the residential amenities of future occupiers of units which front onto the High Street. It should be noted that the principle of residential accommodation immediately adjacent the High Street is well established.

The Council's Environmental Protection Unit (EPU) have raised no objection to the proposed development on noise grounds. The Council's EPU have advised that it is considered that a reasonable residential environment could be ensured subject to a condition requiring appropriate noise attenuation measures for the four flats fronting the high street. Subject to the imposition of such a condition no objection is raised to the proposal in terms of noise.

The size of the rear gardens at 45, 47 and 47A Albert Road would be reduced as follows:

#### CURRENT GARDEN SIZE

45 Albert Road (3 bed house) 190sqm  
47 Albert Road (3 bed house) 110sqm  
47A Albert Road (2 bed house) 92sqm

#### PROPOSED GARDEN SIZE

45 Albert Road (3 bed house) 79sqm  
47 Albert Road (3 bed house) 68sqm  
47A Albert Road (2 bed house) 70sqm

The HDAS - Residential Layouts minimum standards for 2 & 3 Bed houses is 60sqm. The application complies with Council policy in this regard.

### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Historically, only 1 car parking space has been required to be provided for the entire premises at 86 to 90 High Street. No enlargement of the shop is proposed, and as such it is not considered reasonable to require additional car parking for the ground floor retail use.

The applicant provided evidence which proves that the ground floor shop use benefits from a legal right to use an existing car parking space within the communal car parking area to the rear of the shops at 70 to 84 High Street.

In addition a car parking area would be created for 12 cars on land to the rear of 45, 47, and 47A Albert Road.

The applicant proposes that 4 parking spaces be maintained for the dwellings at 47 and 47A Albert Road. A further 8 spaces would be provided for the 8 proposed residential units, additionally 1 space would be maintained for the ground floor shop incorporating the space in the existing car park at 70 to 84 High Street.

The Council's Highways Officer has reviewed the level of parking provision and has advised that no objection is raised to proposed parking.

Proposed loading facilities would accord with the Council's requirements and as such, no

objection is raised to the scheme in terms of traffic or parking.

#### **7.11 Urban design, access and security**

Issues relating to urban design have been discussed in within the 'Impact on the character & appearance of the area' section of this report. The Urban Design Officer raises no objection to the current proposal.

In relation to Security, the proposal is not considered to give rise to any specific areas of concern and an appropriate level of security could be ensured through imposition of a condition requiring the development meet 'Secured by Design' standards.

#### **7.12 Disabled access**

The Council's Access Officer has advised that subject to the imposition of conditions to ensure compliance with Life Time Homes criteria, the scheme would provide adequate levels of accessibility within the building.

#### **7.13 Provision of affordable & special needs housing**

Policy 3A.11 of the London Plan (February 2008) sets a threshold for the provision of affordable housing for schemes which have the potential to provide a net increase of 10 residential units.

Only 8 residential flats are proposed. The proposed development would not result in a net increase of 10 or more units on the site. Accordingly, the provision of affordable housing is not required.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the Hillingdon Unitary Development Plan requires that proposals provide new planting and landscaping wherever appropriate.

In this case scope for landscaping is limited to the roof terrace and the car parking area. The application was referred to the Council's Landscape Architect who noted that the plans submitted in support of the application show indicative landscaping at the roof top level (e.g. in planter pots).

It would be appropriate to impose conditions on any consent granted requiring the applicant to provide details of how the roof top amenity area and the ground level car parking area are to be enhanced through landscaping to be submitted to and approved by the Council.

The amenity space will also require a high standard of maintenance to ensure that the garden is appropriately established and maintained. Subject to the imposition of relevant conditions on any consent, no objection is raised.

#### **7.15 Sustainable waste management**

Policy 4A.21 of the London Plan requires that all new development provide adequate space for the storage of waste and recycling.

The proposal would incorporate two bin stores accessed from the rear accessway, this allows one to be provided for the retail use and the other for the residential units.

The size, location and design of the bin storage area has been developed following advice from the Council's Waste Services advisor, who attended the site and met with the applicant in order to ensure the design of waste storage areas would be acceptable. The refuse/recycling storage provision meets the Council's required standards and no

objection to the proposals have been raised by the Council's Waste Services team.

Subject to conditions, the waste management proposals are considered to be acceptable.

#### **7.16 Renewable energy / Sustainability**

This is a minor application and as such policy 4A.7 of the London Plan (which requires that major developments provide 20% of their heating and energy needs from on site renewable resources) is not applicable.

Policy 4A.1 requires all developments to make the fullest contribution to mitigating the effects of climate change through applying the mayor's energy hierarchy and achieving sustainable design objectives.

Conditions should be imposed on any consent granted requiring the development to achieve Level 3 of the Code for Sustainable Homes.

#### **7.17 Flooding or Drainage Issues**

The application site does not lie within an area at risk of flooding. Should permission be granted the consideration of sustainable urban drainage solutions should be secured by condition in order to ensure the developments compliance with policy 4A.14 of the London Plan.

#### **7.18 Noise or Air Quality Issues**

The Council's Environmental Protection Unit has reviewed the submitted air quality assessment and raised no objection to the proposal, subject to conditions to ensure an appropriate air quality is maintained.

Issues relating to noise are addressed in the sections on 'Impact on neighbours' and 'Living conditions for future occupiers' above.

#### **7.19 Comments on Public Consultations**

The objections raised by nearby occupiers to the scheme are considered below:

(i) Access to the proposed parking area is across a shared right of way and the applicant will need to obtain permission to do this.

Planning Comment:

The right of way falls within the redline site boundary. The applicant has served the requisite notices on all owners of land within the redline site.

(ii) Construction impacts would degrade residential amenity,

Planning Comment:

Should any permission be granted it is recommended that conditions and informatives be imposed to control and mitigate construction impacts.

All other matters have been addressed in the body of this report.

#### **7.20 Planning obligations**

The proposed development is of a scale and nature which would give rise to the need for planning obligations in accordance with policies contained within the Saved Policies UDP and the Council's Planning Obligations SPD.

Specifically, an education contribution in the sum of £9,184 is required to meet the educational needs arising from the development in accordance with the Council's

Planning Obligations SPD.

#### **7.21 Expediency of enforcement action**

The Council's Planning Enforcement Team have been advised of the current application and its implications in terms of compliance with conditions relating to planning permission 58675/APP/2005/179 (relating to 47 and 47A Albert Road). The Council's Planning Enforcement Team are investigating the matter. Nonetheless the proposed development does offer a satisfactory solution.

#### **7.22 Other Issues**

None relevant.

#### **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 application seeks planning permission for a 317sq.m retail shop and 8 residential units comprising 7 x 1 bed and 1 x studio.

The scheme complies with the requirements within the HDAS - Residential Layouts and would not give rise to any detrimental impacts on neighbouring properties through dominance, overshadowing or overlooking.

The scheme includes the provision of 12 car parking spaces which would be provided on a portion of the land to the rear of 45, 47 and 47A Albert Road.

No objection is raised to the height, bulk, scale or appearance of the proposal. Furthermore, the scheme complies with the recommendations within HDAS - Residential Layouts and would not give rise to any detrimental impacts on neighbouring properties through dominance, overshadowing or overlooking.

The proposal accords with the Council's adopted parking standards, adequate car parking and garden areas would be maintained for the properties at 45, 47 and 47A Albert Road.

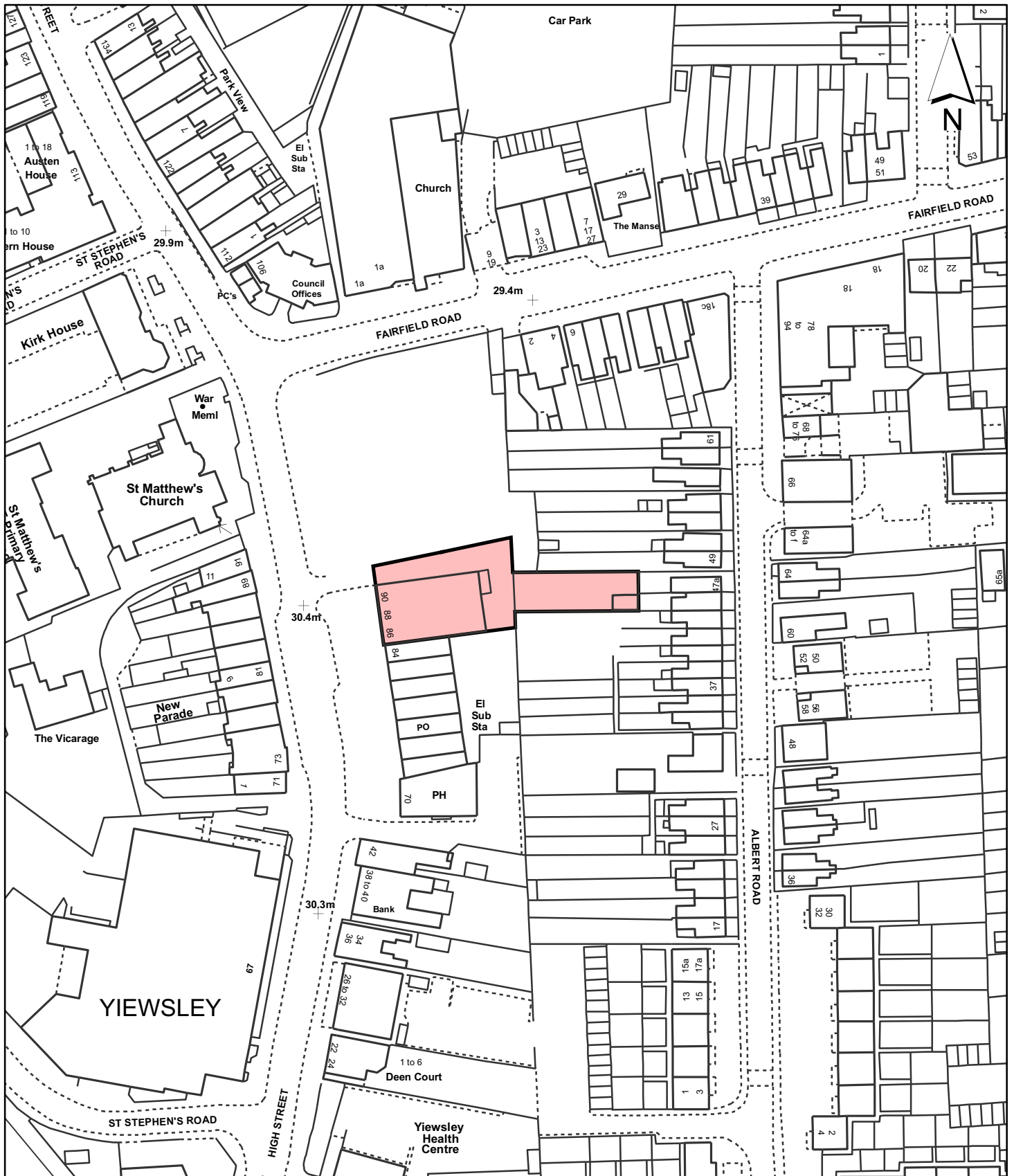
Approval is recommended.

## **11. Reference Documents**


- i) Hillingdon Design and Access Statement - Residential Layouts
- ii) Hillingdon Design and Access Statement - Accessible Hillingdon
- iii) Supplementary Planning Document for Planning Obligations
- iv) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- v) The London Plan (2008)
- vi) Planning Policy Statement 1 (Delivering Sustainable Development)
- vii) Planning Policy Statement 3 (Housing)
- viii) Planning Policy Statement 4 (Sustainable Economic Growth)
- ix) Planning Policy Guidance Note 13 (Transport)
- x) Planning Policy Guidance Note 24 (Planning and Noise)
- xi) Planning Policy Statement - Planning and Climate Change

**Contact Officer:** Matthew Duigan

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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|   |                     |
|---|---------------------|
| Site Address                            |                     |
| <b>86 - 90 High Street<br/>Yiewsley</b> |                     |
| Planning Application Ref:               | Scale               |
| <b>64714/APP/2009/778</b>               | <b>1:1,250</b>      |
| Planning Committee                      | Date                |
| <b>Central and South</b>                | <b>January 2010</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
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

**Address** 7 BOSANQUET CLOSE COWLEY

**Development:** First floor rear extension and change of use from 6- bedroom student hostel to 7-bedroom student hostel (Part retrospective application.)

**LBH Ref Nos:** 33492/APP/2009/2389

**Drawing Nos:** Design and Access Statement  
1:1250 Location Plan  
03  
05  
04  
02  
01

**Date Plans Received:** 04/11/2009      **Date(s) of Amendment(s):**  
**Date Application Valid:** 04/11/2009

### 1. **SUMMARY**

The application property is current converted to provide 6 rooms with shared lounge, kitchen and bathroom facilities. Planning permission is sought for the erection of a first floor rear extension to provide an additional bedroom. This would result in a change of use from a dwelling house to a House in Multiple Occupation. The proposed first floor rear extension would be detrimental to the appearance of the original house and the surrounding area generally. The proposed terraced house is not considered to be of a sufficient size to meet the needs of a House in Multiple Occupation.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

#### 1      NON2      **Non Standard reason for refusal**

The proposed first floor rear extension, by reason of its size, siting, design and appearance would represent an incongruous form of development which would fail to harmonise with the appearance of the original house. It would appear cramped on the rear elevation and would be detrimental to the character and appearance of the surrounding area generally, contrary to policies BE13, BE15 and BE19 of the of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 6.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions

#### 2      NON2      **Non Standard reason for refusal**

The gross floor area of the proposed enlarged dwellinghouse would be less than the recommended area of 120sq.m for conversion of a terraced house to a House in Multiple Occupation. As such, the proposal would result in an over intensification of residential activities to the detriment of both potential occupiers and occupiers of neighbouring properties, contrary to policies BE19, H7 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Hillingdon Supplementary

Planning Guidance: Houses in Multiple Occupation and other non-self contained housing August 2004 and the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Layouts July 2006.

**3 NON2 Non Standard reason for refusal**

The proposal would result in inadequate provision for car parking for the use as a HMO which would be likely to cause additional on-street demand for parking to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policies 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).

**4 NON2 Non Standard reason for refusal**

The proposal having regard to the size of the enlarged accommodation would fail to provide an adequate amount of external amenity space for the occupiers of the House in Multiple Occupation, and as such would result in an overintensive use of the remainder of the garden to the detriment of the amenity of future occupiers and to the character of the area. The proposal is therefore contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Hillingdon Design & Accessibility Statement: Residential Extensions.

## **INFORMATIVES**

**1 I52 Compulsory Informative (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 I53 Compulsory Informative (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, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

|      |  |
|------|--|
| 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. |
| H7   | Conversion of residential properties into a number of units                  |
| AM7  | Consideration of traffic generated by proposed developments.                 |

|        |   |
|--------|---|
| AM14   | New development and car parking standards.  |
| CACPS  | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)   |
| HDAS   | Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):<br>6.0 Rear and First Floor Rear Extensions: Two Storey<br><br>Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):<br>4.12 Privacy |
| SPD PO | Supplementary Planning Guidance: Houses in Multiple Occupation  |

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the east side of Bosanquet Close and comprises a mid-terraced two storey house with a single storey rear extension. To the North lies 6 Bosanquet Close and to the south lies 8 Bosanquet Close. The street scene is residential in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 3.2 Proposed Scheme

The submitted plans show that the application property comprises 6 bedrooms, with a shared lounge, kitchen and bathroom. This suggests that the property is being used by a number of persons living together as a single household. Paragraph 66 of Circular 03/2005: Changes of use of Buildings & Land, defines uses falling within class C3 dwelling houses as "whether or not the sole or main residence, by single person, any number of persons living together as a family, or by no more than 6 persons living together as a single household." As there are only 6 small single rooms, the current use does not constitute a change of use from a dwelling house.

Planning permission is sought for the erection of a first floor rear extension to form an additional bedroom. This would result in more than 6 persons living as a single household and as such, the proposal would result in a change of use of a dwelling house to a House in Multiple Occupation (HMO). The application has therefore been assessed on this basis.

The proposed extension would be set 1m and 2.4m from the side boundaries with 6 and 8 Bosanquet Close, respectively. It would measure 3m wide, 3.1m deep, set flush with the rear wall of the ground floor extension, and finished with a hipped ridged roof 2.7m high at eaves level and 3.5m high bat ridge level set 1.2m below the roof ridge.

#### 3.3 Relevant Planning History

## **Comment on Relevant Planning History**

There are no relevant planning decisions.

## **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.  |
| 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.  |
| H7     | Conversion of residential properties into a number of units   |
| AM7    | Consideration of traffic generated by proposed developments.  |
| AM14   | New development and car parking standards.  |
| CACPS  | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)   |
| HDAS   | Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):<br>6.0 Rear and First Floor Rear Extensions: Two Storey<br><br>Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts (adopted in August 2006 and to form part of the emerging Local Development Framework documents):<br>4.12 Privacy |
| SPD PO | Supplementary Planning Guidance: Houses in Multiple Occupation  |

## **5. Advertisement and Site Notice**

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

13 adjoining owner/occupiers have been consulted. Petitions totalling 42 signatories have been received from the Cowley Community Residents Association.

Cowley Community Residents Association:

(i) The dwelling in question is positioned just off centre of a terrace in which no first floor extensions exist. This first floor extension would be completely out of character with every other house in the terrace and would resemble a shed in the air as the house already has a double ground floor extension which protrudes further than any other extension in the terrace.

(ii) The application states the first floor extension would not overlook any other property, it would definitely overlook 'The Squirrels', Church Road directly into the back of the property.

(iii) The application states there is 1 parking place to the property, there are in fact no parking places to any property, it is a Residents Parking Zone, very overcrowded now and 1 additional car would create an even worse parking problem.

(iv) The property has already increased bedroom capacity by 50% on the original 4 bed roomed build.

(v) The reason for the application "to meet the demand of lack of student accommodation" is nonsense as every estate agent around has properties to let and Brunel Accommodation Bureau also have properties to let" and this is the middle of term year.

(vi) The percentage of student/owner occupier in this close is already at nearly 80/20% and residents are fearful, with just cause, of this close becoming completely student occupied except for the owner/occupiers who cannot for whatever reason move house. That is a very frightening prospect as the majority are older people who have lived in the area 40+ years.

(vii) If this application is allowed it will only be a matter of time before many more landlords are applying for the same extensions. This does not benefit the council or local residents as the particular landlord does not live anywhere the near Borough.

(viii) The community in Cowley is rapidly being lost and Bosanquet Close is now completely overcrowded, another house sold as I write this letter, which has again, been bought by a property developer.

St Lawrence Residents' Association: No comments received.

### **Internal Consultees**

Environmental Protection Unit:

No objections

Highways:

Hostels require 1 parking space for 2 residential bed spaces and HMO's 1 space per 2 habitable rooms. The provision of 1 space for a 7 bedrooms hostel falls short of the standards.

## **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The principle of extending existing residential properties and their conversion to a HMO is acceptable subject to the Council's policies and standards.

#### **7.02 Density of the proposed development**

This is not applicable to this application.

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

This is not applicable to this application.

#### **7.04 Airport safeguarding**

This is not applicable to this application.

#### **7.05 Impact on the green belt**

This is not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

The proposed first floor rear extension by reason of its siting, set between the first floor rear windows, would represent a visually intrusive form of development. It would appear cramped on the rear elevation as it would not retain gaps between it and the first floor windows.

There are no other first floor rear extensions to houses on this side of Bosanquet Close, and as such, it is considered that the proposed first floor rear extension would have a detrimental impact on the character and appearance of the surrounding area, generally.

Overall, the proposal would be contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 6.0 of the Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions.

#### **7.08 Impact on neighbours**

The proposed first floor rear extension would be set 1m and 2.4m from the side boundaries with 6 and 8 Bosanquet Close, respectively. These distances are sufficient to ensure that the proposal would not breach a 45 degree line of sight taken from the first floor rear habitable room windows at those properties, closest to the side boundaries with the application property. Therefore, the proposal is not considered to harm the residential amenities of the occupiers of those properties through overdominance, visual intrusion and overshadowing, in accordance with policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

No windows are proposed facing the adjoining properties and therefore, no overlooking will result. It is therefore considered that the proposal would comply with Policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.09 Living conditions for future occupiers**

This is not applicable to this application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

On parking, the Councils' Supplementary Planning Document: Houses in Multiple Occupation advises that 1 off-street parking space is required for two habitable rooms. Only one off-street parking space exists at the property and no additional spaces have been proposed. As such, the proposal fails to provide sufficient off-street parking for the resultant HMO which would result in additional on-street demand for 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).

**7.11 Urban design, access and security**

This is addressed at section 07.07.

**7.12 Disabled access**

This is not applicable to this application.

**7.13 Provision of affordable & special needs housing**

This is not applicable to this application.

**7.14 Trees, landscaping and Ecology**

This is not applicable to this application.

**7.15 Sustainable waste management**

This is not applicable to this application.

**7.16 Renewable energy / Sustainability**

This is not applicable to this application.

**7.17 Flooding or Drainage Issues**

This is not applicable to this application.

**7.18 Noise or Air Quality Issues**

This is not applicable to this application.

**7.19 Comments on Public Consultations**

With regards to the third party comments, Points (i) to (v) are addressed in the report. On point (vi), tenure is not a material planning consideration and on point (vii), proposal for similar schemes will require planning permission.

**7.20 Planning obligations**

This is not applicable to this application.

**7.21 Expediency of enforcement action**

This is not applicable to this application.

**7.22 Other Issues**

Policies within the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) generally regard the conversion of residential property into more units as acceptable in principle provided that this is achievable without causing undue harm to the character, the amenities of the area or the residential amenities of adjoining occupiers.

Of importance in the consideration of HMO's is the suitability of the properties for conversion. The Council's Supplementary Planning Guidance: Houses in Multiple Occupation 2004 recognises that there is a pressing need for such accommodation within the Borough. However, the guidance seeks to avoid the over-concentration of conversions in residential areas, including HMO uses and other more intensive residential uses such as flats, as although a single conversion may not be particularly significant by itself, the cumulative impact upon an area of many conversions can alter its residential character. Paragraph 4.3 of the SPG seeks to safeguard the character and amenity of residential areas by preventing conversions where more than 15% of properties in a street have been converted into either self-contained or non self-contained housing or other types of accommodation within Use Classes C1 or C2. The planning history of Bosanquet Close shows that none of the properties in the street have been converted to self-contained units or other residential institutions. As such, the proposal would not breach the 15% threshold and therefore the predominantly residential character of the road would be maintained.

With regard to intensification of the property, paragraph 3.5 advises that "some (terraced) house types will be more suitable for conversions, in terms of the living conditions of future occupiers and those of neighbouring properties. Properties in multiple occupation tend to be used more intensively than when in single family occupation and the borough's stock of terraced houses are largely considered unsuitable for conversion owing to their size and limited floor area. Terraced properties will, therefore, be required to have a minimum gross floor area of 120sq.m before they can be considered for conversion.

This is reinforced in the Council's Design and Accessibility Statement: Residential Layouts at paragraph 3.5 states that "The conversion of single dwellings into more dwellings can enable more effective use of sites to be achieved. However, this type of development must seek to enhance the local character of the area Guidance on the conversion of properties into Houses in Multiple Occupation and other non self-contained housing is contained in a separate SPG. The conversion of houses into self-contained flats is unlikely to achieve a satisfactory environment where properties have less than 120m<sup>2</sup> of floorspace".

The enlarged property has a gross floor area of approximately 117sq.m and therefore is not suitable for conversion to a HMO. As such, the proposed HMO would represent an unacceptable intensification of a residential property, contrary to policy H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), the Council's Supplementary Planning Guidance: Houses in Multiple Occupation 2004 and Hillingdon's Design and Accessibility Statement: Residential Layouts.

On private amenity space, the guidance advises that a minimum of 15sq.m of private usable amenity space per habitable room (excluding those used for communal living purposes) is required. The property would provide 7 habitable rooms which equates to 105sq.m of private amenity space. Approximately 70sq.m of private amenity exists which would be insufficient to meet the need of the future occupiers of the HMO, contrary to policy BE23 of the adopted Hillingdon Unitary Development Plan (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**

This is not applicable to this application.

**10. CONCLUSION**

The proposal would result in a change of use from a dwellinghouse to a house in multiple occupation. The proposed change of use would represent an unacceptable intensification of the use as a HMO and would not provide sufficient private amenity space for the occupiers. Furthermore, the proposal first floor rear extension would have a detrimental impact of the character and appearance of the surrounding area generally. Given the above, this application is recommended for refusal.

**11. Reference Documents**

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement(HDAS):Residential Extensions

Hillingdon Design & Accessibility Statement(HDAS):Residential Layouts

Supplementary Planning Guidance: Houses in Multiple Occupation August 2004

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**7 Bosanquet Close,  
Cowley**

Planning Application Ref:

**33492/APP/2009/2389**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**March 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON



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**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement

**Address** STOCKLEY PARK PHASE 3 IRON BRIDGE ROAD WEST DRAYTON

**Development:** Mixed use development comprising 25,000 sq.m office space (Class B1), 26,000 sq.m / 450-room hotel, including leisure facilities and energy centre (min 3 star) (Class C1), 18,135 sq.m data centre (Sui Generis), a single storey car parking building (Sui Generis) 3,500 sq.m mixed use building accommodating office (Class B1), non-residential institution including art exhibition space (Class D1), retail (Class A1), financial and professional services (Class A2), cafés and restaurants (Class A3) and associated car parking and landscaping (Outline application for full details for access.)

**LBH Ref Nos:** 37977/APP/2009/2079

**Drawing Nos:** KAJL1001\_103 REV 7\_0 (PLOT AND BUILDING LAYOUT)  
KAJL1001\_104 REV 8\_0 (ZONES OF USE)  
KAJL1001\_105 REV 6\_0 (SCALE PARAMETERS)  
KAJL1001\_106 REV 7\_0 (LANDSCAPE AND OPEN SPACE)  
KAJL1001\_107 REV 8\_0 (ACCESS AND CIRCULATION)  
Planning & Consultation Statement Prepared by Turley Associates dated September 2009  
Design and Access Statement Prepared by Arup  
Energy Statement Prepared by Arup dated 04/09/09  
Sustainability Statement Prepared by Turley Associates dated September 2009  
Interim Travel Plan Prepared by Arup dated 18/09/09  
Hotel Sequential Assessment Prepared by Turley Associates and Jones Lang Lasalle dated September 2009  
Environmental Statement Volume 1: Main Text Prepared by Arup dated 01/09/09  
Environmental Statement Volume 2: Appendices Prepared by Arup  
Environmental Statement Volume 3: Non-Technical Summary Prepared by Arup dated 24/09/09

**Date Plans Received:** 25/09/2009                      **Date(s) of Amendment(s):** 25/09/2009

**Date Application Valid:** 25/09/2009

### 1. SUMMARY

This application seeks outline planning permission for a mixed use development comprising a total floor area of 72,635m<sup>2</sup> on land identified as Phase 3 of Stockley Park, West Drayton. Details of access are under consideration with details of appearance, layout, scale and landscaping reserved for future consideration. Indicative details for layout, scale and landscaping have been provided.

The proposal would comprise 7 building plots, which would contain the following uses:

- Plot 1: 7,500m<sup>2</sup> offices (B1)
- Plot 2: 10,000m<sup>2</sup> offices (B1)
- Plot 3: 18,135m<sup>2</sup> data centre (sui-generis)
- Plot 4: 7,500m<sup>2</sup> Offices (B1)
- Plot 5: 26,000m<sup>2</sup> (450 room) hotel (C1)
- Plot 6: 3,500m<sup>2</sup> mixed use building comprising A1, A2, A3, B1 and D1 uses

## Plot 7: Single storey car park structure

The site is known as Phase 3 of Stockley Park, and is partially located within the Green Belt; additionally a portion of the site is designated as an Industrial and Business Area (IBA).

With regard to development proposed in the Green Belt, it should be noted that planning permission was granted to develop the site for office uses in 2000. That earlier scheme set out the very special circumstances which justified development in the Green Belt; these circumstances were accepted by both the Council and the Secretary of State and still exist. Importantly, the 2000 permission has been given effect to onsite with all engineering, roads, and landscaping having been established on the site.

The previous planning permission issued in 2000, together with further extant planning permissions relating to reserved matters applications are material planning considerations relevant to the current scheme.

The earlier extant 2000 permission identified five plots within which five buildings were to be sited. The floor areas within each plot varied between 8,000m<sup>2</sup> to 14,000m<sup>2</sup> in area and ranged between 3 to 5 storeys in height. The orientation of the buildings was directed towards the Horton Road roundabout, with the 3rd plot forming the focal point of a formal composition of four buildings, with the massing of each adjoining building progressively being stepped down from five to three storeys in height.

The site layout proposed in the current scheme has evolved from this extant 2000 planning permission and, the new units are proposed to be located in roughly the same layout as the original master plan, and large areas of the site are to be dedicated to landscaping.

There is no objection in principle to the introduction of a hotel use within that part of the site designated as an Industrial and Business Area (IBA) in that a significant amount of B1 office space is also proposed within the wider site. There is no objection to the siting, size, bulk and height of the proposed buildings.

The proposed development is considered to deliver a high quality scheme which would be in keeping with the character and appearance of the existing Phases 1 and 2 of Stockley Park. Very Special Circumstances have been demonstrated to justify its location within the Green Belt, including the significant employment and economic benefits it would have for this part of West Drayton and the wider area. The scheme is considered to be visually acceptable and is considered to comply with relevant London Plan and UDP policies and, accordingly, approval is recommended.

## 2. **RECOMMENDATION**

**1. That the application be referred to the Greater London Authority (under Article 5 of the Town and Country Planning (Mayor of London) Order 2008) and the Government Office For London.**

**2. That subject to the Secretary of State not calling in the application and the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to any relevant amendments requested by the Government Office for London or the Greater**

London Authority and the following:

a) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

#### **1. LANDSCAPING WORKS /PUBLIC REALM IMPROVEMENTS**

1.1 Landscaping of land formerly known as Land Parcel A, now known as Land Parcels 2-5;

1.2 Landscaping of land formerly known as Land Parcel B, now known as Land Parcels 1c, 1 d and 9. The freehold of this land is to be transferred to LBH once the works are complete;

1.3 Landscaping of land at Packet Boat Lane and a contribution towards maintenance of the site to ensure public access is maintained. The freehold of this land is to be transferred to LBH once the works are complete;

1.4 Undertake works or provide a contribution to a value not less than £150,000 for the provision of public realm /public art within the application site.

#### **2. TRAINING**

2.1 Construction and Employment Training: A contribution towards construction training , as well as contribution towards cost of a construction training co-ordinator, and also an employment training contribution. Total sum required being £372,418;

2.2 Hotel and Leisure Training: a contribution of £30,000;

2.3 Local Education Initiatives: a contribution of £50,000 to be shared between Brunel University and Uxbridge College.

#### **3. CANAL AND CANAL SIDE WORKS**

3.1 The provision of two 24hour canal side moorings;

3.2 A contribution of £200,000 towards improvements along the canal towpath adjoining the Phase 3 site;

3.3) A contribution towards maintenance of the tow path;

3.4) A contribution in the sum of £15,000 towards British waterways Water space strategy and its implementation;

3.5) Carry out work or make financial contribution towards works along tow path as required by TfL (value not to exceed £1,200).

#### **4 AIR QUALITY**

4.1) A contribution in the sum of £25,000 for the air quality monitoring and management.

#### **5. PUBLIC TRANSPORT**

5.1 A contribution of £320,000 towards improvements in public transport and for upgrading of bus stops.

5.2 £500,000 to fund studies and works to improve traffic flows and public transport, off site highways improvements and traffic calming measures.

#### **6. OFF SITE HIGHWAYS WORKS**

6.1 Creation of the new site access (priority junction, north end of site);

6.2 Creation of new proposed roundabout (northwest of site on Horton Road);

6.3 Provision of a pedestrian crossing from the site to near by bus stops;

**6.4 Upgrading the uncontrolled pedestrian crossing facilities at the existing Horton Road/Ironbridge roundabout;**

**7. HORTON ROAD INTERCHANGE (STOCKLEY RD/HORTON RD/BENNETSFIELD RD)**

**7.1 Undertake a study (to be submitted to and approved by the Council) which examines of the need for pedestrian crossings cross each approach road leading into/from the roundabout. Carry out any works identified in the study as being necessary.**

**7.2 Undertake a study (to be submitted to and approved by the Council) of the Horton Road interchange which examines the need for capacity enhancements (including the need for traffic signals) made necessary by the development. Carry out any works identified in the study as being necessary.**

**8. PROJECT MANAGEMENT AND MONITORING FEE**

**8.1 A contribution equal to 5% of the total cash contributions secured under the scheme to enable the management and monitoring of the resulting agreement.**

**9. 10 YEAR TRAVEL PLAN TO TFL GUIDELINES**

**b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.**

**c) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**

**d) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this committee resolution, or any other period deemed appropriate by the Director of Planning and Community Services, then the application may be referred back to the Committee for determination.**

**e) That subject to the above, the application be deferred for determination by the Director of Planning and Community Services under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.**

**f) That if the application is approved, the following conditions be imposed:**

**1 OUT1 Time Limit- outline planning application**

The development hereby permitted shall begin either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**REASON**

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended)

**2 OUT2 Reserved matters - submission**

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -



- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Landscaping

**REASON**

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

**3 OUT3 Approval of Details**

Approval of the details of the landscaping, layout, scale and appearance of individual phases of the development (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority for each phase of development, before development of that phase is commenced.

For each phase, the detailed drawings and supporting documentation to be submitted shall, as part of the reserved matters, incorporate the following:

- (i) Traffic and car parking arrangements, including electric vehicle charging points, the means of ingress and egress, roundabouts and new road junctions, the closure of existing access (where appropriate), visibility splays, the phasing of any construction work and construction traffic signage, a construction logistics plan and construction method statement,
- (ii) A delivery and servicing plan, to include details of the parking, turning, loading and unloading arrangements,
- (iii) The means of construction and surfacing of all roads, drives, parking areas cycle ways and footpaths,
- (iv) The use, surface treatment and landscaping of all open areas not occupied by buildings or roads, including the provision for protected areas of landscaping and planting from accidental damage by vehicles,
- (v) Hard and soft landscaping plans,
- (vi) Plans of the site showing the existing and proposed ground levels and the proposed finished height of all proposed buildings. Such levels shall be shown in relation to a fixed and known ordinance datum point,
- (vii) Full plans and elevations of all buildings and any other structures, incorporating details of all materials to be used for external surfaces, including samples of all such materials,
- (viii) Plans and elevations of all boundary treatment and incorporation of full details of height and materials,
- (ix) Details of secure cycle storage, changing facilities, lockers and showers for staff and visitors to the development,
- (x) A demolition and construction management plan including a method statement,
- (xi) Plans and details which demonstrate the design and internal layout of buildings and external areas are inclusive and accessible to all persons, including persons with disabilities.
- (xii) Plans and details of proposed energy centre(s) and associated technology including biomass boilers, CHP systems and the like.
- (xiii) Bird Hazard Management Plan.

**REASON**

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended), and

- (i), (ii), and (iii) To ensure pedestrian and vehicular safety and the free flow of traffic and conditions of general safety within the site and on the local highway network in

accordance with Policies AM7, AM9, and AM14 of the Hillingdon Unitary Development Plan Saved Polices (September 2007),

(iv) To ensure the appearance of the locality is protected in accordance with Policies BE 13 and BE38 of the Hillingdon Unitary Development Plan Saved Polices (September 2007),

(v) To ensure the Local Planning Authority is able to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them, to ensure the site is adequately landscaped and to accord with Policy BE38 of the Hillingdon Unitary Development Plan Saved Polices (September 2007),

(vi) To ensure the development relates satisfactorily to adjoining Green Belt land and other properties in accordance with Policies OL5 and BE13 of the Hillingdon Unitary Development Plan Saved Polices (September 2007),

(vii) To ensure the development presents a satisfactory appearance and to safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Polices (September 2007),

(viii) To provide a safe and secure environment in accordance with Policies 4B.1 and 4B.6 of the London Plan (February 2008),

(ix) To ensure adequate facilities are provided for cyclists in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Polices (September 2007),

(x) To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Polices (September 2007),

(xi) To ensure disabled persons are provided with adequate facilities and access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Polices (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

(xii) To provide on site renewable energy and reduce carbon emissions in accordance with Policy 4A.7 of the London Plan (February 2008).

(xiii) To protect Aircraft safety in accordance with Policy A6 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).

#### **4 NONSC Phasing**

Before commencement of any development, a detailed phasing and implementation plan, including the order and timing of development of individual buildings, landscaped and car parking areas within each phase, shall be submitted to and approved in writing by the Local Planning Authority.

#### **REASON**

To ensure the development proceeds in a satisfactory manner and to accord with Policy LE2 and BE38 of the Hillingdon Unitary Development Plan Saved Polices (September 2007).

#### **5 OM1 Development in accordance with Approved Plans**

Notwithstanding any illustrative information contained in supporting documentation, the development shall not be carried out otherwise than in strict accordance with the plans hereby approved:

KAJL1001\_103 REV 7\_0 (PLOT AND BUILDING LAYOUT)

KAJL1001\_104 REV 8\_0 (ZONES OF USE)

KAJL1001\_105 REV 6\_0 (SCALE PARAMETERS)

KAJL1001\_106 REV 7\_0 (LANDSCAPE AND OPEN SPACE)

KAJL1001\_107 REV 8\_0 (ACCESS AND CIRCULATION)

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 to protect the visual amenities of the Green Belt and to accord with Policies BE13 and OL1, OL2, and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 NONSC Boundary treatment**

The boundary treatment for each phase of development approved in compliance with Condition 3(viii) shall be provided before occupation of any of the buildings approved in the relevant phase or within such longer periods as the Local Planning Authority may agree in writing. The boundary treatment shall thereafter be retained and maintained for so long as the development remains in existence.

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 NONSC Traffic and cycle arrangements**

The access and traffic arrangements approved in compliance with Condition 3(i), and cycle storage facilities approved in compliance with Condition 3(ix) shall be provided before that part of the development is occupied or brought into use, or within such longer periods as the Local Planning Authority may agree in writing.

Thereafter, they shall be retained and maintained for so long as the development remains in existence.

**REASON**

To ensure that adequate facilities exist to serve the development and ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

**8 NONSC Parking/turning/loading/ unloading**

The parking/turning/loading/unloading facilities approved in compliance with Condition 3(ii) shall accord with the Local Planning Authority standards and shall be provided before the development of each phase is occupied, or brought into use, or within such longer period as the Local Planning Authority may agree in writing. Thereafter, they shall be retained for so long as the development remains in existence.

**REASON**

To ensure that adequate facilities are provided and retained to service the development without creating conditions prejudicial to the free flow of traffic in accordance with Policies AM3 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**9 NONSC Surfacing and landscaping**

All surfacing and landscaping agreed in compliance with Condition 3(iv) for each phase of the development shall be provided before occupation of the buildings in the relevant phase or during the first planting season following such occupation.

#### REASON

To fulfil the objectives of Green Belt enhancement and to enhance the visual amenities of the development and its impact on the locality, and to ensure the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **10 NONSC Landscape plan for each phase**

The detailed landscape plan for each phase approved in compliance with Condition 3(v) shall include:-

- (i) An accurate survey plan at a scale of not less than 1:200, showing:-
  - (a) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
  - (b) A clear indication of trees, hedges and shrubs to be retained and removed.
  - (c) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (ii) 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.
- (iii) Planting plans (at not less than a scale of 1:100),
- (iv) Written specification of planting and cultivation works to be undertaken,
- (v) Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- (vi) Implementation programme,
- (vii) Proposed finishing levels or contours,
- (viii) Means of enclosure,
- (ix) Car parking layouts (including landscaping around car parking areas),
- (x) Other vehicle and pedestrian access and circulation areas,
- (xi) Hard surfacing materials proposed,
- (xii) Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- (xiii) Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- (xiv) Retained historic landscape features and proposals for their restoration where relevant.
- (xv) A schedule of landscape maintenance for a minimum period of 5 years. The maintenance scheme shall include details of the arrangements for its implementation.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and to ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **11 TL6 Landscaping scheme - implementation**

All hard and soft landscaping shall be carried out in accordance the detailed landscape

plans for each phase, and shall be completed within the first planting and seeding seasons following the completion of the relevant phase of development or the occupation of the buildings completed in the relevant phase, 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 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).

## **12 NONSC Phasing of landscape works**

Notwithstanding any illustrative information contained in supporting documentation:

The landscape areas shown on Drawing KAJL1001\_106 Rev 7 as the 'Woodland', 'Gateway' and 'The Wilderness' shall be completed within the first planting and seeding seasons following the completion or occupation of the building approved on Plot 1, whichever is the earlier period.

The landscape areas shown on Drawing KAJL1001\_106 Rev 7 as the 'The Wilderness' and 'The Park' shall be completed within the first planting and seeding seasons following the completion or occupation of the building approved on Plot 2, whichever is the earlier period.

The landscape areas shown on Drawing KAJL1001\_106 Rev 7 as the 'The Wilderness', 'The Park' and 'Canal Side' shall be completed within the first planting and seeding seasons following the completion or occupation of the building approved on Plot 3, whichever is the earlier period.

The landscape areas shown on Drawing KAJL1001\_106 Rev 7 as the 'The Park' and 'Canal Side' shall be completed within the first planting and seeding seasons following the completion or occupation of the building approved on Plot 4, whichever is the earlier period.

The landscape areas shown on Drawing KAJL1001\_106 Rev 7 as the 'Lakeside', 'Canal Side' and 'Hotel Court' shall be completed within the first planting and seeding seasons following the completion or occupation of the building approved on Plot 5, whichever is the earlier period.

The landscape areas shown on Drawing KAJL1001\_106 Rev 7 as the 'Woodland',

'Gateway' and 'Hotel Court' shall be completed within the first planting and seeding seasons following the completion or occupation of the building approved on Plot 6, whichever is the earlier period.

The landscape areas shown on Drawing KAJL1001\_106 Rev 7 as the 'Canalside' shall be completed within the first planting and seeding seasons following the completion or occupation of the building approved on Plot 7, whichever is the earlier period.

#### REASON

To ensure that the landscaped areas are laid out 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).

### **13 NONSC Height, floor space, width and length**

The proposed floor area/size and heights of any buildings or structures parts of buildings or structures identified on Parameters Plan KAJL1001\_105 Rev 6\_0, including any plant and equipment, shall not exceed the following:

- Plot 1: 7,500sqm up to 4 storeys (max 54m AOD)
- Plot 2: 10,000sqm up to 4 storeys (max 57.5m AOD)
- Plot 3: 18,1385sqm up to 6 storeys (max 62 AOD)
- Plot 4: 7,500sqm up to 4 storeys (max 57.5m AOD)
- Plot 5: 26,000sqm between 3 and 8 storeys (max 62m AOD),
- Plot 6: 3,500sqm up to 4 storeys (max 54m AOD)
- Plot 7: car parking building maximum 256 spaces 1 storey  
Glazed pavilion (northwest corner) 1 storey.

Notwithstanding any illustrative information contained in supporting documentation, the siting, maximum and minimum width and length of any buildings shall accord with Parameters Plan KAJL1001\_105 Rev 6\_0, unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

- i) To prevent over development of the site, to ensure that the scale and massing of the buildings are appropriate to their setting, to comply with the terms of the application and to accord with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007),
- ii) To safeguard the visual amenities of the Green Belt and to accord with Policies OL1, OL2 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to accord with London Plan (February 2008) Policy 4B.1.

### **14 DIS1 Facilities for People with Disabilities**

The plans and details relating to disabled access and facilities approved in compliance with Condition 3(xi) shall ensure that:

- (i) The proposed 450 room hotel is designed to be fully accessible in accordance with BS 8300:2009 and incorporating horizontal evacuation and evacuation lifts as detailed in BS 9999:2008, and a minimum of 10 percent of the hotel rooms are to be designed for wheel chair accessible, compliant with BS8300 Figure 59,
- (ii) All areas to which the public have access are designed to achieve, where feasible, a

- gradient no steeper than 1:60,  
(iii) Level access is provided to all buildings  
(iv) Building entrances (including level approaches, signposting, types and dimensions of door width and lobby openings) meet the needs of disabled persons,  
(v) All buildings, including their approach designed in accordance with BS 8300:2009,  
(vi) External areas, including landscaped areas designed to be inclusive.

The facilities approved in compliance with Condition 3(xi) shall be provided prior to the occupation of each relevant phase of development and shall be permanently retained thereafter.

#### REASON

To ensure that people with disabilities have adequate access to the development and to ensure adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

### **15 DIS3 Parking for Wheelchair Disabled People**

Development of individual phases of development shall not commence until details of parking provision for wheelchair users for the relevant phase, have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided prior to occupation of the relevant phase of development and shall be permanently retained thereafter.

#### REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **16 DIS4 Signposting for People with Disabilities**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

#### REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **17 NONSC Biomass boiler**

Any biomass boiler approved in compliance with Condition 3 (xii) shall not be installed until a scheme which specifies the provisions to be made for the control of air pollutants from the site has been submitted to and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The said scheme shall include such secure provision as will ensure

that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

**REASON:**

To safeguard the amenities of the surrounding area and to accord with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**18 NONSC Fuel used in biomass boiler**

Any biomass boiler approved in compliance with Condition 3 (xii) shall only be operated using clean biomass fuel that complies with a recognised fuel standard (such as CEN/TS 14961:2005). A written guarantee shall be submitted to the Local Planning Authority prior to the commencement of the development with a declaration that biomass fuel conforming to a recognised fuel quality will be used in the biomass boiler. A statement shall be submitted to the Local Planning Authority specifying the fuel specifications in accordance with CEN/TS 14961:2005 or a similar recognised standard. (The statement shall be obtained from the fuel supplier).

**REASON**

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

**19 NONSC Maintenance of biomass boiler**

Before any biomass boiler approved in compliance with Condition 3 (xii) is installed at the site, a written schedule of maintenance, which shall include removal of ash, inspection and maintenance of particulate arrestment equipment, boiler servicing and stack cleaning has been provided to and approved in writing by the Local Planning Authority.

**REASON:**

To safeguard the amenities of the surrounding area and to accord with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**20 NONSC Noise from biomass boiler**

The rating level of noise emitted from any biomass boiler plant hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

**REASON**

To prevent harm to the amenity of surrounding areas due to noise in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**21 NONSC Air quality**

For each phase of the development, any traffic management proposals for mitigation of the impact of the development must be accompanied by an (air quality) assessment of their environmental benefits. The said traffic schemes must also be monitored, for a specified time to be agreed by the Local Planning Authority, both pre and post operation,



to ensure the proposed scheme is effective.

**REASON**

To protect air quality in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**22            N12            Air extraction system - noise and odour**

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**23            N11            Control of plant/machinery noise**

No plant and or machinery shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. 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 safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**24            NONSC            Phasing of car parking**

Car parking arrangements approved in compliance with Condition 3(i) shall demonstrate that parking provision is commensurate with the scale of development completed in each phase, and shall ensure:

- (i) Following completion of the building approved on Plot 1, not more than 150 additional car parking spaces are provided on the site.
- (ii) Following the completion of the building approved on Plot 2, not more than 200 additional car parking spaces are provided on the site.
- (iii) Following the completion of the building approved on Plot 3, not more than 94 additional car parking spaces are provided on the site.
- (iv) Following the completion of the building approved on Plot 4, not more than 150 additional car parking spaces are provided on the site.
- (v) Following the completion of the building approved on Plot 5, not more than 210 additional car parking spaces are provided on the site.
- (vi) Following the completion of the building approved on Plot 6, not more than 40 additional car parking spaces are provided on the site.
- (vii) Following the completion of the building approved on Plot 7, not more than 256 additional car parking spaces are provided on the site.

Following completion of all buildings, no more than 1,100 car parking spaces are to be

provided on the site at any time.

#### REASON

To ensure that car parking provided on the site is commensurate with the proportion of development occupied at the site and to accord with Policies AM7, AM9, and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **25 NONSC Electric charging points**

Details of electric vehicle charging points approved in compliance with Condition 3 (i) shall include the details of the installation (including location and type) of secure electric vehicle charging points capable of charging multiple vehicles simultaneously within the car park for each relevant phase and these shall be provided for at least 3 percent of car parking spaces in each phase or a higher level, if supported by London Plan policies in place at the time the condition is discharged. These shall be installed prior to occupation of the relevant phase and retained and maintained for the lifetime of the buildings in each relevant phase thereafter.

#### REASON

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

### **26 OM19 Construction Management Plan**

The demolition and construction management plan approved in compliance with Condition 3(x) shall include:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative 10 for maximum permitted working hours).
- (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).

### **27 NONSC Safeguarding**

For each phase of development, no building, structure or part of a building or structure approved in compliance with Condition 3(vii) shall exceed 67.93m AOD.

#### REASON

Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Heathrow Airport and endanger aircraft movements and the safe operation of the aerodrome, contrary to the aims of Policy A6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

See advice Note 1. 'Safeguarding an overview' for further information (available at [www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)).

**28 NONSC Site survey and remediation scheme**

Before commencement of any phase of this development a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and environment when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority).

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

**REASON**

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.33 of the London Plan (February 2008).

**29 NONSC Landfill Gas**

Before any phase of the development is commenced, the applicant shall carry out further landfill gas monitoring and a landfill gas risk assessment at the development site. The landfill gas monitoring shall include assessment of the areas below proposed buildings.

**REASON**

To fully clarify the current levels of any gas on the site from previously imported construction waste or residual fill, and from gas potentially migrating from the adjacent landfill north of Horton Road; and to accord with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.33 of the London Plan (February 2008).

**30 NONSC Landfill gas mitigation**

Before commencement of any phase of development, remediation measures identified as being necessary to prevent gas ingress to any buildings proposed in the relevant phase shall be installed to the satisfaction of the Local Planning Authority.

**REASON**

To mitigate any risk to the buildings and users of the site from landfill gas, and to ensure that the occupants of the development are not subjected to any risks from gas in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.33 of the London Plan (February 2008).

### **31 NONSC Preliminary risk assessment**

Prior to commencement of any phase of the development, plans and details of a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- (i) A preliminary risk assessment which has identified:
  - (a) all previous uses,
  - (b) potential contaminants associated with those uses,
  - (c) a conceptual model of the site indicating sources, pathways and receptors
  - (d) potentially unacceptable risks arising from contamination
- (ii) A site investigation scheme, based on the findings of the preliminary risk assessment required in (i) of this condition. Site investigation scheme to provide information for a detailed assessment of risk to all receptors that may be affected, including those off site
- (iii) An options appraisal and remediation strategy based on the site investigation results and the detailed risk assessment required in (i) and (ii) of this condition and giving full details of remediation measures required and how they are to be undertaken.
- (iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) above complete and identify any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

#### **REASON**

To ensure protection of controlled waters and users of the surrounding area in compliance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **32 NONSC Foul surface water**

Development for each phase shall not commence until a scheme to dispose of foul and surface water has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

No infiltration of surface water drainage into the ground is permitted unless where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.

#### **REASON**

To ensure protection of controlled waters and users of the surrounding area in compliance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **33 NONSC Unknown contamination**

If any potentially contaminated ground is found on the site during the development works the developer shall carry out investigations and chemical testing of the potentially contaminated ground. Any contaminated land shall be remediated (i.e. removed or rendered innocuous) to the satisfaction of the Local Planning Authority. Copies of all documentation relating to the aforementioned investigations and works including chemical testing, the remediation scheme, the remedial works and the validation report shall be submitted to and approved by the Local Planning Authority.

#### REASON

To protect future occupants and controlled waters from the risks of hitherto unknown contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.33 of the London Plan (February 2008).

#### **34 N13 Noise control**

The development shall not begin until a scheme for the control of noise from vehicles (entering and leaving the site) to the child care centre / day nursery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

#### REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

#### **35 NONSC Bird Hazard Management Plan**

The Bird Hazard Management Plan approved in compliance with Condition 3(xiii) shall include the following details:

- monitoring of any standing water within the site,
- sustainable urban drainage schemes (SUDS) compliant with Advice Note 6 - Bird Hazards from SUDS ([www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp))
- management of any flat roofs within the site which may be attractive to nesting, roosting or 'loafing' birds. The management plan shall comply with Advice Note 8 - Potential Bird Hazards from Building Design ([www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)),
- reinstatement of grass areas
- maintenance of planted and landscaped areas, particularly in terms of the height and species of plants that are allowed to grow,
- which waste materials can be brought on to the site,
- monitoring of waste imports,
- physical arrangement for collection and storage of putrescible waste,
- signs deterring people from feeding birds,

The Bird hazard management plan shall be implemented as approved when construction begins for any phase and shall remain in force for the life of the buildings. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

#### REASON

To comply with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to minimise the attractiveness of the development to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

#### **36 NONSC Height limitation landscaping**

No existing individual trees, shrubs, or stands of trees or shrubs and no trees and shrubs

planted on the application site as part of the approved landscaping scheme shall be permitted to grow above a height of 67.93 AOD.

**REASON**

To ensure trees or shrubs do not penetrate the Obstacle Limitation Surface (OLS) surrounding Heathrow Airport and endanger the movements of aircraft and the safe operation of the aerodrome and to accord with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**37 NONSC Potential Bird hazard from landscaping**

The detailed landscape plan for each phase approved in compliance with Condition 3(vi) shall comply with Advice Note 3, 'Potential Bird Hazards from Amenity Landscaping and Building Design ([www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)).

**REASON**

To comply with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to minimise the attractiveness of the development to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport.

**38 NONSC Health and safety during construction**

Prior to the commencement of each phase of the development a Risk Assessment and Method Statement outlining all works to be carried out adjacent to the Grand Union Canal must be submitted to and approved in writing by the Local Planning Authority. The risk assessment shall also include details of the proposed safety equipment along the canal frontage, which shall be installed prior to first occupation of the development hereby permitted.

**REASON**

To ensure the safety of workers and the public during development in compliance with the Construction (Design management) Regulations 1994, and to accord with Blue Ribbon Network Policies 3C.25 & 4C.8 of the Consolidated London Plan, 2008.

**39 OM14 Secured by Design**

For each phase of development hereby approved, a scheme shall be submitted to and approved in writing by the Local Planning Authority which sets out the measures, which shall include lighting and CCTV, to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall ensure vehicles are prevented from being able to be parked against the buildings, and in particular the data centre. Details shall be submitted and approved in writing by the Local Planning Authority before development of each phase commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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).

**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 policies 4B.1 and 4B.6 of the London Plan.

**40 NONSC Freight**

Before any phase of development is commenced, a feasibility study shall be carried out to assess the potential for moving freight by water during the construction cycle (waste and bulk materials) and following occupation of the development (waste and recyclables).

The use of waterborne transport shall be maximised during the construction of the development unless the above assessment demonstrates that such use of the canal is not physically or economically feasible.

**REASON**

To encourage the use of the canal for transporting waste and bulk materials in accordance with Blue Ribbon Network Policies 3C.25 & 4C.8 of the London Plan (February 2008).

**41 NONSC Flood risk**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated 24 September 2009 and the following mitigation measures detailed within these documents:

(i) Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that there is at least a 50% reduction in run-off from the existing site discharge rate of 1099l/s and no increase to the risk of flooding off-site.

**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), Policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**42 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of (where (following contamination investigation works) it is feasible) sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding in compliance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**43 NONSC Refuse and recycling**

Prior to commencement of each phase of the development, details shall be submitted to and approved by the Local Planning Authority of covered, secure, signposted refuse and recycling storage areas/facilities for that phase. The storage areas shall be completed and available for use for each phase of development prior to the first occupation of any of

that phase. These facilities shall not thereafter be obstructed or used for any other purpose except with the prior permission of the local planning authority obtained through the submission of a planning application.

**REASON**

To ensure appropriate refuse and recycling facilities are provided and retained in the interests of the amenities of the occupiers of the proposed development and the visual and general amenities of the locality and in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**44 NONSC Storage of plant and equipment**

There shall be no storage of plant, machines or other materials outside buildings unless adequately screened. No such storage shall commence until details of the screening have been submitted to and approved in writing by the Local Planning Authority.

**REASON**

The Local Planning Authority considers it necessary to safeguard visual amenity, having regard to the Green Belt setting of the proposed development in accordance with Policies OL1 and OL3.

**45 NONSC Deliveries**

The site shall not be used for delivery and the loading or unloading of goods or fuel (including fuel for any biomass boiler) outside the hours of '08:00 to 18:00 hours Mondays to Fridays, 08:00 to 13:00 Saturdays and at no time on Sundays, Bank or Public holidays.

**REASON**

To prevent harm to the amenity of surrounding areas due to noise in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**46 NONSC Water recycling**

Prior to commencement of the development hereby approved details demonstrating the incorporation of either rainwater greywater recycling facilities into each of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be installed, maintained and retained for the lifetime of the building.

**REASON**

In order to provide a sustainable form of development and promote water conservation in compliance with Policies 4A.3 and 4A.16 of the London Plan 2008.

**47 NONSC Control of lights**

The lighting of the buildings shall employ devices that automatically turn the lights off when the rooms are not in use.

**REASON**

In the interests of energy conservation, in accordance with Policy 4A.3 of the London



Plan.

**48 NONSC Energy**

Unless otherwise agreed in writing by the Local Planning Authority, the plans and details of proposed energy centre(s) and associated technology for each phase of development, required to be provided in accordance with Condition 3(xii), shall accord with the energy Statement prepared by Arup (04/09/2009) and where feasible, should demonstrate that the infrastructure would be compatible with any potential future district heating networks, and should safeguard the potential future connection to such a network. For each relevant phase, the approved details shall be implemented prior to the occupation of buildings in the relevant phase and thereafter permanently retained and maintained.

**REASON**

To ensure an appropriate proportion of the development's energy needs are from on-site renewable energy sources in compliance with the requirements of Policy 4A.7 of the London Plan 2008.

**49 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards**

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 to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: 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 (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

**INFORMATIVES**

**1 152 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).

**2 153 Compulsory Informative (2)**

No objections are raised to the principle of the development or to the siting, size, bulk and height of the proposed buildings. The proposed development is considered to deliver a high quality scheme which would be in keeping with the character and appearance of the existing Phases 1 and 2 of Stockley Park and is considered to be visually acceptable in this location. Very Special Circumstances have been demonstrated to justify its location within the Green Belt, including the significant employment and economic benefits it would have for this part of West Drayton and the wider area.

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 (February 2008) and national guidance.

|      |  |
|------|--|
| OL1  | Green Belt - acceptable open land uses and restrictions on new development   |
| OL2  | Green Belt -landscaping improvements   |
| OL5  | Development proposals adjacent to the Green Belt   |
| OL26 | Protection and enhancement of trees, woodland and landscape features   |
| EC1  | Protection of sites of special scientific interest, nature conservation importance and nature reserves   |
| EC2  | Nature conservation considerations and ecological assessments  |
| EC3  | Potential effects of development on sites of nature conservation importance  |
| EC5  | Retention of ecological features and creation of new habitats  |
| BE13 | New development must harmonise with the existing street scene.   |
| BE18 | Design considerations - pedestrian security and safety   |
| BE25 | Modernisation and improvement of industrial and business areas   |
| BE31 | Facilities for the recreational use of the canal   |
| BE32 | Development proposals adjacent to or affecting the Grand Union Canal   |
| BE33 | Proposals for the establishment of residential moorings  |
| 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   |
| OE8  | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures  |
| OE11 | Development involving hazardous substances and contaminated land - requirement for ameliorative measures   |
| LE1  | Proposals for industry, warehousing and business development   |
| LE2  | Development in designated Industrial and Business Areas  |
| LE7  | Provision of planning benefits from industry, warehousing and business development   |
| T2   | Location of tourist accommodation and conference facilities  |
| T4   | Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements  |
| AM2  | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity  |
| 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  |
| AM13 | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -<br>(i) Dial-a-ride and mobility bus services<br>(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.  |
| AM15      | Provision of reserved parking spaces for disabled persons   |
| R16       | Accessibility for elderly people, people with disabilities, women and children  |
| R17       | Use of planning obligations to supplement the provision of recreation, leisure and community facilities                                 |
| LPP 3B.4  | London Plan Policy 3B.4 - Industrial Locations  |
| LPP 4B.1  | London Plan Policy 4B.1 - Design principles for a compact city.   |
| LPP 3A.13 | London Plan Policy 3A.13 - Special needs and specialist housing   |
| LPP 3A.17 | London Plan Policy 3A.17 - Addressing the needs of London's diverse population  |
| LPP 4B.5  | London Plan Policy 4B.5 - Creating an inclusive environment.  |
| LPP3D.9   | Green Belt  |
| LPP 4A.7  | London Plan Policy 4A.7 - Renewable Energy  |
| LPP 4A.3  | London Plan Policy 4A.3 - Sustainable Design and Construction.  |
| LPP 4A.20 | London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes   |
| LPP 3C.22 | Improving conditions for cycling  |
| LPP 3C    | Chapter 3C of the London Plan - Connecting London, improving travel in London   |
| A6        | Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports |
| CACPS     | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)   |
| LPP 3C.25 |   |
| LPP 4A.12 |   |
| LPP 4A.13 |   |
| LPP 4A.16 |   |
| LPP 4B.6  |   |
| LPP 4C.8  |   |

### **3 11 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 17 Design Guidance - Reserved Matters**

You are advised to consult the Council's Design Guides for guidance on matters of design and layout prior to submitting details of reserved matters. These are available from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

### **5 19 Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition 3, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning &

Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

**6**            119                    **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.  
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

**7**            121                    **Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

**8**            124                    **Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

**9**            145                    **Discharge of Conditions**

Your attention is drawn to condition(s) 2, 3, 4, 5, 7, 8, 9, 10, 11, 15, 18, 19, 20, 25, 26, 27, 29, 30, 32, 33, 35, 36, 38, 40, 41, 43 and 44 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

**10**

Special statutory provisions for the control of noise from construction sites are contained in the Control of Pollution Act 1974. Section 60 of the Act enables local authorities to serve a notice imposing requirements as to the way in which the works are to be carried out. The notice may in particular:

- (a) specify the plant or machinery which is, or is not, to be used;
- (b) specify the hours during which the works may be carried out;
- (c) specify the level of noise which may be emitted from the premises in question or at any specified point on those premises in question or which may be so emitted during specified hours; and
- (d) provide for any change of circumstances.

Alternatively, an application for prior consent can be made under Section 61 of the Act. The application should contain particulars of:

- (a) the works, and the method by which they are to be carried out; and

(b) the steps proposed to be taken to minimise noise resulting from the works.

The British Standard 5228 (Part 1) states that the aim at each stage of a project is to minimise levels of site noise whilst having regard to the practicability and economic implications of any measures. The standard provides a clear message that the measures should be fully considered before the works are carried out. It recommends that potentially excessive noise and vibration levels should be avoided and that this can be achieved by giving careful consideration to the design of a proposed project, the processes and equipment implied by the design and the phasing of operations. It goes on to add that a project design should be so arranged that the number of operations likely to be particularly disturbing is kept to a minimum.

During the execution of the works, the standard advises that all available techniques should be used to minimise, as far as is necessary, the level of noise to which operators and others in the neighbourhood of the start operations will be exposed.

A number of measures are given for the protection of neighbouring areas, which are briefly summarised below:

- a) planning the hours of work,
- b) where reasonably practicable, ensuring the use of quiet working methods, the use of the most suitable plant, reasonable hours of working for noisy operations, and economy of speed of operations,
- c) controlling noise and vibration at source and limiting the spread of noise.

The standard goes on to provide further guidance on the control of noise. The control measures are: 1) the substitution of noisy plant and processes by less noisy alternatives, 2) reducing noise from existing plant and equipment by modification or by the application of improved sound production methods, 3) enclosure of significant sources of noise, 4) siting equipment away from noise sensitive areas or directed away from sensitive areas, shutting down of equipment when not used, and the proper use of equipment and handling of materials, 5) proper maintenance of plant and equipment.

Setting noise limits and monitoring noise levels may also be appropriate. The Council's Environmental Protection Unit should be consulted at an early stage in order to discuss whether noise limits and other measures are likely to be required.

The following measures illustrate the typical measures required within Hillingdon:

- a) no activities with the potential to cause disturbance would be permitted at night or during the evening, unless it can be demonstrated that the said activities are essential and unavoidable or, alternatively, particular circumstances exist e.g. the site will predominantly affect commercial interests. It is the normal policy to permit working Monday to Friday between 08.00 and 18.00 hours and Saturday between 08.00 and 13.00 hours. No working will be allowed on Sundays, Public or Bank Holidays. The Environmental Protection Unit should be consulted at an early stage if work is intended outside those working hours;
- b) no potentially disturbing vehicle movements would be permitted at sensitive periods unless it can be demonstrated that such activities are essential and unavoidable. In general haulage vehicles should not enter or leave the site between 1800 and 0800 hours;
- c) access to construction vehicles to the site and on local roads should be controlled so as to protect noise sensitive receiver locations. Wherever practical, construction vehicle movements through or close to sensitive locations should be avoided;
- d) sites likely to adversely affect dwellings, schools or hospitals and other sensitive locations will be required to provide a method statement and predicted noise levels. The method statement should describe the works, plant, phasing and the steps to be taken to

minimise levels of noise and vibration. The British Standard 5228 provides a prediction method;

e) noise limits may be set which reflect standards of best practice;

f) best practicable means should be used at all times so as to minimise the emission of noise;

g) adequate measures for the supervision of noise generating activities and monitoring of noise levels, if necessary, should be adopted. All steps

h) should be taken at each phase of the works to minimise disturbance from noise and vibration. The guidance given in the British Standard 5228 (Part 1) Code of Practice should be followed;

i) adequate arrangements are made for liaison and consultation with officers of the Council and the public should be put in place; and

j) adequate arrangements should be made for the investigation of complaints.

## 11

Given the nature of the proposed development it is possible that a crane may be required during construction. Your attention is drawn to the requirement within the British Code of Practice for the safe use of Cranes, which requires crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4 'Cranes and other Construction Issues' ([www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp)).

## 12

The applicant is advised that any discharge of surface water into the waterways, and access to the towpath, requires British Waterways' written permission before development commences. Please contact Ben Loader on 0207 985 7288 for further information.

The applicant/developer is advised to ensure that any necessary consents are obtained and that the works comply with British Waterways' 'Code of Practice for Works affecting British Waterways.'

(<http://www.britishwaterways.net/media/documents/CoPIntroductions1-4.pdf>) For further advice, please contact our Waterway Works Engineer, Andy Nicholls.

## 13

The following additional information in relation to the preliminary risk assessment is requested in relation to condition 32:

(i) Full details of any back fill previously used at the site and any testing undertaken of that backfill,

(ii) Details of impacts from any waste which has remained in situ,

(iii) Details which clarify why monitoring shows elevated levels of typical landfill components (e.g. ammoniacal nitrogen)

(iv) Details which clarify whether insufficient up-gradient monitoring or poor quality back fill resulted in elevated levels of typical landfill components (e.g. ammoniacal nitrogen).

## 14

The Applicant is advised that the Environment Agency would not allow any increases to

abstraction licences in the Colne catchment, however if Three Valleys wish to abstract more water up to the limits of abstraction licences that they currently hold then it is legal for them to increase abstraction. The water demand section of the planning application documentation fails to adequately address the implications of supplying water to this development. Three Valleys Water will be required to increase pumping from sources located in a water stressed area in order to supply this development.

#### **15**

You are advised that the site is identified as a high risk construction site due to the size of the development and proximity of the site to sensitive receptors. All appropriate measures within the high risk site definition of the GLA best practice guidance should be incorporated into the construction management plan.

#### **16**

You are advised that wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

#### **17**

158

#### **Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com .

#### **18**

You are advised that should a scheme for Closed Circuit Television (CCTV) be proposed for the site, you should liaise with the Metropolitan Police Crime Prevention Officer to ensure that this is compatible with the Council's CCTV system.

#### **19**

You are advised that all new and existing crossing facilities should comply with BV165 Accessibility standards, and the completed footway should have a minimum width of 2m along its length.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is roughly rectangular in shape and occupies an areas of approximately 12 hectares. The site is known as Stockley Park Phase 3 and is located to the west of the existing Stockley Business Park in West Drayton.

The site currently comprises a mix of open ground and semi completed landscaping works, which were prepared for development pursuant to a previous consent for five office buildings on the site, granted in 2000. Associated infrastructure services and an internal road network, have also been implemented.

The site contains a body of open water that runs adjacent to the eastern boundary, created as a landscape feature and is fed from a licensed borehole. A causeway allows access across this feature into the site. There are currently no permanent buildings on the site, however, several portacabins are located towards the south east corner of the site, with associated car parking.

The site is bounded to the north by Horton Road, further to the north is Stockley Park Golf Course. Adjacent to the southeast corner of the site is a day nursery.

The Grand Union Canal (which runs in an east-west direction) adjoins the southern boundary of the site. Immediately to the south of the canal are commercial units, accessed from Iron Bridge Road. Further south is a railway line and residential properties in West Drayton.

The site is bounded to the west by the Horton Industrial Park which comprises a variety of industrial/commercial uses.

Stockley Park is located on land that was previously contaminated. Extensive remediation works have already been undertaken as part of previous permissions.

The eastern part of the site falls within the Stockley Park Industrial and Business Area, the remainder (and larger part of the site) is located within the Green Belt. The entire site is set within the Hayes/West Drayton Corridor and the Grand Union Canal (to the south of the site) is designated as a Nature Conservation Site of Metropolitan or Borough Grade I Importance. The site is also within an Air Quality Management Area.

### **3.2 Proposed Scheme**

This application seeks outline planning permission for a mixed-use development comprising a total floor space of 72,635sqm, on land known as Phase 3 of Stockley Park, West Drayton. The proposed development incorporates office buildings, a hotel and data centre, which would be located on 7 plots as follows:

Plot 1: A 7,500sqm office building (Class B1) located towards the northern boundary of the site. This building would be 3 to 4 storeys in height.

Plot 2: A 10,000sqm office building (Class B1) located to the south of Plot 1 and towards the centre of the site. This building would be 3-4 storeys in height.

Plot 3: An 18,135sqm data centre (sui-generis). This building would be located to the south of Plot 2, and towards the south western corner of the site. It would be 5-6 storeys in height.

Plot 4: A 7,500sqm office building (Class B1) located towards the centre of the site. This building would be 3-4 storeys in height.



Plot 5: A three or four star hotel with 26,000sqm of floorspace or up to 450 bedrooms (Class C1). This building would be located towards the south eastern corner of the site and would be up to 8 storeys in height.

Plot 6: A mixed use building measuring 3,500sqm and comprising business uses (class B1), up to 1,167sqm for amenity uses including exhibition space (class D1), retail (class A1), financial and professional offices (class A2) and/or cafe/restaurant uses (class A3). This building would be located towards the centre of the site, to the north of Plot 5 and would be 3-4 storeys in height.

Plot 7: A single-storey, decked car park structure located towards the south of the site.

Proposed landscaping includes an area (labelled as "The Wilderness") of wetland and extensive mature native tree planting, along the western edge of the development. A network of loosely defined footpaths, landforms, wet habitats and elevated boardwalks are proposed. Improvements would also be made to existing tree and scrub planting in this part of the site to create a woodland character with open glades.

Along the canal, it is proposed that planning obligations be used to secure funding to widen and resurface the towpath. Existing security fencing would be replaced and relocated along a more meandering line, set further back from the canal and screened with additional landscaping. Existing tree planting would be retained and maintained.

The water features at the eastern side of the site would be retained and woodland in the north east corner of the site would become the setting for a sculpture terrace which would provide an opportunity for public art initiatives.

The existing established avenues of red oak trees at the north east of the site would be retained and would extend into the business park. Tree planting is proposed in and around the buildings and car parks to maintain the strong emphasis on high quality landscaping across the site.

A glazed pavilion would be provided in the northeast corner of the site, this would provide a unique space for semi-informal meetings.

The main vehicular accesses into the site would be from Horton Road and Iron Bridge Road, using the access arrangements agreed as part of the 2000 scheme. There would be two access junctions off Horton Road, one from a three-arm roundabout at the western extremity of the site, and one from a priority junction, centrally located on the site frontage. Two access ways, with priority junctions would also be provided from Iron Bridge Road, one opposite the GlaxoSmithKline entrance and one at the south east corner of the site.

Loading bays and servicing areas are proposed located to the rear of the building plots and would be designed to accommodate large delivery/service vehicles up to 10m in length. The scheme provides for lay-bys which would be provided at the front of all buildings for small vehicle deliveries, such as courier or post, pick-up/drop-offs and visitors (until they are directed to an appropriate parking bay).

The hotel would have a taxi and coach drop-off facility. The taxi drop-off lay-by would be located to the east side of the 'square' partially under the hotel entrance building, and a coach drop-off area, which would accommodate up to 2 x 15m long coaches is also proposed.

1,100 car parking spaces would be provided on the site, which would be allocated as follows:

Plot 1 (office) - 150 spaces

Plot 2 (office) - 200 spaces

Plot 3 (data centre) - 94 spaces

Plot 4 (office) - 150 spaces

Plot 5 (hotel) - 210 spaces

Plot 6 (mixed use building) - 40

Decked car park - 256 shared spaces

With the exception of the decked car park, these would all be provided at surface level, adjacent to the respective building. The applicant has submitted a detailed Transport Assessment, which justifies the number of parking spaces and assesses the traffic impacts of the development. An interim Travel Plan, which sets out a framework of aims and objectives to manage the travel demand generated by the development has also been provided.

The applicant has submitted a series of technical papers that assess the impact of the proposal, including the key environmental issues. The scheme has been treated as requiring an Environmental Impact Assessment (EIA) and as such the application is supported by an Environmental Statement, which considers the likely environmental effects of the proposed development. Detailed technical studies have been produced to consider the environmental issues and constraints affecting the proposal, and cover Air Quality, Noise and Vibration, Landscape and Visual Impact, Ground Conditions, Ecology and Nature Conservation, Archaeology and Cultural Heritage, Socio-economic and Community, Water Quality, Waste Management, and Transport.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

Several previous applications have been submitted on this site, which are summarised below:

1. Outline planning permission was granted in August 2000 for the comprehensive development of Stockley Park, Phase 3 (ref: 37997W/96/1447). This comprised:
  - (i) 50,000m<sup>2</sup> of industrial and/or offices, and/or research and development, and/or training floorspace, together with ancillary uses.
  - (ii) Maximum parking provision of 1,143 cars together with servicing and access roads.
  - (iii) Provision of public and private open space.

The 2000 planning permission, herein after referred to as the 'approved master plan' identified five plots within which each of the five buildings approved under it were to be sited.

2. Planning permission (ref: 37977/APP/2000/2222) was granted in January 2002 for reserved matters comprising details of the master plan submitted in compliance with Condition 2 of the outline planning approval issued in August 2000 (37997W/96/1447). This master plan covered the Phase 3 sites and indicated five individual buildings in a landscaped setting, with plans which identified the following:
  - (i) Plot 1 comprised a building with a floor area of 8,000m<sup>2</sup> with a maximum height of three storeys;
  - (ii) Plot 2 comprised a building with a floor area of 10,000m<sup>2</sup> with a maximum height of four storeys;
  - (iii) Plot 3 comprised a building with a floor area of 14,000m<sup>2</sup> with a maximum height of

five storeys;

(iv) Plot 4 comprised a building with a floor area of 10,000m<sup>2</sup> with a maximum height of four storeys;

(v) Plot 5 comprised a building with a floor area of 8,000m<sup>2</sup> with a maximum height of three storeys;

The master plan was supported with substantial hard and soft landscaping detail along the northern and eastern boundaries.

Following the detailed approval, access roads, structural landscaping and base infrastructure services for the development were implemented in accordance with the consented master plan. However, no buildings have been built.

3. Planning permission ref: 37977/APP/2001/540 was granted in May 2001 for reserved matters comprising details of the erection of an office building on Plot 3 (14,505sqm gross floorspace and 315 car parking spaces) in compliance with condition 3 of outline planning permission granted in August 2000 (37997W/96/1447).

4. Planning permission ref: 37977/APP/2006/795 was granted in January 2007 for the erection of a data centre with ancillary plant including a substation, car parking, landscaping and associated ancillary works located on Plot 3. This provided for a floor area of 18,135m<sup>2</sup> and would be 4.5 metres higher than the original five-storey building approved under the reserved matters approved office building.

5. Outline planning permission for the erection of a 450 bedroom hotel (class C1) with associated bars, restaurants, conference and leisure facilities; a data centre (sui generis) with associated plant and offices (class B1); associated landscaping, access, internal roads, footways and cycle ways; 794 parking spaces; and an energy centre, (ref: 37977/APP/2007/2377) was refused in July 2007.

Refusal reasons related to the inappropriate siting and size of buildings proposed in the Green Belt and the failure of the applicant to meet planning obligations to offset the additional demands that the development would place on local facilities.

The approved master plan and the extant planning permissions are material planning considerations relevant to the current scheme. This is of particular relevance given the Green Belt designation over part of the proposal site.

#### **4. Planning Policies and Standards**

London Plan (February 2008)

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Guidance 2: Green Belts

Planning Policy Statement 4: Planning for Sustainable Growth

Planning Policy Guidance 13: Transport

Planning Policy Guidance 21: Tourism

Planning Policy Statement 22: Renewable Energy

Planning Policy Guidance 24: Planning & Noise

Planning Policy Statement 25: Development and Flood Risk

Council's Parking Standards

Council's Supplementary Planning Guidance - Noise

Council's Supplementary Planning Guidance - Air Quality

Council's Supplementary Planning Guidance - Community Safety by Design

## **UDP / LDF Designation and London Plan**

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

### Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.23 To encourage industry and warehousing to located within existing Industrial and Business Areas and offices and other business uses, shops and public buildings employing or attracting large numbers of people to located within Town Centres or other areas identified for such purposes.
- PT1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations.
- PT1.28 To encourage the provision of a range of hotel and conference facilities provided development does not harm the environment.
- 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:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL5 Development proposals adjacent to the Green Belt
- OL26 Protection and enhancement of trees, woodland and landscape features
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE25 Modernisation and improvement of industrial and business areas
- BE31 Facilities for the recreational use of the canal
- BE32 Development proposals adjacent to or affecting the Grand Union Canal
- BE33 Proposals for the establishment of residential moorings

|           |  |
|-----------|--|
| 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   |
| OE8       | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures  |
| OE11      | Development involving hazardous substances and contaminated land - requirement for ameliorative measures   |
| LE1       | Proposals for industry, warehousing and business development   |
| LE2       | Development in designated Industrial and Business Areas  |
| LE7       | Provision of planning benefits from industry, warehousing and business development   |
| T2        | Location of tourist accommodation and conference facilities  |
| T4        | Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements  |
| AM2       | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity  |
| 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  |
| AM13      | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -<br>(i) Dial-a-ride and mobility bus services<br>(ii) Shopmobility schemes<br>(iii) Convenient parking spaces<br>(iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| AM14      | New development and car parking standards.   |
| AM15      | Provision of reserved parking spaces for disabled persons  |
| R16       | Accessibility for elderly people, people with disabilities, women and children   |
| R17       | Use of planning obligations to supplement the provision of recreation, leisure and community facilities  |
| LPP 3B.4  | London Plan Policy 3B.4 - Industrial Locations   |
| LPP 4B.1  | London Plan Policy 4B.1 - Design principles for a compact city.  |
| LPP 3A.13 | London Plan Policy 3A.13 - Special needs and specialist housing  |
| LPP 3A.17 | London Plan Policy 3A.17 - Addressing the needs of London's diverse population   |
| LPP 4B.5  | London Plan Policy 4B.5 - Creating an inclusive environment.   |
| LPP3D.9   | Green Belt   |
| LPP 4A.7  | London Plan Policy 4A.7 - Renewable Energy   |
| LPP 4A.3  | London Plan Policy 4A.3 - Sustainable Design and Construction.   |
| LPP 4A.20 | London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes  |
| LPP 3C.22 | Improving conditions for cycling   |
| LPP 3C    | Chapter 3C of the London Plan - Connecting London, improving travel in London  |
| A6        |  |

Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

LPP 3C.25

LPP 4A.12

LPP 4A.13

LPP 4A.16

LPP 4B.6

LPP 4C.8

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th October 2009**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 39 local owner/occupiers, the Yiewsley and West Drayton Town Centre Action Group, the Hayes Chamber of Commerce, The Yiewsley Community Involvement Group and the West Drayton Residents' Association. The application was also advertised by way of site and press notices. Additionally, details of the application were published on the Council's website.

A submission was received from the Hayes Town Partnership, which raised a number of matters:

- (i) Request scheme be revised so that there is greater interaction between the proposal and canal water front
- (ii) Request kayaking and canoeing be incorporated into the revised scheme
- (iii) Request applicant investigate using the canal in cooling of buildings.
- (iii) Request the applicant provide monetary contributions to help cover the cost of:
  - (a) The Bulls Bridge to West Drayton water space strategy
  - (b) A cycle track between West Drayton and Hayes stations
  - (c) Employment and training of local persons be secured with any legal agreement.

A submission was received from the Friends of Lake Farm Country Park:

"The Friends expect that any development on the site should secure the financial contribution of at least £1 million towards Lake Farm Country Park. [Longstanding proposals for enhanced sporting, leisure and visitors facilities as well as environmental enhancements, would be of this magnitude of cost].

That the trigger for the delivery of planning benefits should be occupancy of 15,000 sq m of any floor space (including hotel). That planning obligations necessary from a planning point of view to make the development acceptable should have regard to current policy requirements on such matters as, inter alia, training and employment.

That if an obligation made by agreement varies an earlier agreement, except for the amendments

made to the earlier agreement, the original document should remain in force. The original planning permission on the Stockley Park (phase 3) Trident site was justified, notwithstanding the departure from the development plan and significant traffic/transport issues, by the demonstration of very special circumstances. The package of proposals put forward by the applicants provided opportunities for access to the countryside, sports and recreational facilities, landscape and nature enhancements as well as addressing traffic/transport issues.

Planning Comment: Refer to Section 7.19 for response.

TRANSPORT FOR LONDON (TfL) - Comments were received on 28 October 2009, 8 December 2009 and 18 December 2009. In summary, advice from TfL is as follows:

#### Issue 1. Trip generation and highways issues

The revised ARCADY results state a RFC of 0.913 for the Stockley Road (north) junction arm. In designing or testing impacts on roundabouts using ARCADY, an RFC 0.85 is usually used therefore this is an issue that should be addressed. As this forms part of the borough road network this is matter for LB Hillingdon to decide but TfL recommends that work is done improve capacity at this junction potentially through changes to junction geometry at the Stockley Road (north) arm of the roundabout.

#### Issue 2. Car parking

TfL considers that the proposed provision is excessive.

#### Planning Officer Comment.

In response to the concern raised by TfL the applicant amended plans to reduce onsite car parking provision.

#### Issue 3. Electric Vehicles

3 percent of car parking spaces are to be provided with electric vehicle charging points. Demand and usage are to be monitored through the Travel Plan as secured through the s106 agreement or planning condition.

#### Issue 4. Taxis and coaches

TfL is satisfied with proposals relating to taxi drop off areas and coach parking.

#### Issue 5. Walking, cycling and public realm

Generally the proposals significantly improve accessibility for pedestrians and cyclists to and through the area, and are therefore supported by TfL.

TfL welcomes the fact that the applicant will investigate the potential for providing zebra crossings at Horton Interchange, and the Applicant's confirmation that footways alongside roads within the site will be a minimum of 2m wide. TfL requests that this investigation is undertaken at the earliest opportunity and that TfL is consulted.

TfL welcomes the applicant's commitment to contribute to upgrading the canal towpath (the London LOOP), the figures below set out deficiencies and the cost of upgrades (total cost £1,225).

#### Issue 6. Cycling

TfL welcomes the fact that the applicant will undertake a review of the potential for improving cycle facilities at Horton Interchange. TfL requests that this is undertaken at the earliest opportunity and that proposed improvements are discussed with TfL.

#### Issue 7. Buses

TfL welcomes the applicant's commitment to fund TfL's request for £90,000 per annum for 3 years in order to provide increased bus capacity. The trigger for this s106 should be agreed with LB Hillingdon and TfL.

TfL would also ask that the developer assess existing bus stops within walking distance (or 400m) of the site against TfL bus stop accessibility guidance in order to determine if a financial contribution towards upgrades will be required. A standard £10k capped contribution is usually sufficient to bring stops up to TfL standards. TfL will await the bus stop accessibility audit referred to in the applicant's response. From this a capped contribution for the appropriate improvements can be agreed.

#### Issue 8. Travel plan

TfL is satisfied with the information submitted relating to travel plans. The monitoring and funding of the travel plan should be secured through a S106 agreement.

#### Issue 9. Construction, Deliveries and Servicing

TfL recommends the submission of a Construction Logistics Plan (CLP) and Delivery and Servicing Plan in order to minimise the impact of vehicles on the road network.

#### Issue 10. Traffic Management Act

Should this application be granted planning permission, the developer and their representatives are reminded that this does not discharge the requirements under the Traffic Management Act 2004. Formal notifications and approval may be needed for both the permanent highway scheme and any temporary highway works required during the construction phase of the development.

Planning Comment: Refer to Section 7.19 for response.

#### GREATER LONDON AUTHORITY (GLA)

The application does not comply with the London Plan, the following changes may remedy this:

- (i) Satisfactorily demonstrate that the internal layout of buildings would incorporate inclusive design and access, and that a minimum of 45 Hotel rooms would be wheel chair accessible.
- (ii) Confirmation of the proposed approach to climate change mitigation and adaptation, including benchmarks, district heating, CHP sizing and the renewable energy approach. The agreed approach should be secured by appropriate conditions or a S106 legal agreement.
- (iii) Satisfactorily address the transport and parking matters raised by TfL and securing these by way of S106 legal agreement.

Planning Comment: Refer to Section 7.19 for response.

#### HIGHWAYS AGENCY

It is assumed that TfL and Hillingdon will consider the impact of the development on the A408 Cherry Lane Roundabout and advise the Highway Agency if this will impact on the M4. The proposed bus measures and travel plan are welcomed and the resulting conditions and/or obligations supported.

#### BRITISH WATERWAYS

We support the principle of the development of this site, which represents a unique opportunity to offer significant benefits to the area, including the waterside environment. We request that this opportunity be utilised to the benefit of the wider area, and that as the proposals develop these seek to address the integration with the Grand Union Canal, so that the potential of this position is



maximised.

If the Council is minded to grant planning permission, the requested contributions towards the waterway environment, towpath works, and the waterspace strategy should be secured. Conditions regarding relating to works adjacent to the canal, landscaping, CCTV and use of the canal for moving freight, should be attached to any approval.

#### ENGLISH HERITAGE

No objection. The present proposals are not considered to have an affect on any significant archaeological remains. The site has been subject to severe truncation due to previous usage. Any archaeological remains that may once have been present will have been removed during the course of mineral extraction and other quarrying or remediation activity.

#### ENVIRONMENT AGENCY

Vegetative buffer between the site and the canal provides valuable wildlife habitat and should be retained. No objection subject to conditions being imposed on the consent regarding contamination and flooding.

#### METROPOLITAN POLICE

The northern and eastern boundaries are considered to be relatively well secured.

The site is not an inner London location, this section of the canal is isolated and there has been criminal activity in this area in the past. The security response must be site specific. In this case access from the canal into the site needs to be well co-ordinated and controlled.

Security fencing along the southern and eastern boundaries has an elevated level of importance, and should not be removed from the proposal.

It is recommended that CCTV be controlled from a central point. Access points into the site should be limited and constrained so as to be easily covered with CCTV.

The use of fencing and CCTV is required, particularly to the southern and eastern boundaries and car parks. It is considered that there should be access control to the car parks.

With regard to the buildings, the parameter plans indicate maximum and minimum footprints. There is concern that the maximum footprints would not allow room for defensible space between the structure and public access ways. Some of the buildings (e.g. data centre) are of a sensitive nature and may require counter terrorist measures (for example, to prevent vehicles from being able to be parked against the building).

#### BAA SAFEGUARDING

No objection subject to conditions regarding bird hazard management, height limits and landscaping, and an informative regarding cranes.

#### NATIONAL AIR TRAFFIC SERVICES (NATS)

No objection.

#### **Internal Consultees**

HIGHWAY ENGINEER

### Trip generation

The use of the site for business and office type uses and its impact on the road network design, highway capacity and public transport was considered when the Phase 3 master plan was approved.

Traffic generated from the previously consented 50,000sq.m of B1 employment use is estimated to be 783 during the AM peak (664 arrivals and 19 departures) and 730 during the PM peak (142 arrivals and 588 departures).

The consented Data Centre 1 maximum trip generated is estimated at 174 during AM peak and 169 during PM peak.

The development as currently proposed for the whole site would generate less traffic (332 less trips) than has already been approved for this site and as such traffic generation from the proposed development will not impact upon the adjoining highway network to a greater extent than the extant planning permissions for this site.

### Parking

The existing permission permits 1143 parking spaces. The current proposal provides 1,100 spaces.

With regard to the office development and the data centre the London Plan and Hillingdon's current parking standards seek a maximum of 1 space per 100 sqm. This would equate to 250 spaces for the office component and 181 spaces for the data centre.

The maximum acceptable level of parking provision according to the current London Plan, standard for hotels on key arterial routes is 1 space per hotel room, which equates to 450 spaces.

Consequently 951 spaces would be permissible and 1,100 are proposed. It should be remembered that there is an extant planning permission which allows 1143 car parking spaces. As such, the current parking proposals are considered acceptable (offering a reduction in parking spaces). The reduced parking provision would also represent an overall reduction in the number of trips generated from the site compared to the extant permission approved in 2000.

A condition is required to ensure that the parking provision for each element of the proposed development is linked to it and only provided with the implementation of each element of the development.

It is also recommended that the hotel be linked to the Heathrow Hotels Hoppa bus service or an equivalent dedicated bus service from the hotel to the airport terminals. In terms of all previous proposals for off site highway works, all highways works raised by this scheme are to be delivered by a section 278 agreement.

### URBAN DESIGN OFFICER

From an urban design point of view the submitted scheme is strongly supported because of the coherent layout and strong emphasis on public open spaces as well as provision for public art in terms of a strategically located exhibition space and directly adjacent high quality open spaces. The proposed siting of the built elements, proposed scale, height and massing are all considered to be appropriate given the context of the existing Business Park development as well as the large scale landscape proposals within the c. 12 ha large application site which are robust as well as varied enough to balance the proposed development. Private recreation space in form of extensive water gardens for the hotel is considered to further enhance the character of the site and evokes the strong sustainability ethos of the scheme.

#### TREES/LANDSCAING OFFICER

The proposal is an outline application, with landscape amongst the reserved matters. However, the layout of the site and supporting information confirms that the design concept for the site revolves around the creation of an effective and high quality landscape setting which will provide a rich variety of experiences for visitors and regular users of the site. The layout also retains and enhances the existing landscape features of merit in accordance with saved policy BE38.

It would not be acceptable for buildings or car parking to be developed in isolation of landscaping.

No objections are raised subject to a condition to ensure that landscaping works are undertaken as the development occurs and undertaken and the imposition of TL2, TL3, TL4, TL6 and TL7.

#### ACCESS OFFICER

The outline nature of the application means that little detail has been provided to show that the detailed layout would comply with disabled access requirements. As such it is not possible at this stage to ascertain whether the principles of inclusive design are integral to the design brief.

#### PLANNING AND ENVIRONMENTAL POLICY COMMENTS

The site is partially located in the Green Belt. Under the provisions of relevant UDP policies and PPG 2 the applicant is required to demonstrate very special circumstances to justify the inappropriate development proposed in the Green Belt. This issue was addressed in the previous applications for development on the site.

The eastern portion of the site is designated as an Industrial Business Area in the Unitary Development. Policy LE2 of this document states that IBAs are designated for business and warehousing purposes.

This application proposes a hotel on IBA land, contrary to Policy LE2. However in view of the significant amount of Class B1 Office space proposed elsewhere on the same site, it is considered that the loss of employment land to the hotel would be offset by the introduction of office space elsewhere on the site.

In the 2007 scheme the GLA indicated the need to undertake Sequential Test assessment to demonstrate that Stockley Park is a suitable location for a hotel development. The Sequential Test information submitted with the application is comprehensive and considered adequate.

The site has been subject to a considerable amount of contamination and appropriate conditions should be used to address this issue if necessary.

In conclusion, the principle of development in the Green Belt has already been established by the outline application in 2000; the use of the site for B1 is acceptable; the sequential test analysis is sound. On balance, no in principle objections are raised.

#### PLANNING OBLIGATIONS (S106) OFFICER

Given the extensive history of legal agreements and deeds of variation associated with the Stockley Park, it is considered appropriate to consolidate all the relevant outstanding planning obligations from previous agreements into a new agreement which takes into account works that have been completed, and sets out the additional planning obligations necessary to mitigate impacts of the current scheme.

In addition, since the outline application in 2000, the Secretary of State released Circular 05/05.

The Secretary of State's policy requires, amongst other factors, that planning obligations are only sought where they meet all of the following tests:

A planning obligation must be:

- i) relevant to planning;
- ii) necessary to make the proposed development acceptable in planning terms;
- iii) directly related to the proposed development;
- iv) fairly and reasonably related in scale and kind to the proposed development; and
- v) reasonable in all other respects.

Additionally, the Council's Planning Obligations SPD (July 2008) is also directly relevant. Taking into account all of the above, it is considered that the following planning obligations are required to mitigate impacts arising from the development:

### 1. LANDSCAPING WORKS /PUBLIC REALM IMPROVEMENTS

- 1.1 Landscaping of land formerly known as Land Parcel A, now known as Land Parcels 2-5;
- 1.2 Landscaping of land formerly known as Land Parcel B, now known as Land Parcels 1c, 1 d and 9. The freehold of this land is to be transferred to LBH once the works are complete;
- 1.3 Landscaping of land at Packet Boat Lane and a contribution towards maintenance of the site to ensure public access is maintained. The freehold of this land is to be transferred to LBH once the works are complete;
- 1.4 Undertake works or provide a contribution to a value not less than £150,000 for the provision of public realm /public art within the application site.

### 2. TRAINING

- 2.1 Construction and Employment Training: A contribution towards construction training , as well as contribution towards cost of a construction training co-ordinator, and also an employment training contribution. Total sum required being £372,418;
- 2.2 Hotel and Leisure Training: a contribution of £30,000;
- 2.3 Local Education Initiatives: a contribution of £50,000 to be shared between Brunel University and Uxbridge College.

### 3. CANAL AND CANAL SIDE WORKS

- 3.1 The provision of two 24hour canal side moorings;
- 3.2 A contribution of £200,000 towards improvements along the canal towpath adjoining the Phase 3 site;
- 3.3) A contribution towards maintenance of the tow path;
- 3.4) A contribution in the sum of £15,000 towards British waterways *¿Water space strategy¿* and its implementation;
- 3.5) Carry out work or make financial contribution towards works along tow path as required by TfL (value not to exceed £1,200).

### 4 AIR QUALITY

- 4.1) A contribution in the sum of £25,000 for the air quality monitoring and management.

### 5. PUBLIC TRANSPORT

- 5.1 A contribution of £320,000 towards improvements in public transport and for upgrading of bus stops.
- 5.2 £500,000 to fund studies and works to improve traffic flows and public transport, off site highways improvements and traffic calming measures.

### 6. OFF SITE HIGHWAYS WORKS

- 6.1 Creation of the new site access (priority junction, north end of site);
- 6.2 Creation of new proposed roundabout (northwest of site on Horton Road);
- 6.3 Provision of a pedestrian crossing from the site to near by bus stops;

6.4 Upgrading the uncontrolled pedestrian crossing facilities at the existing Horton Road/Ironbridge roundabout;

#### 7. HORTON ROAD INTERCHANGE (STOCKLEY RD/HORTON RD/BENNETSFIELD RD)

7.1 Undertake a study (to be submitted to and approved by the Council) which examines of the need for pedestrian crossings cross each approach road leading into/from the roundabout. Carry out any works identified in the study as being necessary.

7.2 Undertake a study (to be submitted to and approved by the Council) of the Horton Road interchange which examines the need for capacity enhancements (including the need for traffic signals) made necessary by the development. Carry out any works identified in the study as being necessary.

#### 8. PROJECT MANAGEMENT AND MONITORING FEE

8.1 A contribution equal to 5% of the total cash contributions secured under the scheme to enable the management and monitoring of the resulting agreement.

#### 9. 10 YEAR TRAVEL PLAN

#### ENVIRONMENTAL PROTECTION UNIT (EPU)

##### Air quality:

No objection is raised to the proposal on air quality grounds, subject to a contribution of £25,000 towards an air quality monitoring regime in this area of the borough.

##### Construction:

The site is identified as a high risk site due to the size of the development and proximity of the site to sensitive receptors. All appropriate measures within the high risk site definition of the GLA best practice guidance must be incorporated into the construction management plan.

##### Operation:

The worsening of the air quality is attributed to the operation of the biomass boiler. In situations such as this, the EPUK Biomass and Air Quality Guidance 2009 states that mitigation measures for biomass boilers should be sought. This can involve ensuring the appropriate stack height for dispersion, addressing emissions for the boiler by choosing a cleaner boiler, making a requirement for emissions abatement equipment to be fitted. Abatement technology will need to address both Nox and PM emissions.

##### Road Transportation:

It should be noted that the air quality assessment is only valid if the traffic data used has been approved by the Local Authority Transportation Department. Queuing traffic and/or a change in the fleet composition of the traffic ie. More HGV's, in close proximity to sensitive receptors is a common cause of poor air quality. If the traffic flow data is considered to be incorrect then the air quality assessment could be deemed invalid and may need to be re-submitted.

##### Mitigation:

As the sensitive receptors are predicted to be above the EU limit value, air quality mitigation measures should be sought. Any associated Travel Plan with the development should have a target for quantifying the reduction in emissions achieved via its implementation. It should include such measures as the promotion of cleaner technologies e.g. the provision of electric charging points.

##### Noise

The noise reduction measures given in the method statement will be required to be implemented. Any changes will need to be submitted to the Local Planning Authority. An application to the LBH for consent under Section 61 of the Control of Pollution Act 1974 will be required for any activities

outside normal construction working hours.

#### Contamination

The site has been remediated to a large degree in the past. However some further contaminated land investigation and monitoring work is recommended to include further trialpits and the use of existing monitoring wells to gather more results on soil, gas and groundwater contamination. The results should then be used to design any contamination mitigation measures necessary for the site. The additional trialpits would also help in finding any unidentified contamination.

#### WASTE STRATEGY

No objection subject to the imposition of conditions.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

##### DEVELOPMENT IN THE GREEN BELT

Policy OL1 states that agriculture, horticulture, nature conservation, open-air recreation and cemeteries are the only uses that are acceptable within the Green Belt and that new buildings are only acceptable if they are essential for the open land use.

Any development, which is contrary to OL1, is considered 'inappropriate' development. Planning Policy Guidance Note 2 (PPG2) states that 'inappropriate development' is, by definition, harmful to the Green Belt. Such development should not be approved, except in very special circumstances.

PPG2 states 'that very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.'

The principle of introducing new development within the Green Belt must be viewed within the historical planning context for this site, whereby the 2000 planning permission (Ref: 37997W/96/1447) successfully demonstrated that special circumstances existed and that any harm to the Green Belt was outweighed by the benefits delivered by this and earlier phases of the Stockley Park development.

Very special circumstances have been demonstrated and accepted by the Council and the Government Office for London in earlier applications for Phases 3. These very special circumstances include:

- (i) the employment benefits from bringing new commercial development to an identified regeneration area;
- (ii) the environmental benefits associated with the rehabilitation of large areas of contaminated land; and
- (iii) the amenity benefits of transforming and landscaping large tracts of land as publicly accessible open space for the benefit of the community.

It was considered that the above were very special circumstances which did justify the inappropriate development in the Green Belt.

The earlier stages of Stockley Park were designed with an intention to provide a number of compact development areas interwoven with 'fingers' of open space connecting the district park and golf course to the north and towpath to the south.

In the previous scheme, refused by the Council in 2007 (Ref: 37977/APP/2007/2377), it was considered that the siting and size of proposed buildings were such that the extent of harm to the Green Belt would not have been outweighed by the benefits of the scheme.

The current scheme has many advantages over that refused in 2007 (Ref: 37977/APP/2007/2377). In particular the proposed siting of buildings would provide adequate separation between them, the Green Belt, the canal waterfront and neighbouring uses to ensure that there would be no harm to the visual amenities of the area. The position of the proposed buildings in the current scheme is similar to that approved in the original Phase 3 scheme approved in 2000 (Ref: 37997W/96/1447). The size and bulk of structures proposed in the current scheme have been reduced over that previously proposed in the scheme refused by the Council in 2007.

The current application still seeks to deliver all the positive outcomes demonstrated within the original Phase 3 scheme (Ref: 37997W/96/1447). In this case, given the proposed regenerative and employment benefits, and the size and siting of buildings, on balance, it is considered that the very special circumstances would outweigh any harm to the Green Belt.

#### INTRODUCTION OF A HOTEL WITHIN AN INDUSTRIAL AND BUSINESS AREA

The proposed hotel would be located within a part of the site designated as an Industrial Business Area (IBA). A hotel in this location is considered to be contrary to the aims of policy LE2 which seeks to control development within IBA land.

In addition to contributing towards the provision of hotel facilities, it is considered that the extensive provision of office space else where on the site will off set any harm caused through the introduction of a hotel onto the IBA land.

#### **7.02 Density of the proposed development**

The London Plan density matrix, and HDAS guidelines relate specifically to residential properties. As such, the density of commercial and industrial schemes needs to be assessed on a case by case basis.

The buildings would be spaced generously apart, and the landscaping, canal, and water features form a strong element of the overall vision for the park, with only approximately 50% of the site covered by buildings.

It is considered that the ratio of floor area to land is acceptable.

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Listed Buildings, or Areas of Special Local Character within the vicinity. Notably English Heritage have raised no objections to the proposal.

#### **7.04 Airport safeguarding**

BAA Safeguarding and National Air Traffic Services (NATS) have both confirmed that they have no objections to the proposal, subject to appropriate conditions and informatives.

#### **7.05 Impact on the green belt**

As has been set out in Section 7.01, very special circumstances have been demonstrated and accepted by the Council and the Government Office for London in earlier applications for Phases 3. These very special circumstances include:

(i) the employment benefits from bringing new commercial development to an identified

regeneration area;

(ii) the environmental benefits associated with the rehabilitation of large areas of contaminated land; and

(iii) the amenity benefits of transforming and landscaping large tracts of land as publicly accessible open space for the benefit of the community.

The current application still seeks to deliver all the positive outcomes demonstrated within the original Phase 3 scheme (Ref: 37997W/96/1447). In this case, given the proposed regenerative and employment benefits, and the size and siting of buildings, it is considered that the very special circumstances would outweigh any harm to the Green Belt.

PPG2 states that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt. As such it is important to consider the visual impacts of the development when looking from or to Green Belt land.

The current scheme benefits greatly from the robust landscape planting undertaken as part of the masterplan consented in 2000. When viewing the development from Green Belt areas within and near to the site, parts of the proposed development (including the proposed car parking building proposed on Plot 7) will be screened by extensive vegetation in the existing landscaped area between the Grand Union Canal and the site.

To protect the visual amenity of the Green Belt (western part of the site), it is proposed that buildings be set progressively back from this boundary. This approach reflects the masterplan approved in 2000, where buildings were formally arranged along a strong north-east / south-west axis (diagonally) across the site.

The current scheme retains the principle of a strong north-east / south-west axis (diagonally) across the site. The bulk and scale of the five to six storey data centre located on Plot 3, would be balanced by lower scale buildings within Plots 1, 2, 4, 6, and 7, which are progressively stepped away from the western Green Belt boundary.

The siting of proposed buildings is considered to provide adequate separation between the built elements and the Green Belt. The proposed layout would create a coherent network of public open spaces within the site. The scheme includes landscaped avenues of trees (red oak), which lead down to the water course and a waterside pavilion. This proposed approach (woodland promenades) assists in the integration of buildings into the landscape and is considered to reduce the visual impact of the scheme upon the Green Belt.

The layout and massing of the buildings is considered to be such that they would be successfully integrated into the site without resulting in harm to the openness and visual amenity of the adjoining Green Belt.

Policy OL3 seeks to retain and improve the existing landscape for proposals that adjoin the Green Belt. To the south is the Grand Union Canal, which is included in the Green Belt and forms part of a Green Chain (Policy OL11). A 30-40 metre wide landscaped area between the site and the Grand Union Canal has been set aside as part of this application. This area is to be retained as open space. The strip of open amenity space that extends along the western boundary of the site will also be retained.

It is not considered that the application would cause harm to the openness and visual



amenity of the Green Belt within this site and as such accords with Policies OL1, OL4, and OL5 of the UDP and policy 3D.9 of the London Plan.

#### **7.07 Impact on the character & appearance of the area**

Policy BE13 of the Hillingdon Unitary Development Plan, Saved Policies (September 2007) (the UDP) highlights the importance of designing new development to harmonise with the existing streetscene. Policy BE25 seeks to ensure modernisation and improvement of Industrial and Business Areas through design and landscaping, improved vehicular and pedestrian access and circulation, and environmental improvements.

Compared to the scheme refused by the Council in 2007, the current proposal is considered to provide a generous, well balanced landscape which matches the scale of proposed buildings. The layout and the interface between green open space and built elements have been improved.

The height of the proposed hotel (south east corner) would vary between 3 to 8 storeys. As is discussed in Section 7.11 of this report, the current scheme proposes to introduce a hotel on a portion of the site which is set back further from the Green Belt and enables retention of significant landscape features to the northeast corner of the site.

Given that the ground level of Plot 5 varies considerably, it is considered that it would be possible to accommodate the hotel proposed in the current scheme without causing unacceptable harm to views from the Green Belt, the canal or near by existing buildings to the west.

No objection is raised to the visual impact of the proposed data centre and other buildings given that these sit within an area of the site that already has consent for similarly sized office buildings, and the difference in scale and massing is not considered significant.

The siting, height, bulk and scale of the proposal would not result in a detrimental impact upon the character and appearance of the area and as such the proposal is considered to accord with Policies BE13 and BE25 of the adopted UDP (Saved Policies 27 September 2007).

#### **7.08 Impact on neighbours**

The site is bounded to the north by Horton Road, beyond which is Stockley Park Golf Course. To the west, the site is adjoined by Green Belt land and industrial development. The nearest residential properties are located over 100m away from the nearest part of the site. Residences are separated from the site by the canal, existing industrial buildings, and the railway line.

Given the distance between the site and residences and the screening provided by existing industrial buildings, it is not considered that the proposed development would have any impact on residential amenity.

To the southeast, the site adjoins a child day care centre/nursery. It should be noted that the southeastern access into the site would be adjacent to the nursery. The Council's Highways Engineer has advised that planning obligations are required to secure offsite traffic calming measures on the approach to the nursery, necessary to protect children from traffic.

A condition is recommended which requires the applicant to adequately acoustically screen the nursery from noise associated with traffic accessing the site.

#### **7.09 Living conditions for future occupiers**

Policies relating to living conditions largely relate to residential developments. While there are no specific guidelines relating to hotel guest accommodation, issues such as overlooking and privacy are relevant and have been considered.

The detailed design of the hotel will be provided at reserved matters stage. At this outline stage, given the proposed location of the hotel, distances to boundaries and other buildings; it is considered that a hotel could be provided within Plot 5 which would protect the privacy of future hotel guests.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

##### Trip generation

The application was referred to the Council's Highways Engineer who noted that the use of the site for business and office type uses and its impact on the road network design, highway capacity and public transport was considered when the Phase 3 master plan was approved in 2000, and that the development as currently proposed would generate less traffic (332 less trips) than has already been approved.

It is not considered that traffic generation from the proposed development will impact upon the adjoining highway network to a greater extent than the extant planning permissions for this site.

##### Parking

The existing permission permits 1143 parking spaces. The current proposal provides 1,100 spaces, while this exceeds the Council's standards, it should be remembered that there is an extant planning permission which allows 1,143 car parking spaces.

Given the extant permission, the current parking proposals are considered acceptable (offering a reduction in parking spaces). The reduced parking provision would also represent an overall reduction in the number of trips generated from the site compared to the extant permission approved in 2000.

The Highways officer's has requested a condition in the event that this application is approved which ensures that the parking provision for each element of the proposed development is linked to it and only provided with the implementation of each element of the development.

The application was referred to TfL, who raised issues relating to:

- (i) Measures to improve the Horton Road Interchange roundabout,
- (ii) Car parking,
- (iii) Electric vehicle charging points,
- (iv) Taxis and coach parking,
- (v) Walking,
- (vi) Cycling,
- (vii) Buses,
- (viii) Travel plan
- (ix) Construction, Deliveries and Servicing.

The applicant has provided a comprehensive response to all matters raised by TfL. The response is considered to be acceptable by the Council's Highways Engineer.

It is recommended that a travel plan should be provided and be delivered via a section 106 agreement. The Highways officer also recommends that the hotel be linked to the Heathrow Hotels Hoppa bus service or an equivalent dedicated bus service from the hotel

to the airport terminals.

In terms of off site highway works required as a result of this proposal, these are to be delivered by a section 278 agreement.

Providing the matters raised above are able to be delivered via legal agreements, the proposal is not considered to raise any objection in relation to Policies AM7, AM14 and AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

This is a prominently located site which forms part of the Stockley Park Business Park. It is visually exposed from the adjacent A408, Stockley Road, which borders the site to the south.

The existing Phases 1 and 2 of Stockley Park Business Park are renowned for their high quality design both in terms of architecture and landscape, and this has given Stockley Park international recognition as a leading example of Business Park design. The applicant has stated that it is an aim of the scheme to retain and develop the high quality tradition in terms of a sustainable, functional and attractive masterplan, followed by a high quality building design and landscape architecture in the forthcoming phases.

The application was referred to the Council's Urban Design advisors who advised from an urban design point of view the proposal would create a coherent network of public open spaces and a strong sense of place through site specific design.

The Council's Urban Design advisor has confirmed that the submitted scheme reflects the urban design principles established in pre-application discussions, buildings and open spaces are well integrated.

In assessing the appropriateness of the proposed building heights, it is necessary to take account of previous planning permissions and approved reserved matters applications at the site.

Planning Permission (reserved matters) 37977/APP/2001/530 dated 5 March 2001 approved a 3 storey (21m or 53.2m Above Ordinance Datum (AOD)) office building in the same location as the 3 - 4 storey office building currently proposed on Plot 1.

Planning Permission (reserved matters) 37977/APP/2001/529 dated 5 March 2001 approved a 4 storey (24.5m or 57.2m (AOD)) office building in the same location as the 3 - 4 storey office building currently proposed on Plot 2.

Planning Permission 37977/APP/2006/795 dated 30 January 2007 approved a 5 - 6 storey (24.5 or 61.7m AOD) data centre in the same location as the 5 - 6 storey data centre currently proposed on Plot 3.

Planning Permission (reserved matters) 37977/APP/2001/2150 dated 24 September approved a 4 storey (21m or 57.4m AOD) office building in the same location as the office building currently proposed on Plot 4.

Taking account of the sites planning history, the proposed location of buildings and the undulating levels across the site. No objection is raised in relation to the height of buildings proposed on Plots 1, 2, 3, 4 and 6.

A small glazed pavilion building is proposed on the northeast corner of the site. The Parameters Plan KAJL1001\_106 Rev 6\_0 notes this building would be 1 or 2 storeys in height. Given the proposed location of this structure, it is considered that a two storey building would be inappropriate, accordingly a condition is recommended to limit the height of this structure.

This application benefits from existing infrastructure and robust landscape planting scheme originating from the masterplan consented in 2000. Views of from the canal to the proposed car parking building would be comprehensively screened by landscaping. Subject to conditions to ensure landscaping is enhanced and maintained no objection is raised in relation to the height and position of this building.

With regard to the proposed hotel (Plot 5), it is worth noting that planning permission was refused by the Council in 2007 (reference: 37977/APP/2007/2377) in part because of the proposed siting of the hotel (proposed on the northwest portion of the site) was considered inappropriate. The location of the hotel proposed in the 2007 scheme would have unacceptably compromised views from the Greenbelt and would have resulted in the loss of a particularly important portion of landscaping.

The current scheme proposes to introduce a hotel on a portion of the site which is further from the Green Belt. Taking account of minimum and maximum building foot prints, as well as the maximum amount of floor space proposed, it would not be possible for more than a very small portion of the hotel to be 8 storeys in height.

The ground levels on Plot 5 vary considerably, and it is considered that it would be possible to site a building which ranges in height between 3 and 8 storeys within Plot 5, without causing harm to the Green Belt.

It is also important to note that BAA Safe Guarding require that building heights not exceed 67.93m AOD. Taking account of ground levels across the site, it is considered that proposed buildings could be accommodated within the proposed Plots without exceeding this requirement. A condition is recommended to ensure that building heights are appropriate and that no building height exceeds 67.93m AOD.

The application was referred to the Metropolitan Police Crime Prevention Design Advisor, who noted that section of the canal which adjoins the site is relatively isolated, and as access from the canal into the site needs to be controlled and it is important that security fencing along the southern and eastern boundaries be provided.

The applicant has agreed to provide security fencing, which would be set within robust landscaping to ensure it is screened from view. A condition is recommended to ensure boundary treatment is appropriate.

In addition to fencing, the Metropolitan Police Crime Prevention Design Advisor has recommended that CCTV also be used to monitor the site, a relevant condition is recommended.

## **7.12 Disabled access**

The Council's Access officer has raised a general concern that the lack of information that accompanies outline applications, in that the limited level of details prevents the detailed assessment of the access arrangements.

It should be noted that the application is in outline form and the detailed design of

buildings would be the subject of further assessment at the reserved matters stage.

A series of conditions are recommended to ensure that the detailed design of buildings adequately provides for all persons, including those with disabilities, and that these details be submitted to and approved in writing by the Council before any phase of development begins.

#### **7.13 Provision of affordable & special needs housing**

There is no requirement for this type of development to contribute towards the borough's affordable or special housing needs.

#### **7.14 Trees, landscaping and Ecology**

The site contains a number of semi-mature trees and shrubs, which were planted in accordance with the previous approved Phase 3 masterplan (approved in 2000). The intention in 2000 was to establish and maintain the landscape infrastructure, where possible, in advance of the (then) proposed office developments in order to provide a high quality, maturing landscape to complement the new development.

The formal grove, planted in the form of closed avenues of 12 (+) metre high Pin Oaks, in the north-east corner of the site provided mass planting and visually screened the site from the north-east and was designed to permit filtered views of the buildings beyond. Elsewhere on the site, tree planting of site boundaries and roadside planting is also well established.

Visual and physical links are to be created throughout the site and, in particular, from the north-east corner. Views are directed along the main site axis, which directs the viewer through a series of spaces incorporating hard and soft landscape and water features.

The existing ridge of establishing woodland along the west boundary was planted in the 1990's and is to be retained and enhanced, providing community access to this landscaped area and a connection to the country park to the north'.

The canalside buffer is an existing area of mature planting sloping down to the canal towpath. This landscaped strip will be retained and enhanced for its ecological value. The boundary is to provide a secure edge to the business park with discrete fencing set within the vegetation (screened from view). Two significant spaces will be opened up at the east and west end of this boundary - improving the visual permeability between the site and the canal and encouraging access by pedestrian and cyclists.

The application was referred to the Council's Landscape advisor who noted that the layout and design concept for the site revolves around the creation of an effective and high quality landscape setting which will provide a rich variety of experiences for visitors and regular users of the site, and would accord with Policy BE38.

Subject to the imposition of conditions to ensure that landscaping works are adequate and undertaken as the development occurs, no objection is raised.

#### **7.15 Sustainable waste management**

As the application is for commercial development, the building occupiers ultimately have discretion over which waste management methods are used. No details of refuse facilities have been provided at this stage.

Conditions are recommended to ensure these details are provided at the reserved matters stage should approval be granted. The application as referred to the Council's Waste

Strategy Team have raised no objection to the proposal.

#### **7.16 Renewable energy / Sustainability**

Chapter 4A of the London Plan (February 2008) relates to measures to manage climate change. London Plan policy 4A.7 requires that developments achieve a reduction in carbon dioxide (CO<sub>2</sub>) emissions of 20 percent from onsite renewable energy generation where this is feasible.

The applicant has advised that the current scheme would be constructed in three phases. The Data Centre (plot 3) being built in phase 3, and all other buildings in phases a 1 and 2.

##### PHASES 1 AND 2.

The applicant's Energy Strategy demonstrates how the proposed scheme would conserve energy and achieve a 28 percent CO<sub>2</sub> reduction in phases 1 and 2. This would be achieved through the use of gas fired combined heating and power (CHP) and a biomass boiler. The percentage carbon reduction from the biomass boiler (renewable energy) would equate to 20 percent in line with requirements set out in the London Plan.

##### PHASE 3 DATA CENTRE

The proposed data centre would require a considerable amount of energy, such that on site renewable energy technology is not considered feasible.

The applicant's energy strategy sets out the measures which would be taken to ensure that the design data centre reduces as far as possible energy need (lean measures). Additionally, the energy strategy sets out a number of site wide energy efficiency measures, including:

- (i) using waste heat from the data centre to supply space heating and hot water requirements in other buildings within the site,
- (ii) using the canal to provide part of the centres cooling requirements

The energy statement sets out the numerous options which have been investigated to achieve CO<sub>2</sub> reductions from renewable sources on site, however in each case these were found to be unviable.

By way of illustration, to provide sufficient energy for the data centre, 9 x 2MW wind turbines would be required. This sort of wind turbine can be equipped with various towers, none of which have a height of less than 75m. Wind turbines of this scale are not considered appropriate given the proximity to Heathrow airport and the Greenbelt location.

In this case it is not considered feasible to achieve a reduction in CO<sub>2</sub> emissions of 20 percent from onsite renewable energy generation for the data centre.

#### **7.17 Flooding or Drainage Issues**

The site is not located in an area at risk of flooding.

#### **7.18 Noise or Air Quality Issues**

The proposed development is within an Air Quality Management Area in a recognised area of exceedance of the limit of the national annual mean nitrogen dioxide objective.

The application was referred to the Council's Environmental Protection Unit who confirmed the air quality impact assessment provided by the applicant was robust and that

air quality issues should be addressed through appropriate design responses at the reserved matters stage.

The adoption of Travel Plans at the reserved matters stage would also assist in reducing the need for cars to and from this site.

The Council's Environmental Protection Unit raised no objection to the proposal on air quality grounds, subject to a contribution of £25,000 towards an air quality monitoring regime in this area of the borough.

#### **7.19 Comments on Public Consultations**

No submissions were received from local residents in relation to the scheme. A response was received from the Hayes Town Partnership, and this is considered below:

##### **HAYES TOWN PARTNERSHIP**

A submission was received from the Hayes Town Partnership, which in summary made the following requests:

- (i) Request scheme should be redesigned such that there is greater interaction between the site and canal water front
- (ii) Request kayaking and canoeing be incorporated into a revised scheme
- (iii) Request applicant investigate using the canal in cooling of buildings.
- (iii) Request the applicant provide monetary contributions to help cover the cost of:
  - (a) The Bulls Bridge to West Drayton water space strategy
  - (b) A cycle track between West Drayton and Hayes stations
  - (c) Employment and training of local persons

##### **Planning Comment:**

The Applicant has revised the scheme to reduce car parking within the vicinity of the Hotel. This has enabled a greater area of open space to be created between the canal and hotel. Matters raised in relation to the use of the canal in conjunction to cooling of buildings has been taken into account by the applicant's energy consultant and will form part of the issues and options considered in the energy strategy.

Planning obligations can only be required where they pass the Secretary of States tests set out in Circular 05/05. As such all requests for planning obligations have been carefully considered and pursued where appropriate.

The applicant has agreed to make a monetary contribution of £15,000 towards the development and implementation of the Water Space Strategy. The applicant has also agreed to make significant contributions towards enhancements to the tow path (£200,000), and training of local persons.

##### **FRIENDS OF LAKE FARM COUNTRY PARK**

The Applicant had been required under the S106 legal agreement to undertake certain works at Lake Farm Country Park and then to transfer ownership of the land to the Council.

The work was subsequently undertaken And the land transferred. As such that planning obligation has been released.

With regard to comments made in relation to training and employment. It is noted that the proposed heads of terms include a requirement for the Applicant to provide for training and employment.

Other matters relating to management of legal agreements and the need to mitigate harmful impacts of development are noted.

Further comments received can be summarised as the group stating that they would wish to be consulted on all matters concerning the S106 legal agreement.

#### TRANSPORT FOR LONDON (TfL)

##### Issue 1. Trip generation and highways issues

TfL recommends that work is done to improve capacity at the Horton Road junction potentially through changes to junction geometry at the Stockley Road (north) arm of the roundabout.

##### Council Highway Engineer response:

Off site highways works (including works to the Horton Road interchange) are required to be completed by the applicant and would be secured through a S10-6 agreement.

##### Issue 2: Car Parking

TfL considers that the proposed provision is excessive.

##### Council Highway Engineer response:

The number and ratio of parking spaces per sqm of development is lower in this application compared to that approved by the Council in 2000. The applicant has further reduced car parking by 40 spaces to accord with the TfL request.

Given the measures proposed in the Travel Plan, as well as the proposed contributions (secured by way of a legal agreement), it is considered that parking provision is acceptable.

Providing proposed offsite highways works are carried out traffic impacts from the development will be acceptable. Given the PTAL at this site, no objection is raised to the level of car parking proposed.

##### Issue 3: Electric vehicles

3 percent of car parking spaces are to be provided with electric vehicle charging points. Demand and usage are to be monitored through the Travel Plan as secured through the s106 agreement or planning condition.

##### Council Highway Engineer response:

A condition is recommended to ensure 3% of total parking spaces are equipped for charging of electric vehicles.

##### Issue 4: Taxis and coaches

TfL recommends that provision is made for a taxi rank within the hotel plot and close to the drop off area. Provision for coach parking and drop-off is satisfactory.

##### Council Highway Engineer response:

The majority of taxi usage will be prebooked rather than hailed (reflecting the isolated



nature of the site). This reduces the need for a taxi rank. Drop off and pick facilities are proposed in front of each building (twenty in total).

Only 3.4% of journeys would be by taxi. Proposed Drop off and pick facilities are considered sufficient.

#### Issue 5: Walking

Generally the proposals significantly improve accessibility for pedestrians and cyclists to and through the area, and are therefore supported by TfL.

TfL welcomes the fact that the applicant will investigate the potential for providing zebra crossings at Horton Interchange, and the Applicant's confirmation that footways alongside roads within the site will be a minimum of 2m wide. TfL requests that this investigation is undertaken at the earliest opportunity and that TfL is consulted.

TfL welcomes the applicant's commitment to contribute to upgrading the canal towpath (the London LOOP), the figures below set out deficiencies and the cost of upgrades (total cost £1,225).

#### Council Highway Engineer response:

The applicant will investigate the potential to provide zebra crossings in replacement of the uncontrolled crossings at the Horton Road interchange.

The uncontrolled crossing is considered adequate given the relatively low levels of pedestrian and vehicular traffic.

The canal side upgrade will be secured via a S106/S278 legal agreement.

#### Issue 6: Cycling

TfL welcomes the fact that the applicant will undertake a review of the potential for improving cycle facilities at Horton Interchange. TfL requests that this is undertaken at the earliest opportunity and that proposed improvements are discussed with TfL.

#### Council Highway Engineer response:

Investigation and any required works are to be secured by way of S106/S278 legal agreement. These would form part of other works to Horton Road Interchange.

#### Issue 7: Buses

TfL requests a contribution of £90,000 per annum for three years (total £270,000) towards TfL local bus service improvements to be secured through the s106 agreement.

TfL would also ask that the developer assess existing bus stops within walking distance (or 400m) of the site against TfL bus stop accessibility guidance in order to determine if a financial contribution towards upgrades will be required. A standard £10k capped contribution is usually sufficient to bring stops up to TfL standards

#### Council Highway Engineer response:

To be secured in a legal agreement.

#### Issue 8: Travel plan

TfL is satisfied with the information submitted relating to travel plans. The monitoring and funding of the travel plan should be secured through a S106 agreement.

Council Highway Engineer response:  
To be secured in a legal agreement.

Issue 9. Construction, Deliveries and Servicing  
TfL recommends the submission of a Construction Logistics Plan (CLP) and Delivery and Servicing Plan in order to minimise the impact of vehicles on the road network.

Council Highway Engineer response:  
Relevant conditions are recommended.

Issue 10. Traffic Management Act  
Should this application be granted planning permission, the developer and their representatives are reminded that this does not discharge the requirements under the Traffic Management Act 2004. Formal notifications and approval may be needed for both the permanent highway scheme and any temporary highway works required during the construction phase of the development.

Council Highway Engineer response:  
Relevant conditions and informatives are recommended.

#### THE GREATER LONDON AUTHORITY

The GLA Stage 1 report indicated that the application did not comply with the London Plan, the following changes may remedy this:

(i) Satisfactorily demonstrate that the internal layout of buildings would incorporate inclusive design and access, and that a minimum of 45 Hotel rooms would be wheel chair accessible.

Planning comment:  
Relevant details were submitted by the Applicant and relevant conditions are recommended to address disabled access matters.

(ii) Confirmation of the proposed approach to climate change mitigation and adaptation, including benchmarks, district heating, CHP sizing and the renewable energy approach. The agreed approach should be secured by appropriate conditions or a S106 legal agreement.

Planning comment:  
Relevant conditions are recommended.

(iii) Satisfactorily address the transport and parking matters raised by TfL and securing these by way of S106 legal agreement.

Planning comment:  
As has been discussed above, the Applicant has provided a comprehensive response to matters raised by TfL which is considered acceptable.

#### **7.20 Planning obligations**

Policies H11 and R17 of the UDP are concerned with securing planning obligations to offset the impacts of development. These UDP policies are supported by a more specific Supplementary Planning Document adopted July 2008.

There are several existing s106 agreements relating to the site and it is proposed to include all outstanding obligations into a new deed to make interpretation and understanding of the required planning obligations easier.

The terms of the S106 legal agreements resulting from previous planning permissions primarily related mainly to landscaping (and transfer to the Council's ownership) of various parcels of land (off the site).

The applicant has demonstrated that a number of the required landscaping and highways works have been completed. Additionally, many of the financial contributions have also been paid. It is appropriate that the current heads of terms reflect outstanding obligations and new requirements, but not those which have already been met

The proposed heads of terms are set out below:

1. Landscaping works /public realm improvements;
2. Construction and employment training;
3. Canal and canal side works;
- 4) Air quality monitoring and management contribution;
5. Pay financial contributions and undertake certain works to improve Public transport
6. Undertake a variety of off site highways works near the site and at the Horton Road interchange.
8. Project management and monitoring fee.
9. 10 year travel plan.

Provisional agreement has been reached with the applicant in respect of the above proposed heads of terms with the details of the s106 document being progressed through our legal team.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

Contamination

The application was referred to the Council's EPU, who advised that further contaminated land investigation and monitoring work would be recommended. This work should include further trial pits and the use of existing monitoring wells to gather more results on soil, gas and groundwater contamination.

Relevant conditions are recommended to ensure contamination concerns are adequately dealt with.

#### **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**

'The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

## **10. CONCLUSION**

This application seeks outline planning permission for a mixed use development comprising a total floor area of 72,635m<sup>2</sup> on land identified as Phase 3 of Stockley Park, West Drayton. Details of access are under consideration with details of appearance, layout, scale and landscaping reserved for future consideration. Indicative details for layout, scale and landscaping have been provided.

The site is partially located within the Greenbelt, in this case it is considered that very special circumstances exist to justify the proposed development in the Greenbelt.

While the proposed site layout has evolved from previous permissions issued for the redevelopment of the site, plots are proposed to be located in roughly in the same layout and locations, large areas of the site are to be dedicated to landscaping.

There is no objection in principle to the introduction of hotel use within that part of the site designated as an Industrial and Business Area (IBA), nor is there any in objection to the siting, size, bulk and height of the proposed buildings.

The proposed development is considered to deliver a high quality scheme which would be in keeping with the character and appearance of the existing Phases 1 and 2 of Stockley Park. The appearance of the scheme is considered acceptable. The proposed is considered to comply with relevant London Plan and UDP policies and, accordingly, approval is recommended.

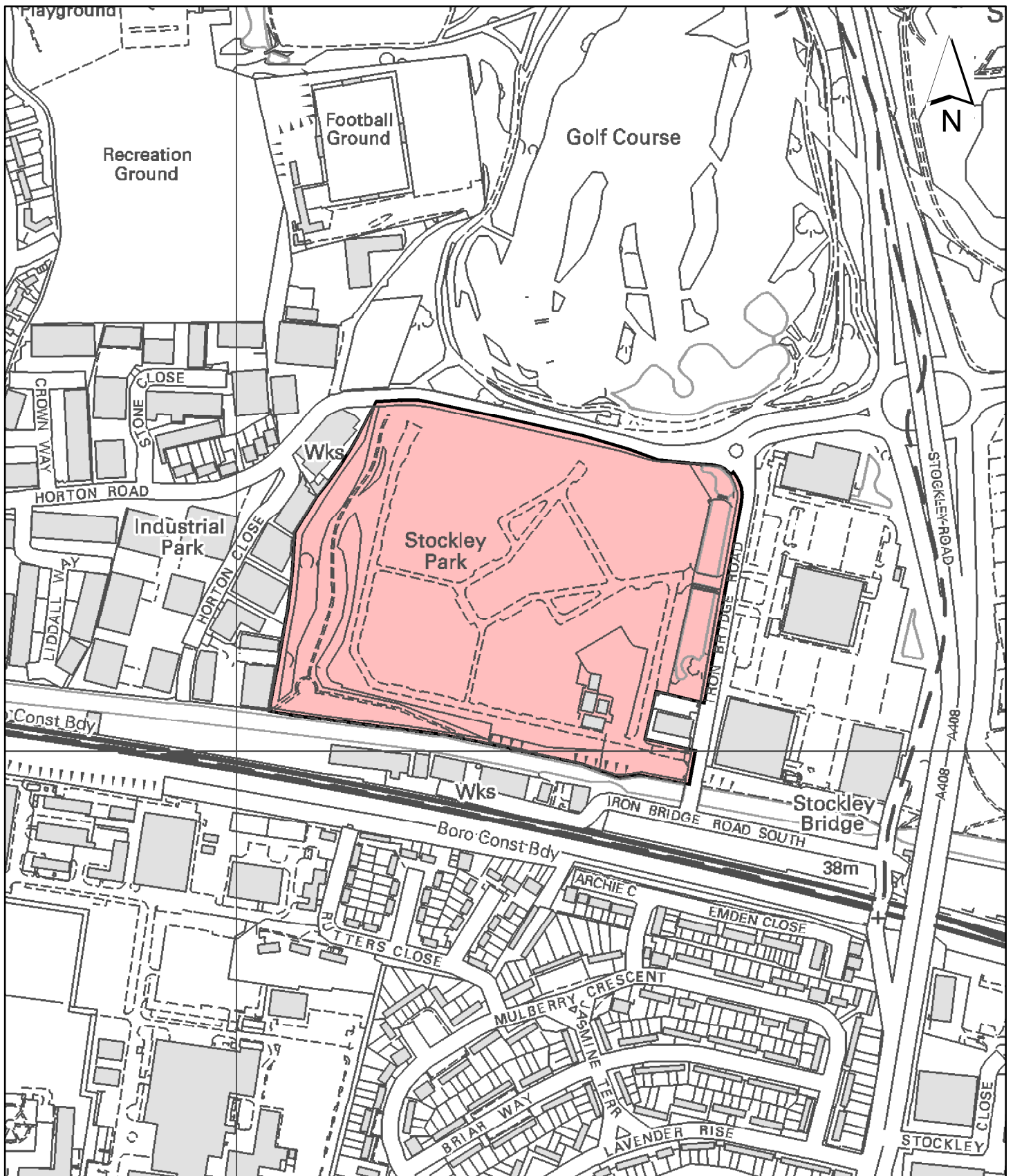
## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
London Plan (Consolidated with Alterations Since 2004)

Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Guidance 2: Green Belts  
Planning Policy Statement 4: Planning for Sustainable Economic Growth  
Planning Policy Guidance 13: Transport  
Planning Policy Guidance 21: Tourism  
Planning Policy Statement 22: Renewable Energy  
Planning Policy Guidance 24: Planning & Noise  
Planning Policy Statement 25: Development and Flood Risk  
Council's Parking Standards  
Council's Supplementary Planning Guidance - Noise  
Council's Supplementary Planning Guidance - Air Quality  
Council's Supplementary Planning Guidance - Community Safety by Design  
Council's Supplementary Planning Guidance - Planning Obligations  
Council's Supplementary Planning Document - Accessible Hillingdon

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Stockley Park Phase 3  
Iron Bridge Road  
West Drayton**

Planning Application Ref:  
**37977/APP/2009/2079**

Planning Committee  
**Central and South**

Scale  
**1:5,000**

Date  
**November 2009**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

**Address** HILLINGDON AND UXBRIDGE CEMETERY HILLINGDON HILL  
HILLINGDON

**Development:** Repair and Refurbishment of existing Chapel.

**LBH Ref Nos:** 64409/APP/2009/2268

**Drawing Nos:** DRAWING ISSUE SHEET  
DESIGN STATEMENT  
100  
100-1 (1:1250 Location Plan)  
202  
103  
201  
102  
200  
101  
SCHEDULE OF WORKS

**Date Plans Received:** 19/10/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 19/10/2009

### 1. SUMMARY

Planning permission is sought for the repair and refurbishment of the catholic chapel at Hillingdon Cemetery; a Grade II listed building. The proposed works are acceptable given that would respect the historic fabric of the listed building and would enhance the character and appearance of the surrounding area.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land)

#### 2 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.

#### 3 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 Policies BE8 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 M1 Details/Samples to be Submitted**

No development shall take place until the following details/samples have been submitted to and approved by the local planning authority:

Samples of all materials to be agreed on the exterior of the building including: clay tiles, ragstone, brickwork and stone for window surrounds and dressings;

Samples of plastic stone work repairs; general pointing mix and style;

Detailed drawings illustrating the design and construction of the new external gothic arch double doors and hinges;

Cleaning method for stone work;

Detailed drawings of the design of the central stone column capital, wall brackets (kneelers) supporting roof structure and roof finials;

Detailed drawings of the construction and design of the new windows;

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policies BE8, BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **5 CAC2 Demolition - requirement for development contract**

No demolition shall take place until a contract for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

#### REASON

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

### 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 (February 2008) and national guidance.

|      |  |
|------|--|
| OL1  | Green Belt - acceptable open land uses and restrictions on new development   |
| 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. |
| BE8  | Planning applications for alteration or extension of listed buildings        |

### **3            11            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            16            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.

### **5            115            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 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.

## **6 145 Discharge of Conditions**

Your attention is drawn to condition 4 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this conditions. The Council may consider taking enforcement action to rectify the breach of this conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

## **7 151 Notification of Commencement of Works**

Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

This application relates to Hillingdon & Uxbridge Cemetery, comprising Chapels and cemetery grounds, located on the south side of Hillingdon Hill. Access to the Cemetery is via a gatehouse entrance located between 42 and 44 Hillingdon Hill and the two Chapel buildings, one a catholic chapel, the subject of this application, and the other a Church of England chapel, lie some 70m from the road. Both chapels are Grade II listed buildings, and are surrounded by the cemetery burial grounds. The application site lies within the Green Belt, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

The Catholic Chapel was damaged by fire and as a result has lost its roof and has a very badly damaged interior. Much of the stone work has been damaged by the heat of the fire, leaving the arches and metal windows in very poor condition. The decorative central supporting column within the building has been reduced to stick like proportions and is no longer structurally sound and the elevations have been soot covered.

This application, which is accompanied by an application for listed building consent and can be found elsewhere on the agenda, seeks to repair the damaged Chapel and bring it back into use.

The main external works comprise cleaning, re-pointing and the use of new stone work for the chapel walls and Gable elevations. The remaining original windows would be carefully removed and repaired and new windows replicating the original windows will be installed where it is not possible to refurbish the existing windows. New substantial pair of treated softwood arched gothic doors, which form the porch doors, would be installed. These doors would be painted finished and incorporate black ironmongery, so as to match the doors and ironmongery of the existing chapel.

New roof trusses would be erected to support a new roof. The new roof would comprise a gable pitched roof with finials between the northern and southern gable elevations and a gable pitched roof and a central valley gutter over the chapel porch along the west side of

the building. Again, these would replicate the original roof of the chapel.

### 3.3 Relevant Planning History

64409/APP/2009/2269 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Refurbishment of existing Chapel (Application for Listed Building Consent)

#### Decision:

#### Comment on Relevant Planning History

The above application for listed building consent should be considered with this current planning application, and can be found elsewhere on this agenda.

### 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:

|      |  |
|------|--|
| OL1  | Green Belt - acceptable open land uses and restrictions on new development   |
| 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. |
| BE8  | Planning applications for alteration or extension of listed buildings        |

### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

### 6. Consultations

#### External Consultees

5 adjoining owner occupiers and the Ickenham Residents' Association have been consulted. The application has been advertised as a development that affects the special architectural or historic interest of a listed building. No comments have been received.

Uxbridge Local History & Archive Society: No comments received.

English Heritage:

English Heritage supports the like for like repair and reinstatement of this listed chapel after a

recent fire. The submission seems appropriate and well considered, and therefore is supported. Its is recommended that the local planning authority attach conditions requiring the submission of sample materials for new stonework, new roof tiles and new floor tiles, and conditions requesting detailed drawings of leaded lights, doors and ironmongery.

### **Internal Consultees**

Urban Design/Conservation:

This is a mid C19 chapel by Benjamin Terrey. It is one of a pair of similar design, set behind a gatehouse with covered entrance fronting Hillingdon Hill. All of the buildings are of coursed rubble with freestone dressings, plain clay tiled roofs in Early English style.

The building is included on the EH Buildings at Risk Register.

RECOMMENDATIONS: The repairs are to be welcomed and include some minor improvements to the building - the unblocking of two windows, the reinstatement of the original floor finish and the removal of an unsightly boiler flue.

The application drawings and supporting schedule have been well considered and carefully drafted. Subject to EH support and GoL final approval, no objections are raised subject to conditions requiring further details and samples.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The proposed development seeks to repair and refurbish a Grade II listed chapel damaged by fire. As such, the no objections are raised to the principle of the proposed development.

### **7.02 Density of the proposed development**

This is not applicable to this application.

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

The impact on historic fabric of the building is addressed in sections 01.0, 07.01 and 07.07 above.

### **7.04 Airport safeguarding**

This is not applicable to this application.

### **7.05 Impact on the green belt**

Planning Policy Guidance Note 2: Green Belts (PPG2) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses, including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations, and that it is for the applicant to show why permission should be granted.

The proposal for the rebuilding chapel damage by fire, falls within rebuilding works which are an acceptable form of work to buildings in the Green Belt. Therefore, the proposal does not constitute inappropriate development.

### **7.07 Impact on the character & appearance of the area**

The proposed works are considered to be acceptable and would reintroduce the original features of the Chapel. It is quite clear from the information submitted by the applicant that the reinstatement works would be carried out by experienced personnel and this is welcomed. The proposed scheme has been well thought through.

The proposal also involves unblocking two original windows and reinstates original replica features that have been lost over time. Overall, the proposal would relate satisfactorily with the architectural composition of the original listed chapel and would enhance the character and appearance of the surrounding area, in accordance with policies BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### **7.08 Impact on neighbours**

The nearest residential property, 42 Hillingdon Hill, lies some 50m to the north and as such would not be adversely affected by the proposed development. As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### **7.09 Living conditions for future occupiers**

This is not applicable to this application.

### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

This is not applicable to this application.

### **7.11 Urban design, access and security**

This is addressed at section 07.07.

### **7.12 Disabled access**

This is not applicable to this application.

### **7.13 Provision of affordable & special needs housing**

This is not applicable to this application.

### **7.14 Trees, landscaping and Ecology**

This is not applicable to this application.

### **7.15 Sustainable waste management**

This is not applicable to this application.

### **7.16 Renewable energy / Sustainability**

This is not applicable to this application.

### **7.17 Flooding or Drainage Issues**

This is not applicable to this application.

### **7.18 Noise or Air Quality Issues**

This is not applicable to this application.

### **7.19 Comments on Public Consultations**

This is covered in sections 06.1 and 06.2 above.

### **7.20 Planning obligations**

This is not applicable to this application.

### **7.21 Expediency of enforcement action**

This is not applicable to this application.

### **7.22 Other Issues**

There are no other relevant 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**

This is not applicable to this application.

## **10. CONCLUSION**

The proposal is has been carefully designed to replicate the original building, using similar materials. The proposed is welcomed and would comply with the aforementioned policies. This application is recommended for approval.

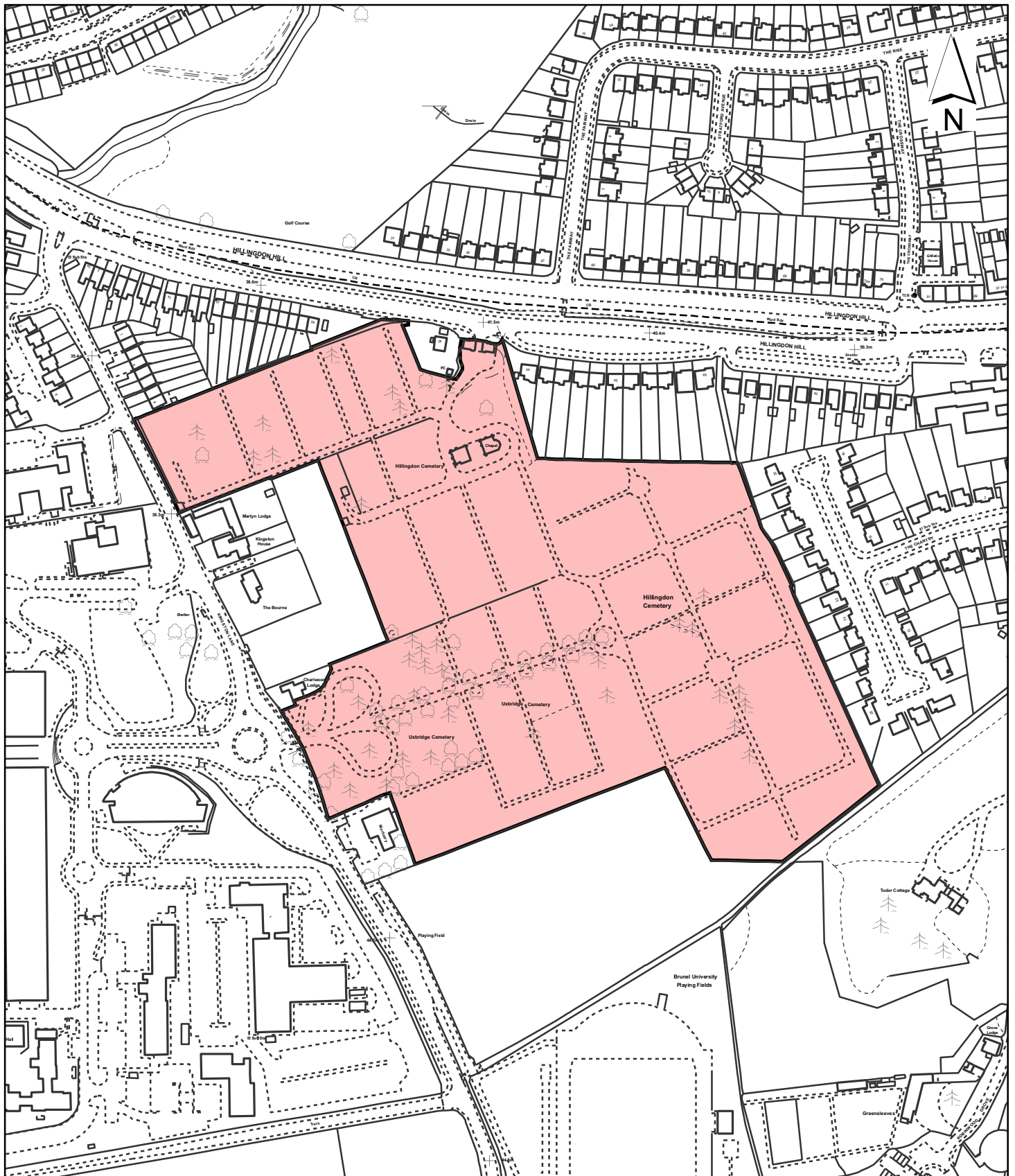
## **11. Reference Documents**

Planning Policy Guidance Note 2: Green Belts


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Hillingdon & Uxbridge Cemetery  
Hillingdon Hill  
Hillingdon**

Planning Application Ref:

**64409/APP/2009/2268**

Planning Committee

**Central and South**

Scale

**1:3,000**

Date

**February 2010**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
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

**Address** HILLINGDON AND UXBRIDGE CEMETERY HILLINGDON HILL  
HILLINGDON

**Development:** Refurbishment of existing Chapel (Application for Listed Building Consent)

**LBH Ref Nos:** 64409/APP/2009/2269

**Drawing Nos:** DESIGN  
100  
100-1 (1:1250 Location Plan)  
202  
103  
DRAWING ISSUE SHEET  
201  
102  
200  
101

**Date Plans Received:** 19/10/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 19/10/2009

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

This application relates to Hillingdon & Uxbridge Cemetery, comprising Chapels and cemetery grounds, located on the south side of Hillingdon Hill. Access to the Cemetery is via a gatehouse entrance located between 42 and 44 Hillingdon Hill and the two Chapel buildings, one a catholic chapel, the subject of this application, and the other a Church of England chapel, lie some 70m from the road. Both chapels are Grade II listed buildings, and are surrounded by the cemetery burial grounds. The application site lies within the Green Belt, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The Catholic Chapel was damaged by fire and as a result has lost its roof and has a very badly damaged interior. Much of the stone work has been damaged by the heat of the fire, leaving the arches and metal windows in very poor condition. The decorative central supporting column within the building has been reduced to stick like proportions and is no longer structurally sound and the elevations have been soot covered.

This application, which is accompanied by an application for listed building consent and can be found elsewhere on the agenda, seeks to repair the damaged Chapel and bring it back into use.

The main external works comprise cleaning, repointed and the use of new stone work for the chapel walls and Gable elevations. The remaining original windows would be carefully removed and repaired and new windows replicating the original windows will be installed

where it is not possible to refurbish the existing windows. New substantial pair of treated softwood arched gothic doors, which form the porch doors, would be installed. These doors would be painted finished and incorporate black ironmongery, all too exactly match the doors and ironmongery of the existing chapel.

New roof trusses would be erected to support a new roof. The new roof would comprise a gable pitched roof with finials between the northern and southern gable elevations and a gable pitched roof and a central valley gutter over the chapel porch along the west side of the building. Again, these would replicate the original roof of the chapel.

The main internal works comprise taking up the remaining chequered floor tiles, re-level the floor and reinstate the chequered floor tiles. The internal spine walls would be refurbished and the stone arches repaired. The brickwork would be repointed, original plastered walls would be re-plastered using lime hair plaster, and general internal redecoration would be carried out. All internal doors and window would be made good, either through repair or be replicated to match existing.

### 1.3 Relevant Planning History

64409/APP/2009/2268 Hillingdon And Uxbridge Cemetery Hillingdon Hill Hillingdon  
Repair and Refurbishment of existing Chapel.

#### Decision Date:

#### Appeal:

#### Comment on Planning History

The above application should be read in conjunction with this current application for listed building consent, and can be found elsewhere on this agenda.

### 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

5 adjoining owner/occupiers and the Ickenham Residents' Association have been consulted. The application has been advertised as a development that affects the special architectural or historic interest of a listed building. No comments have been received.

Uxbridge Local History & Archive Society: No comments received.

English Heritage:

English Heritage supports the like for like repair and reinstatement of this listed chapel after a recent fire. The submission seems appropriate and well considered, and therefore is supported. It is recommended that the local planning authority attach conditions requiring the submission of sample materials for new stonework, new roof tiles and new floor tiles, and conditions requesting detailed drawings of leaded lights, doors and ironmongery.

Urban Design/Conservation:

This is a mid C19 chapel by Benjamin Terrey. It is one of a pair of similar design, set

behind a gatehouse with covered entrance fronting Hillingdon Hill. All of the buildings are of coursed rubble with freestone dressings, plain clay tiled roofs in Early English style.

The building is included on the EH Buildings at Risk Register.

RECOMMENDATIONS: The repairs are to be welcomed and include some minor improvements to the building - the unblocking of two windows, the reinstatement of the original floor finish and the removal of an unsightly boiler flue.

The application drawings and supporting schedule have been well considered and carefully drafted. Subject to EH support and GoL final approval, no objections are raised subject to conditions requiring further details and samples.

#### 4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

#### 5. **MAIN PLANNING ISSUES**

The proposed works are considered to be acceptable and would reintroduce the original features of the Chapel. The proposed scheme has been well thought through, particularly as new replicas of the original elements of the chapel will be used where it is not possible to repair or refurbish the original elements.

The proposal would bring back into use a chapel building that is on the English Heritage Buildings at Risk Register, and overall, would enhance the special architectural or historic interest of a Grade II listed building.

The proposal would therefore comply with policies BE8 and BE9 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

This application is recommended for approval.

#### 6. **RECOMMENDATION**

**APPROVAL subject to the following:**

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

**2** CAC1 Time Limit (5 years) - Conservation Area Consent

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

**REASON**

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

**3** CAC5 Works to building's interior

Unless specified on the approved drawings, the Local Planning Authority's agreement must be sought for the opening up of any part of the interior of the building.

**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).

**4** CAC13 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained fabric of the building, whether internal or external, shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

**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).

**5** CAC14 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

(a) Samples of all materials to be agreed on the exterior of the building including: clay tiles, ragstone, brickwork and stone for window surrounds and dressings;

(b) Samples of plastic stone work repairs; general pointing mix and style;

(c) Detailed drawings illustrating the design and construction of the new external gothic arch double doors and hinges;

(D) Cleaning method for stone work;

(E) Detailed drawings of the design of the central stone column capital, wall brackets (kneelers) supporting roof structure and roof finials;

(F) Detailed drawings of the construction and design of the new windows;

(G) Details of the decorative joinery to the internal roof structure to be submitted.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with policy BE8 of the Hillingdon Unitary Development Plan.

**6** CAC2 Demolition - requirement for development contract

No demolition shall take place until a contract for the redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides.

**REASON**

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

**INFORMATIVES**

**1** The decision to GRANT listed building 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** The decision to GRANT listed building 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 (February 2008) and national guidance.

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

**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** 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).

**5** 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 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.

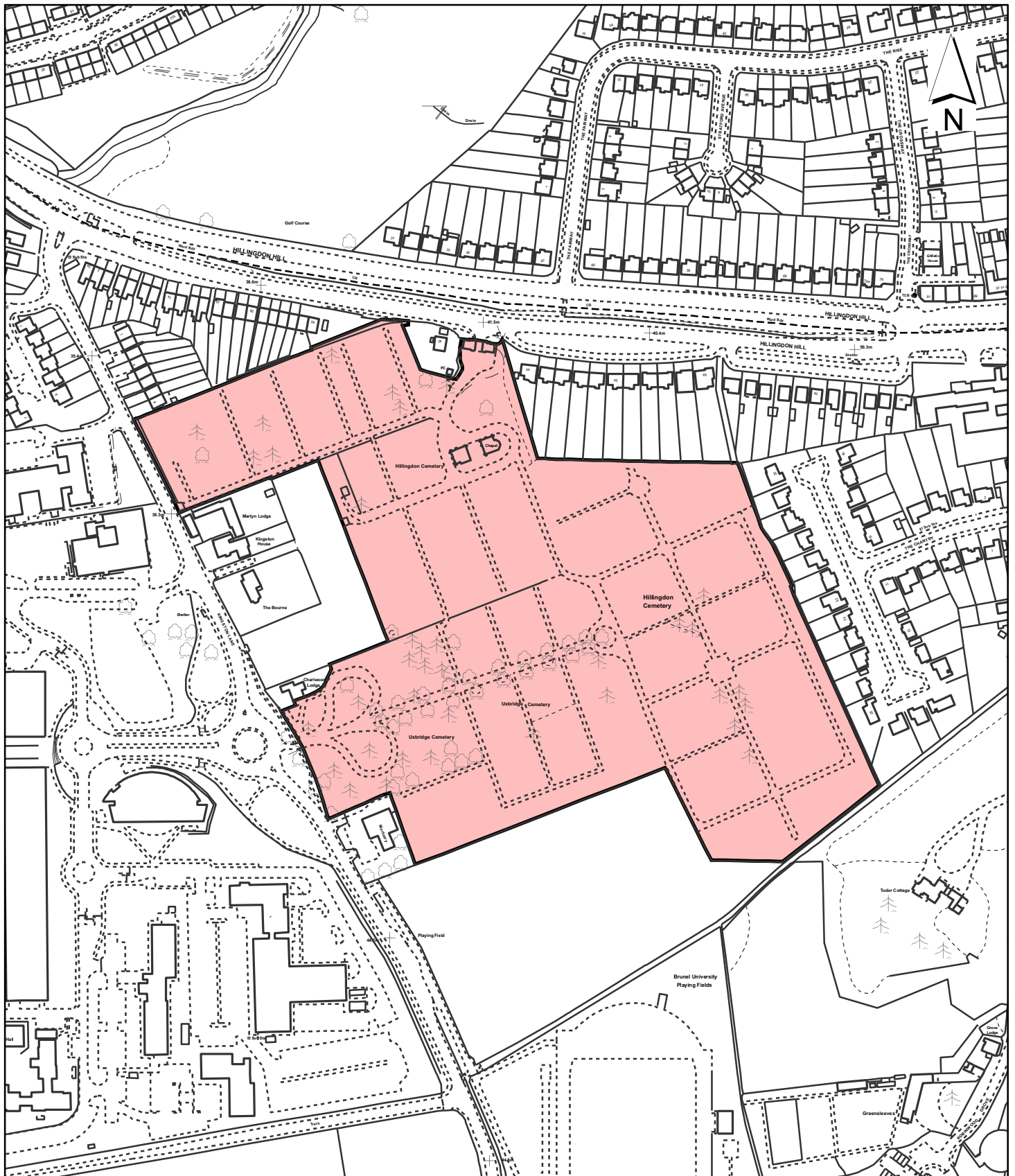
- 7 Your attention is drawn to condition 5 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this condition. The Council may consider taking enforcement action to rectify the breach of this condition. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

- 8 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.


- 9 Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Hillingdon & Uxbridge Cemetery  
Hillingdon Hill  
Hillingdon**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**64409/APP/2009/2269**

Scale  
**1:3,000**

Planning Committee  
**Central and South**

Date  
**February 2010**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement

**Address** BISHOPSHALT SCHOOL ROYAL LANE HILLINGDON

**Development:** Two storey temporary building to provide additional classrooms.

**LBH Ref Nos:** 4277/APP/2009/2776

**Drawing Nos:** 4474-XI (Block Plan)  
Design & Access Statement  
4474-12 rev.A (Proposed Classroom Block)  
4474-II (Location Plan)

**Date Plans Received:** 23/12/2009 **Date(s) of Amendment(s):**

**Date Application Valid:** 13/01/2010

### 1. SUMMARY

This application seeks full planning permission for the erection of a two-storey modular block to provide four additional classrooms to cater for an increase in sixth form pupils at the school. The classroom is proposed for a temporary period to provide additional teaching space until major funding and refurbishment is realised within the next few years.

No objections have been raised to the proposal. No views of the proposed building would be available from outside the school site, and its visual appearance is considered to be acceptable in this location, given that it would be for a temporary period of a few years only. The proposal complies with relevant UDP and London Plan policies and accordingly, approval is recommended.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 T4 Temporary Building - Removal and Reinstatement

The building hereby permitted shall be removed and the land restored to its former condition within two years of the date of this permission. This shall include replacement tree planting to replace that which has recently been removed from the site, final details of which shall be submitted to and agreed in writing by the Local Planning Authority.

#### REASON

The building, by reason of its modular design, and temporary construction, is not considered suitable for permanent retention in compliance with Policies OL1, BE4 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 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 BE13 of the Hillingdon Unitary Development Plan Saved Policies (September

2007).

**3 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**4 DIS2 Access to Buildings for People with Disabilities**

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**5 DIS4 Signposting for People with Disabilities**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

**REASON**

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 SUS7 Heating and Lighting Control**

The building hereby approved shall employ devices that automatically turn the lighting off when the rooms are not in use.

**REASON**

In the interests of energy conservation in accordance with Policy 4A.3 of the London Plan.

**7 NONSC Strategy for long term retention of school buildings**

Within 6 months from the date of this planning permission, the applicant shall submit a scheme setting out a strategy for the long term retention of school infrastructure on site. The underlying aim of the strategy shall be to establish an overview as to how the existing temporary school buildings located on site can be permanently replaced on site

while recognising the sensitivities of the site's location within the Hillingdon Village Conservation Area and Green Belt, and the existing constraints on site.

#### REASON

To ensure that the future development of this school can be undertaken without impacting upon the visual amenities of the Hillingdon Village Conservation Area and the Green Belt in accordance with Policies OL1, OL2, OL4, BE13 and BE4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### INFORMATIVES

**1 152 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).

**2 153 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 (February 2008) and national guidance.

|      |   |
|------|---|
| OL1  | Green Belt - acceptable open land uses and restrictions on new development  |
| OL2  | Green Belt -landscaping improvements  |
| 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.   |
| 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                                    |
| R10  | Proposals for new meeting halls and buildings for education, social, community and health services                        |
| AM7  | Consideration of traffic generated by proposed developments.  |

**3 11 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 12 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 13 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            16                    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            112                    Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**8            115                    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 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.

**9            134                    Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **10            146            Renewable Resources**

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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

## **11            147            Damage to Verge**

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).

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises an approximately 0.05 hectare courtyard area located within the middle of the Bishopshalt School site. Bishopshalt School is located on the east side of Royal Lane in Hillingdon and comprises a variety of buildings. The principle school building is an attractive Grade II Listed Victorian building, which has been extended over the years in a variety of styles.

The school buildings are surrounded by extensive grounds, beyond which are residential properties to the east and west, Harlington Road Depot to the south, and Coney Green, an area of public open space and playing fields to the north. The application site falls within the Hillingdon Village Conservation Area and the Green Belt, as shown on the Hillingdon Unitary Development Plan Proposals Map.

#### **3.2 Proposed Scheme**

It is proposed to erect a two-storey modular type building to provide four additional classrooms at the school. The building would be centrally located within the site, within an existing courtyard area. It would measure approximately 14.8m by 9.7m by 6.5m high.

#### **3.3 Relevant Planning History**

##### **Comment on Relevant Planning History**

The school has an extensive planning history. The most recent applications can be summarised as follows:

4277/APP/2009/2095 - Replacement of lead roof cladding (application for Listed Building consent) - Approved 23/12/2009

4277/APP/2008/2452 - Refurbishment of conservatory (Application for Listed Building Consent) - Approved 05/12/08

4277/APP/2008/761 - Erection of a single-storey infill extension to existing store for physical education equipment - Approved 22/05/08

4277/APP/2007/2829 - Erection of two temporary modular type buildings for use as classroom/dance/drama facilities (involving demolition of 4 stores/sheds) - Approved 29/11/07

4277/APP/2007/2828 - Removal of two redundant huts (Application for Conservation Area Consent) - Approved 07/12/07

4277/APP/2007/887 - Installation of a single-storey portable building to provide classroom/dance/drama facilities - Refused 09/07/07

4277/APP/2005/88 - Refurbishment of existing outdoor tennis courts incorporating 2 multi-use games courts, 3m high mesh fencing and installation of 12 x 10m high floodlights - Approved 01/03/05

#### 4. **Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies September 2007  
London Plan (Consolidated with Alterations since 2004)  
PPG2: Green Belts  
PPG15: Planning and the Historic Environment  
Council's Supplementary Planning Document: Accessible Hillingdon

#### **UDP / LDF Designation and London Plan**

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

##### Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

##### Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- 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.
- 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
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- AM7 Consideration of traffic generated by proposed developments.

#### 5. **Advertisement and Site Notice**

- 5.1 Advertisement Expiry Date:- **3rd March 2010**
- 5.2 Site Notice Expiry Date:- Not applicable

18th February 2010

## 6. Consultations

### External Consultees

Consultation letters were sent to the Hillingdon Village Conservation Panel, Uxbridge Local History and Archive Society and Hillingdon Village Residents' Association. No responses have been received.

### Internal Consultees

#### CONSERVATION OFFICER

The positioning of the temporary classrooms will be such that they would not be visible from the wider school grounds, or seen together with the listed part of the building. This type of building, however, would not normally be acceptable within the curtilage of a listed building and as such, any permission should be temporary. The length of time agreed should reflect the timescales anticipated for the works noted in the design and access statement to be completed.

No objections are raised subject to the above.

#### TREES/LANDSCAPE OFFICER

The only soft landscape remaining on site is a lawned area with one young (recently planted) tree and some shrubs. Fresh turf marks the location of the space once occupied by a mature Robinia. However, this tree has been removed because it had been dying back and dropping branches which were hazardous.

The proposed building will have limited, and temporary, impact on the immediate surroundings. Accordingly no objections are raised.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

The provision of new primary and secondary school buildings is supported by Policy R10 of the UDP, providing proposals comply with other relevant policies.

Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will not grant planning permission for new buildings or changes of use of existing land and buildings within the Green Belt, other than for predominantly open land uses. As such, it is therefore necessary for the applicant to demonstrate that a case of very special circumstances exists if an exception is to be made to established Green Belt policy. Given the relatively limited impact of the proposed building, that it is only required on a temporary basis whilst funding is found for longer term solutions, the built up nature of this part of the school site, and the need to provide facilities for an increased intake of pupils, the need for the additional classrooms is considered to amount to a case of very special circumstances.

Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

### 7.02 Density of the proposed development

Not applicable to this type of application.



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

The site does not fall within an Archaeological Priority Area.

The northern most part of the building is Grade II Listed. However, the proposed development is located in a less sensitive part of the school grounds, surrounded by other existing school buildings. As such, it would have no impact on the setting of the listed building.

The site also falls within the Hillingdon Village Conservation Area. However, again, given its location within the built-up area of the school site, surrounded by existing school buildings, it would have limited impact on the character or appearance of the Conservation Area. Nevertheless, this is a sensitive site and the building, by reason of its design and materials, is not considered suitable for permanent retention. It is considered that the applicant should be encouraged to provide a more permanent facility and, as such, it is recommended that approval be granted on a temporary basis only.

The proposal is considered to comply with policy BE4 of the UDP which seeks to protect the character and appearance of conservation areas and notably the Council's Conservation Officer has raised no objections to the proposal.

### **7.04 Airport safeguarding**

There is no requirement to consult airport safeguarding authorities on this application.

### **7.05 Impact on the green belt**

The proposal technically represents inappropriate development within the Green Belt. However, given the developed nature of the site, the relatively small scale of the proposed building, and its limited visual impact, it is not considered that the proposal would have any significant detrimental impact on its openness or its character and appearance. Existing buildings would screen the building from views outside the existing forecourt area and, accordingly, it is considered that an exception can be made to Policy OE1 of the UDP in this instance. In addition it is considered that the need to supply additional classrooms to meet the schools future needs amounts to very special circumstances sufficient to permit the proposals in this Green Belt location.

### **7.07 Impact on the character & appearance of the area**

The proposed building would be located within a central forecourt area within the school grounds. It would be bounded by existing two-storey school buildings to the north, south and west, and by a covered walkway and large single-storey building to the east. Accordingly there would be no views of the proposal from outside the school site and its impact on the character and appearance on the surrounding area would be negligible.

### **7.08 Impact on neighbours**

The application site is located within the centre of the built-up area of the school site. It is surrounded by buildings on all sides and there are no views from outside the school. As such, there will be no impact on neighbours.

### **7.09 Living conditions for future occupiers**

Not applicable to this type of application.

### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

No alterations are proposed to the existing car parking facilities or access arrangements to the site. Given the relatively small nature of the proposal, it is not considered that the development would lead to a significant increase in traffic movements to/from the site, to the detriment of highway and pedestrian safety.

#### **7.11 Urban design, access and security**

The proposed classroom block would take on the appearance of a typical portacabin type building, finished in grey plastic-coated steel with white PVC window frames. There would be no views of the proposal from outside the built-up area of the school grounds and no objections are raised to the size, siting or design of the building in this location on a temporary basis. The visual impact of the proposal would be minimal and it is considered to comply with policies BE4, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Nevertheless, this is a sensitive site, and given its location in the Hillingdon Village Conservation Area, and in the Green Belt, in addition to the historic nature of parts of the school site, it is not considered that such a building would be visually acceptable on a permanent basis. It is noted, that the applicant's Design and Access Statement suggests that there are long-term goals to look at the permanent expansion of the school site once funding becomes available over the next few years and, as such, it is recommended that approval is granted on a temporary basis only in order to encourage the long-term retention of school infrastructure on site.

#### **7.12 Disabled access**

The applicant's Design and Access Statement confirms that ramped access would be provided to the ground floor classrooms, and that door openings would be of sufficient width to accommodate wheelchair users. Further details would be required by way of condition should approval be granted to ensure the proposal would comply with relevant criteria of BS 8300 and the Disability Discrimination Act 1995.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this type of application.

#### **7.14 Trees, landscaping and Ecology**

The only existing soft landscaping within the courtyard area is a young recently planted tree, a few shrubs and a lawn. The Council's Trees/Landscape Officer has raised no objections to the removal of this vegetation and has confirmed that given the temporary and limited impact of the proposed building on its immediate surroundings, no landscaping conditions are necessary in this instance.

#### **7.15 Sustainable waste management**

The proposed classrooms would use existing waste facilities at the school site. For this type of development, the site operator ultimately has discretion over which waste management methods are used.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this type of application.

#### **7.17 Flooding or Drainage Issues**

No issues relating to flooding have been identified, however, building control regulations on this matter will need to be complied with.

#### **7.18 Noise or Air Quality Issues**

It is not considered that the proposed development would lead to a significant increase in noise or pollution at the site.

#### **7.19 Comments on Public Consultations**

None received.

#### **7.20 Planning obligations**

Not application to this type of development.

#### **7.21 Expediency of enforcement action**

Not applicable.

## **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.

## **10. CONCLUSION**

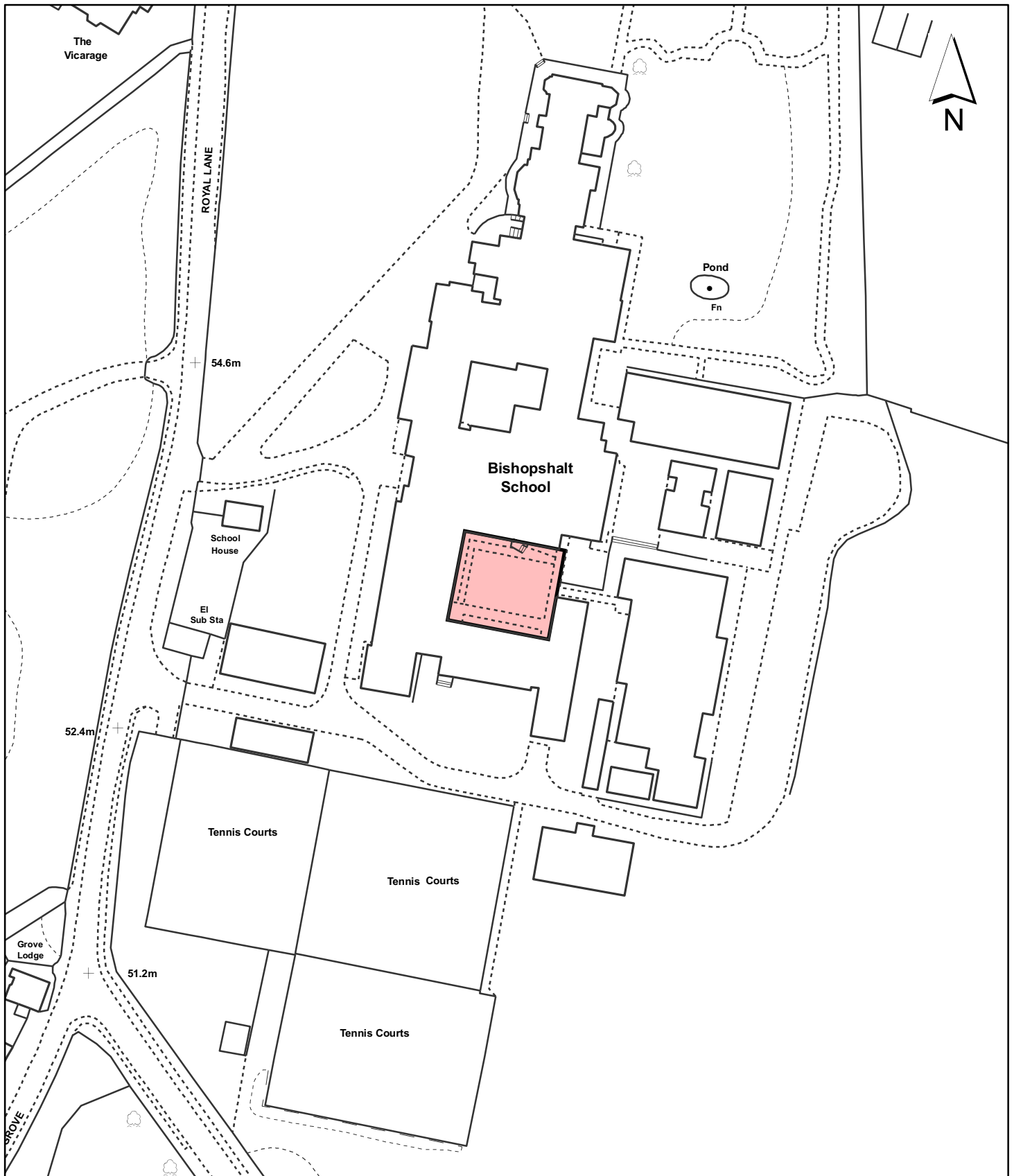
No views of the proposed building would be available from outside the school site, and its visual appearance is considered to be acceptable in this location, given that it would be for a temporary period of a few years only. The proposal complies with relevant UDP and London Plan policies and accordingly, approval is recommended.

## **11. Reference Documents**


Hillingdon Unitary Development Plan Saved Policies September 2007  
London Plan (Consolidated with Alterations since 2004)  
PPG2: Green Belts  
PPG15: Planning and the Historic Environment  
Council's Supplementary Planning Document: Accessible Hillingdon

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Bishopshalt School,  
Royal Lane, Hillingdon**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**4277/APP/2009/2776**

Scale  
**1:1,250**

Planning Committee  
**Central and South**

Date  
**February 2010**



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

**Address** 44 BLOSSOM WAY WEST DRAYTON

**Development:** Erection of a single storey boiler enclosure to rear (Part Retrospective application)

**LBH Ref Nos:** 28321/APP/2009/1782

**Drawing Nos:** 1:1250 Location Plan  
09/015/3  
09/015/2  
09/015/1

**Date Plans Received:** 13/08/2009      **Date(s) of Amendment(s):**

**Date Application Valid:** 22/09/2009

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the south side of Blossom Way and comprises a two storey semi-detached house with a single storey rear extension with a boiler room and canopy extensions attached to its rear as well as a detached outbuilding at the end of the rear garden. The attached house, 46 Blossom Way to the east and has a rear conservatory located along the side boundary with the application property. To the west of the site is 42 Blossom Way which has a single storey rear extension. The street scene is residential in character and appearance comprising semi-detached and detached properties and the application site lies within the 'developed area' as identified in the saved adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 1.2 Proposed Scheme

The previously refused scheme proposed to retain the existing boiler room and canopy extensions. The boiler room has a flat roof and is attached to the rear wall of the existing single storey rear extension, set in some 100sq. from the western flank wall. It measures 1.6m deep, 1.4m wide and 1.7m high. The eastern and western elevations of the boiler room extension comprises a 500mm high polycarbonate sheeting. The rear elevation of the boiler extension comprises a solid rendered wall with a window.

The rear canopy is set flush with the existing eastern flank elevation wall of the single storey rear extension set 100mm from its western elevation wall. It has a shallow sloping roof and measures 2.8m deep, 6.5m wide, 2.4m to 2.45m high. The eastern elevation of the canopy comprises a solid rendered block wall measuring 1.7m high with 700mm high polycarbonate sheets above that level. The canopy is supported on a timber post along its rear elevation. The roof of the canopy is also clad with polycarbonate sheets. The boiler room extension is located beneath the existing rear canopy.

This application seeks to overcome the reasons for refusal of the previous scheme by retaining the boiler room extension. The submitted plans show the canopy and columns removed and the polycarbonate elevations replaced with brickwork, rendered to match

existing. The boiler room would measure 1.4m wide, 1.7m deep and 1.65m high finished with a flat roof.

### 1.3 Relevant Planning History

28321/APP/2008/1716 44 Blossom Way West Drayton

RETENTION OF OPEN SIDED CANOPY AND BOILER ENCLOSURE (RETROSPECTIVE APPLICATION)

**Decision Date:** 30-03-2009

Refused

**Appeal:**

#### Comment on Planning History

Following receipt of a complaint an enforcement officer visited the site on the 29 October 2007 and established that a secondary single-storey rear extension comprising a boiler/utility room and extended canopy had been erected without the benefit of planning permission.

On 7 November 2007 a letter was sent to the owner/occupier of the dwellinghouse informing of the breach of planning control at the time of the inspection. The owner was requested to remedy the breach in planning control by demolishing the unauthorised 'secondary extension'. The owner was informed that whilst at liberty to discuss the breach with a duty planner to consider the submission of an application for retrospective planning permission, such an application was in the informal view of officers unlikely to receive favourable consideration.

On 8 November 2007 a further visit was undertaken and the owners indicated that an old extension had been completely demolished by showing used Perspex roofing. The owner also indicated that the new unauthorised secondary extension was greater in volume with one new section being erected as a utility room.

On 23 November 2007 a letter was received from the agent acting on behalf of the owners of the dwellinghouse. The agent advised that an application would be submitted for retrospective planning approval.

A check of Council records on the 7 May 2008 revealed that no application for retrospective planning permission had been submitted. A letter was consequently sent to the owner of the property stating that it was the intention of the enforcement officer to submit a report to the Council's planning committee with a recommendation to serve an enforcement notice.

On 3 June 2008 an application for retrospective planning permission reference 28321/APP/2008/1716. That application was refused for the following reasons:

1. The existing rear boiler room and canopy extensions, by reason of their design, siting, length of projection, choice of materials and introduction of further second generation extensions to the original house, constitute disproportionate and incongruous additions that are detrimental to its appearance and architectural composition and detract from the appearance of the surrounding area. The development is therefore contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): 'Residential Extensions'.

2. The existing rear canopy extension, by reason of its overall size, finished height, cumulative length of projection and use of polycarbonate sheets along the side elevation facing No. 46 Blossom Way, represents a visually dominant/obtrusive form of development and results in perceived overlooking of that property. As such, the canopy extension constitutes an un-neighbourly form of development, resulting in a material loss of residential amenity to the occupiers of No. 46 Blossom Way. The development is therefore contrary to Policies BE19, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): 'Residential Extensions'.

A further site visit was undertaken on 10 March 2009 which revealed that no remedial action had been taken to demolish the unauthorised secondary extension as requested in the letter of the 7 May 2008. An enforcement report was prepared and reported to the Planning Committee. Members resolved that it would be expedient in the public interest to issue an enforcement notice for the following reasons:

1. The secondary single-storey rear extension to the original dwellinghouse, comprising a rear boiler/utility room and canopy extension, by reason of the design, siting, length of projection and choice of materials, constitute disproportionate and incongruous additions and an architectural composition that detracts from the appearance of the surrounding area. The extension is intrusive in terms of bulk and proximity to the neighbouring dwelling that is detrimental to the available amenity space. The development is therefore contrary to Policies BE13, BE15 and BE19, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007)

2. The secondary single-storey rear extension when combined with the first single-storey rear extension to the original dwellinghouse is considered to be overdominant and excessive, projecting to a maximum depth of approximately 6 metres from the rear wall of the original dwellinghouse contrary to planning guidance in the Council's HDAS Supplementary Planning Document: Residential Extensions, Section 3.0 concerning rear extensions.

3. The secondary extension has been erected without the benefit of planning permission. The volume of the secondary extension, together with that of the original single-storey extension of approximately 100m<sup>3</sup>, exceeds that permissible under the provisions of the Town & Country Planning (General Permitted Development) Order 1995 or subsequently with a projection of 6 metres from the wall of the original dwellinghouse exceeds that permitted by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

The notice was served 25/8/2009 taking effect on 30/9/2009 with 3 calendar months compliance period.

## **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**

EXTERNAL:

9 adjoining owner/occupiers have been consulted. 1 letter of objection has been received on the grounds that the boiler room was erected without the benefit of planning permission and the canopy is still attached to the boiler room.

Officer comments: This application seeks to rectify the breach in planning control.

INTERNAL:

Heathrow Airport Ltd.: No safeguarding objections

NERL Safeguarding: No safeguarding objections

Councillor Dhillon: Requests that this application is reported to the Planning Committee for determination.

#### **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.  |
| 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 | Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):<br>3.0 Rear Extensions and Conservatories: Single Storey |

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration relate to the effect of the development on the character and appearance of the original house, on the surrounding area and on residential amenity.

The previously refused scheme involved the erection of the boiler room and canopy with supports and incorporating polycarbonate materials. These combined elements were considered to constitute disproportionate and incongruous additions which are detrimental to the appearance and architectural composition of the original house and the surrounding area.



This current application attempts to overcome the reasons for refusal of the previous scheme, by retaining the boiler room structure. It would also be finished in materials to match the appearance of the original house. Although the proposal would result in a second generation extension, given that the extension is not used for habitable purposes and does not extend for the full width of the existing rear extension, it is considered that the boiler room structure when finished with matching materials would not constitute disproportionate and incongruous addition, but would harmonise with the architectural composition of the original house.

It is therefore considered that this current scheme would overcome the reasons for refusal of the previous scheme and would comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

46 Blossom Way is not adversely affected by the boiler room extension as it is screened from the development by the existing rear extension at the application property. Furthermore, the rear boiler room structure is some 2.8m from the flank elevation of the rear extension at 42 Blossom Way. This separation gap is sufficient to prevent the development from harming the residential amenities of that property through visual intrusion, over-dominance and overshadowing. There are no windows in the boiler room structure that face the adjoining properties and therefore no overlooking will result. As such, the development complies with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regards to private amenity space, the remaining rear garden area for the application property is approximately 55sq.m, which is some 5sqm below the recommended standard of 60sq.m for 3 bedroom houses. However, it is considered that this shortfall is not so significant as to justify a refusal of planning permission.

The development does not affect off-street parking, in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regards to the enforcement notice, the notice requires the removal of the entire unauthorised extension. The grant of planning permission will override the enforcement notice on commencement of the works hereby approved. Therefore, to ensure the full completion of the development hereby approved, a condition is recommended requiring the development to be completed within 4 months from the date of the permission. Such a condition will provide the Council with the option to issue a breach of condition notice for non-compliance.

This application is recommended for approval.

## **6. RECOMMENDATION**

**APPROVAL subject to the following:**

1 NONSC Non Standard Condition

The development hereby approved shall be completed within 4 months of the date of this permission.

#### REASON

To ensure the removal of the unauthorised development and to ensure a satisfactory appearance, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 2 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).

#### 3 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 Policies BE13, BE15 and BE19 of the adopted 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.**

|      |   |
|------|---|
| 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 | Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):<br>3.0 Rear Extensions and Conservatories: Single Storey |

- 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 & 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 & Community Services Reception Desk, Level 3, 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 (CO<sub>2</sub>) 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:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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|  |                      |
|--|----------------------|
| Site Address                           |                      |
| <b>44 Blossom Way<br/>West Drayton</b> |                      |
| Planning Application Ref:              | Scale                |
| <b>28321/APP/2009/1782</b>             | <b>1:1,250</b>       |
| Planning Committee                     | Date                 |
| <b>Central and South</b>               | <b>February 2010</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



HILLINGDON

LONDON

## Report of the Head of Planning & Enforcement

**Address** WILLIAM BYRD POOL VICTORIA LANE HARLINGTON

**Development:** Erection of single storey modular extension.

**LBH Ref Nos:** 66699/APP/2010/72

**Drawing Nos:** 2009D64/P/01 (Site Location Plan)  
2009D64/P/02 (Existing Site Plan)  
2009D64/P/03 (Existing Elevations)  
2009D64/P/04 (Proposed Site Plan)  
2009D64/P/05 (Proposed Elevations)  
Design & Access Statement dated November 2009

**Date Plans Received:** 13/01/2010      **Date(s) of Amendment(s):**

**Date Application Valid:** 13/01/2010

### 1. **SUMMARY**

Planning permission is sought for the erection of a single-storey extension to William Byrd Pool in Harlington. This would provide a fitness centre to replace that which is due to close in the near future at Yiewsley Swimming Pool.

It is not considered that the proposed extension would have any significant detrimental impact on the character or appearance of the surrounding area, or on the residential amenity of nearby residential properties. The proposal is considered to comply with relevant planning policies and accordingly, approval is recommended subject to appropriate conditions.

### 2. **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 Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 3      OM2      **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 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

**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 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**6 DIS2 Access to Buildings for People with Disabilities**

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**7 DIS4 Signposting for People with Disabilities**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.



## REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **8 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

## REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **9 TL2 Trees 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 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 (1989) 'Recommendations for Tree Work' 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.

### **10 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are 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).

#### **11 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).

#### **12 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 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).

### **13 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).

### **14 SUS7 Heating and Lighting Control**

The facility hereby approved shall employ devices that automatically turn the lighting off when the rooms are not in use.

#### REASON

In the interests of energy conservation in accordance with Policy 4A.3 of the London Plan.

### **15 OM19 Construction Management Plan**

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 (please refer to informative 8 for maximum permitted working hours).
- (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).

**16 NONSC Use by members of the community**

The approved facility shall be made available for use by members of the public and community groups in perpetuity.

**REASON**

To ensure the facility appropriately contributes towards the Borough's network of local sports facilities in compliance with Policy R3 of the Hillingdon Unitary Development Plan.

**INFORMATIVES**

**1 152 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).

**2 153 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 (February 2008) and national guidance.

|      |   |
|------|---|
| OL1  | Green Belt - acceptable open land uses and restrictions on new development  |
| OL2  | Green Belt -landscaping improvements  |
| OL4  | Green Belt - replacement or extension of buildings  |
| 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                                    |
| R16  | Accessibility for elderly people, people with disabilities, women and children  |
| R3   | Indoor sports, leisure and entertainment facilities   |

AM7 Consideration of traffic generated by proposed developments.

**3 11 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 12 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 13 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).

**6 111 The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**7 112 Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**8 115 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 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.

**9**            119            **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.  
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

**10**            125            **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

**11**            134            **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their

disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **12            146                    Renewable Resources**

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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

## **13            147                    Damage to Verge**

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).

## **14**

You are advised that the extension hereby approved represents inappropriate development within the Green Belt and is approved on a temporary basis in order to meet a short term need. It is understood that the proposed facility is required on a permanent basis. You are strongly encouraged to consider providing a permanent structure which would meet the long term needs of the site while protecting the openness and visual amenities of this Green Belt site.

## **15**

The Council is aware of the presence of land with the potential to exude gas within 250 metres of the site but the risk of gas migration is considered minimal due to the age, nature and/or location of the fill. It is recommended that the extension is designed and constructed to prevent/minimise the possible entry of any migrating landfill gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895

250155 if you require any advise.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises an approximately 0.35 hectare plot, which is accommodated by William Byrd Swimming Pool and associated car parking, located on the southern side of Victoria Lane in Harlington. The site is bounded to the west and south by William Byrd School; to the east by residential properties in Hudson Road; and to the north by Victoria Lane, beyond which are residential properties and stables. The entire site falls within the Green Belt as shown on the Hillingdon Unitary Development Plan Proposals Map.

#### **3.2 Proposed Scheme**

Full planning permission is sought for the erection of a single-storey extension to the existing William Byrd School to provide a fitness centre for use by local schools, community groups and the public. The fitness centre would use the existing swimming pool changing rooms and shower facilities.

The proposed extension, which would be finished in fairface brickwork, would provide 105m<sup>2</sup> of additional floorspace and would measure approximately 9.4m by 12m by 6.2m high.

The proposed extension would result in the loss of three car parking spaces, which would be reprovided within the existing car park immediately to the north of the building.

#### **3.3 Relevant Planning History**

##### **Comment on Relevant Planning History**

None directly relevant to the pool site. However, it should be noted that the adjacent William Byrd School site has an extensive planning history. The most recent applications can be summarised as follows:

11327/APP/2009/649 - Erection of single-storey detached portacabin for use as classroom/office - Approved 28/09/09

11327/APP/2010/130 - Erection of single-storey mobile classroom unit - No decision to date.

### **4. Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies September 2007  
London Plan (Consolidated with Alterations since 2004)  
PPG2: Green Belts

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature



of the area.

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

#### Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- 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
- R16 Accessibility for elderly people, people with disabilities, women and children
- R3 Indoor sports, leisure and entertainment facilities
- AM7 Consideration of traffic generated by proposed developments.

### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

### 6. Consultations

#### External Consultees

Consultation letters were sent to 34 local owner/occupiers and Harlington Village Residents' Association. No responses have been received.

BAA Safeguarding - No objection.

#### Internal Consultees

##### TREES/LANDSCAPING OFFICER:

There are a number of trees, conifers and shrubs immediately to the east of the swimming pool changing rooms. However, there are no Tree Preservation Orders or Conservation Area designations affecting trees on this site.

The Design & Access Statement confirms that the 5m high Cypress (Leylandii) hedge will be

removed in order to facilitate the development. No new, or replacement, planting is mentioned. The proposed site plan also indicates that the 7.5m high Alder, further to the east will be retained as part of the development.

Saved policy BE38 seeks landscape enhancement in association with development . While no objections are raised to the loss of the conifer hedge, there is an opportunity to provide replacement planting to the south of the proposed boundary fence to the north of the Alder. No tree survey or arboricultural implications assessment has been submitted. However, the Alder is shown to be retained, albeit with a new path to be constructed close to the tree. Details should be submitted to show how the tree will be protected and retained during, and after, construction.

No objections are raised subject to conditions TL1, TL2, TL3, TL5, TL6 and TL7.

#### ENVIRONMENTAL PROTECTION UNIT

The above application is located within the 250 metre buffer of two former landfill sites and an operational site. However, the gas risk is anticipated to be low. Accordingly, no objections are raised subject to a condition and/or informative requiring further investigation to take place.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The application seeks to provide a fitness centre, for use by residents of Harlington and the surrounding area, at William Byrd Pool, which falls within the Green Belt.

Policy R3 of the Hillingdon Unitary Development Plan Saved Policies September 2007 supports the principle of providing facilities for indoor sports and leisure activities providing they are of an appropriate scale to cater for local demands; they serve a wider public and are located in town centres or other areas where they are accessible by public transport; and they are not detrimental to the amenity of the surrounding area. Whilst it is acknowledged that this is not a highly accessible town centre location, the site is within easy walking distance (approximately 200m) from Harlington High Street which is served by regular bus services, and it is considered that the proposal would appropriately compliment the existing swimming pool facility already available in this location. Accordingly the proposal would comply with the aims of this policy.

Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will not grant planning permission for new buildings or changes of use of existing land and buildings within the Green Belt, other than for predominantly open land uses. As such, it is therefore necessary for the applicant to demonstrate that a case of very special circumstances exists if an exception is to be made to established Green Belt policy. Given the relatively minor scale of the proposed extension and the built up nature of the William Byrd Pool and adjacent William Byrd School site, the need for additional sports facilities within the locality is considered to amount to a case of very special circumstances. A condition is proposed to ensure community use.

Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

#### **7.02 Density of the proposed development**

Not applicable to this type of application.

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

Not applicable because the site does not fall within an Archaeological Priority Area and

there are no Conservation Areas, listed buildings, or Areas of Special Local Character within the vicinity.

#### **7.04 Airport safeguarding**

BAA Safeguarding have raised no objections to the proposal. There is no requirement to consult National Air Traffic Services (NATS) for developments of this nature in this location.

#### **7.05 Impact on the green belt**

The proposal technically represents inappropriate development within the Green Belt. However, given the developed nature of the site and relatively small scale of the proposed extension, it is not considered that the proposal would have any significant detrimental impact on its openness or its character and appearance. Existing buildings and trees and vegetation around the site boundaries would provide significant screening from longer distance views within the wider Green Belt. In addition it is considered that the need to supply improved sports facilities at the site amounts to very special circumstances sufficient to permit the proposals in this Green Belt location.

#### **7.07 Impact on the character & appearance of the area**

The size, scale and design of the proposed extension is considered to be appropriate in this location. Its siting adjoining the existing pool building would minimise its visual impact on the surrounding area and it would be finished in fairface brickwork to match the existing buildings on the site. Limited views would be available from Victoria Lane to the north due to screening provided by the existing car park and planting around the site boundaries. The extension would be seen in context with the existing built-up pool and adjacent school sites, and there would be no views of the proposal available from the wider Green Belt. Accordingly it is not considered that the proposal would have any detrimental impact on the character or appearance of the surrounding area, or on the visual amenities of the Victoria Road streetscene, and it is considered to fully comply with policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.08 Impact on neighbours**

The proposed building would be located approximately 50m to the south of the nearest residential property. However, the proposed extension would be seen in context with the adjoining swimming pool building and the wider William Byrd School site. In addition views of the development would be largely screened from the nearest residential properties by trees and vegetation around the site boundaries, and by the existing car park. Accordingly, it is not considered that the proposal would have any detrimental impact on the residential amenities of the nearest residential properties.

#### **7.09 Living conditions for future occupiers**

Not applicable to this type of development.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

52 parking spaces currently serve the pool site. With the exception of the relocation of three existing spaces which need to be moved to cater for the extension, there would be no changes made to the existing car parking or access arrangements at the site.

This level of parking provision would appear to be more than adequate to meet the increased demand the proposed new facility could create. Notably, the combined total floor area of the existing swimming pool and proposed gym would only be 754m<sup>2</sup>. Accordingly, whilst there are no specific parking standards for swimming pools and sports facilities, this level of parking would appear to be high, and it is not considered that the proposal would lead to such an increased demand that this would result in increased on-

street parking or congestion in the surrounding area. Accordingly, the proposal is considered to comply with policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

This issue has been largely addressed in paragraph 7.07 above. The size, scale, siting and layout of the proposed building is considered to be acceptable. It would be designed to be in keeping with the existing pool building and would be finished in crickwork to match. It is not considered that the building would have any significant detrimental impact on the visual amenities of the existing site or surrounding area and the proposal is considered to fully comply with policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.12 Disabled access**

The Design and Access Statement confirms that level access to the extension would be provided via the pool's main entrance and through the changing rooms. An emergency exit would be located at the rear of the extension and would exit onto a footpath via a ramp. Further details would be required by way of condition should approval be granted.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this type of application.

#### **7.14 Trees, landscaping and Ecology**

The application site is bordered by a tall laylandii hedge, which would be removed in order to make space for the proposed works. Whilst no replacement planting is proposed there is adequate space for this on site and, as such, should approval be granted, details of this could be required by way of condition. No trees or other vegetation would be affected by the works. The Council's Trees/Landscape Officer has raised no objections to the proposals subject to the imposition of appropriate conditions should approval be granted.

#### **7.15 Sustainable waste management**

The proposal is for a relatively small extension to an existing facility. Accordingly, the existing refuse/recycling facilities are likely to be adequate. However, it should be noted that given the type of development, the site operator ultimately has discretion over which waste management methods are used.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this type of application.

#### **7.17 Flooding or Drainage Issues**

No issues relating to flooding have been identified, however, building control regulations on this matter will need to be complied with.

#### **7.18 Noise or Air Quality Issues**

It is not considered that the proposed development would lead to a significant increase in noise or pollution at the site, sufficient to justify refusal.

#### **7.19 Comments on Public Consultations**

None received.

#### **7.20 Planning obligations**

Not applicable to this type of development.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

Contamination:

Officers in the Council's Environmental Protection Unit have advised that there have historically been contaminative land uses on or close to the site. However, monitoring at

nearby sites suggests the risk of gas migration is low. Whilst it has been suggested that a condition could be added requiring the applicant to carry out further work, in this instance, given the modular nature of the building, and resulting recommended temporary consent, it is considered that an informative would be adequate. Notably, no conditions were attached to a recent approval for a temporary modular building at the adjacent school, which required the applicant to carry out further investigation into contamination or to take precautionary measures. Given the similarities between the two schemes and proximity of the sites it is not considered it would be reasonable to require the applicant to carry out additional work in this instance.

## **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 not considered that the proposed building would have a significant visual impact on the character or appearance of the surrounding area or the openness of the Green Belt sufficient to justify refusal. There would be no detrimental impact on the amenity or nearby residential properties as a result of the proposal and the scheme is considered to comply with relevant planning policy. As such, approval is recommended.

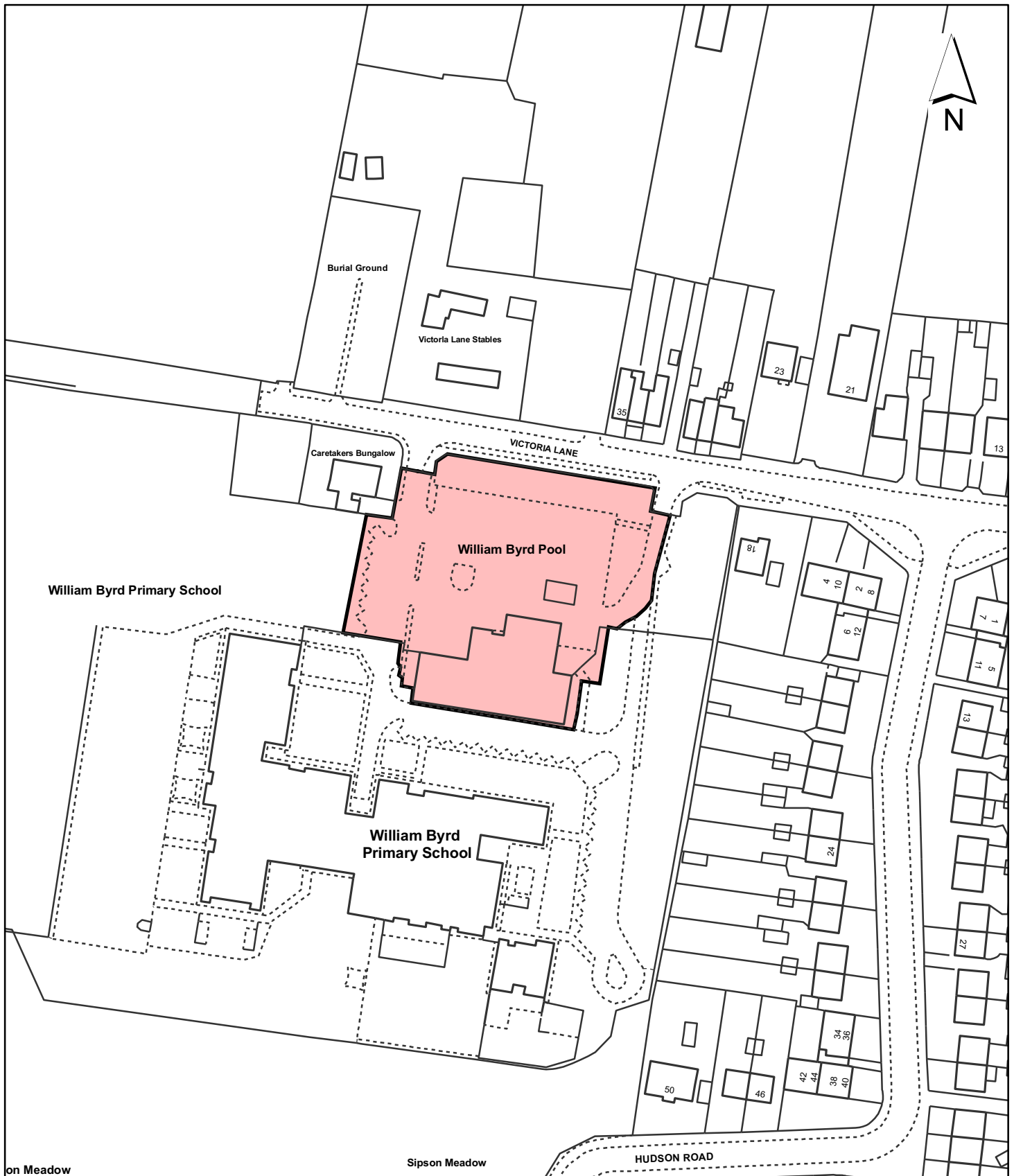
## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
London Plan (Consolidated with Alterations since 2004)

PPG2: Green Belts

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



on Meadow

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HUDSON ROAD

|   |  |   |   |
|---|--|---|---|
| <p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p> | <p>Site Address</p> <p><b>William Byrd Pool</b><br/><b>Victoria Lane</b><br/><b>Harlington</b></p> |   | <p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Planning &amp; Community Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW<br/>Telephone No.: Uxbridge 250111</p> |
|   | <p>Planning Application Ref:</p> <p><b>66699/APP/2010/72</b></p>                                   | <p>Scale</p> <p><b>1:1,250</b></p>      |   |
|   | <p>Planning Committee</p> <p><b>Central and South</b></p>  | <p>Date</p> <p><b>February 2010</b></p> |   |



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement

**Address** 65 BELMONT ROAD UXBRIDGE

**Development:** Continued use of premises as Class D1 (Non- Residential Institutions) for use as an educational, training and rehabilitation centre.

**LBH Ref Nos:** 13326/APP/2009/1876

**Drawing Nos:** Location Plan  
Proposed ground floor plan  
Proposed first floor plan  
Design and access statement  
Planning statement  
Risk assessment

**Date Plans Received:** 27/08/2009      **Date(s) of Amendment(s):** 27/08/0009

**Date Application Valid:** 09/09/2009

### 1. **SUMMARY**

On 12 November 2008, the Council approved permission for the premises at 65 Belmont Road to be used for Class D1 (non residential institution) purposes (reference: 13326/APP/2008/2301).

The Class D1 use which was approved to be undertaken at the site use was a structured day care drug rehabilitation programme.

Condition 1 of that consent required that the use be discontinued on or before 12 November 2009.

The applicant now seeks planning permission to continue the use of the site as a place to undertake a structured day care drug rehabilitation programme.

The Council has not received any complaints in relation to the operation of the site over the previous 12 months period.

The Metropolitan Police and the Council's Community Safety Manager have raised no objection to the continued use of the site as place to undertake a structured day care drug rehabilitation programme.

The application accords with Council policy and subject to conditions approval is recommended.

### 2. **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 HLC5 Industrial and Commercial Development**

Unless otherwise agreed in writing with the Local Planning Authority, no persons other than staff shall be permitted to be on the premises except between the hours of 09.30 and 17.00 Monday to Friday and at no time on Saturdays, Sundays, Bank or Public Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans and details 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).

**4 NONSC Parking to be retained and maintained**

The approved parking areas for 5 cars shall be retained for the sole use of the occupants of the development 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).

**5 NONSC Retention of cycle storage**

The covered and secure cycle storage facilities provided on the site in accordance with permission 13326/APP/2009/258 shall be permanently retained on site and be kept available for the use of cyclists.

**REASON**

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**6 NONSC Retention of CCTV**

The Circuit Television (CCTV) installed at the site in accordance with permission 13326/APP/2009/258 shall be permanently retained on site.

**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 excising 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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

**7 NONSC Retention of boundary treatment**

The boundary treatment installed at the site in accordance with permission 13326/APP/2009/258 shall be permanently retained on site.

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 NONSC Retention of safety measures**

The measures and processes (identified in the risk management assessment) implemented at the site in accordance with permission 13326/APP/2009/258 shall be permanently retained on site.

The risk management assessment must be reviewed annually, on the anniversary of the date of this consent, and details of the findings of the review and any proposed changes to the risk management assessment submitted to and agreed in writing by the Local Planning Authority.

**REASON**

To ensure that the amenity of the occupiers of neighbouring properties is not adversely affected in accordance with policies OE3, BE19 and BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**INFORMATIVES**

**1 152 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).

**2 153 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 (February 2008) and national guidance.

|      |   |
|------|---|
| BE13 | New development must harmonise with the existing street scene.        |
| BE19 | New development must improve or complement the character of the area. |

|      |   |
|------|---|
| R10  | Proposals for new meeting halls and buildings for education, social, community and health services  |
| AM2  | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity               |
| 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   |
| OE1  | Protection of the character and amenities of surrounding properties and the local area  |

### 3 134 **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises a two storey end of terrace property with a floor area of approximately 134sqm located on the corner of Belmont Road and Lancaster Road. The site is located within the Uxbridge Town Centre boundary.

The area immediately surrounding the site is mixed in character comprising shops and service uses fronting Belmont Road to the south-west, residential properties to the north-east in Belmont Road and Lancaster Road and Hermitage Nursery School to the north-west in Bennetts Yard.

The site is in close proximity to Uxbridge Underground and Bus Station and has a Public Transport Accessibility Level (PTAL) score of 5 on a scale of 1 - 6 where 6 represents the highest level of accessibility.

#### **3.2 Proposed Scheme**

The application seeks permanent planning permission to continue to use the premises at 65 Belmont Road as Class D1 (Non-residential institutions) for a service as part of a structured day care drug rehabilitation programme.

No changes are proposed to the layout of the premises. Floor plans show that the ground floor is used as the main reception and office area with pedestrian access from Belmont Road. Also on the ground floor is a communal area / meeting room and an interview room. On the first floor there are 2 further meeting rooms, an IT suite and a therapeutic room.

Fencing exists around a part of the rear yard to provide for an enclosed outside smoking area.

The applicant has indicated that a total of 7.5 full time equivalent staff would be employed at the premises between the hours of 09.00 and 17.00 Monday to Friday with the Class D1 use operating between the hours of 10.00 and 15.00.

The site has the benefit of 5 on-site car parking spaces at the rear of the site with vehicular access from Bennetts Yard.

#### **3.3 Relevant Planning History**

13326/APP/2008/2301 65 Belmont Road Uxbridge

Change of use to D1 (non- residential institution) for a service as part of a structured day care drug rehabilitation programme.

**Decision:** 12-11-2008 Approved

#### **Comment on Relevant Planning History**

Planning permission 13326/APP/2008/2301 dated 12 November 2008 approved an application to change the use of the premises from Class B1 (offices) to Class D1 (non-residential institution) for a service as part of a structured day care drug rehabilitation programme.

While the scheme was largely in accordance with Council policy, considerable concern had been raised at that time in relation to the potential for the use to result in adverse impacts. As such the permission was limited to a period of 1 year (essentially a trial period expiring on 12 November 2009).

Condition 3 of that consent required that details of covered and secure cycle storage facilities be provided to and approved by the Council, and then the approved cycle storage be provided on site.

Condition 4 required that details of CCTV be provided to and approved by the Council, and then the approved CCTV be provided on site.

Condition 5 required that details of boundary treatment be provided to and approved by the Council, and then the approved boundary treatment be provided on site.

Condition 6 required that a risk assessment be undertaken identifying measures to ensure community safety is maintained, and that those measures be approved by the Council and the implemented at the site.

The details were submitted to and approved by the Council in details permission:13326/APP/2009/258 dated 9 February 2009.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

###### Part 1 Policies:

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

PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.

###### 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.

R10 Proposals for new meeting halls and buildings for education, social, community and health services

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

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                              |
| OE1  | Protection of the character and amenities of surrounding properties and the local area |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application was advertised by site notice and 225 neighbours were consulted including the North Uxbridge Residents Association.

One letter was received in response to the consultation which raised the following concerns:

- i) The proximity of the site to a nursery and residences makes the use inappropriate in this location;
- ii) There are other locations which are not near young parents and children where this use could be located.

### METROPOLITAN POLICE - UXBRIDGE POLICE STATION-CHIEF INSPECTOR HARTNETT

"The Police have run a number of searches, that cut across police databases of intelligence, calls and crime investigations and the findings are as follows for the period of 22.2.08 - 22.2.09 and 22.2.09 - 22.2.10.

The records show for the parameter of Belmont Road, there have been 300 entries for both periods. The conclusion is that there has been no change.

More specifically searching for 65 Belmont Road has required individual searches and without the benefit of specific dates it makes searching difficult.

- i) There are no intelligence reports regarding the premises or persons associated with it;
- ii) The local police team have not advised of any adverse community concerns;
- iii) There were no specific crime investigation reports during 2009.

The Police are aware of the information submitted by the Applicant in relation to incidents at the site and can confirm that there are no other incidents which have not been reported by the Applicant.

The premises is situated near to a transport hub, busy footfall route and the Town Centre which will inevitably result in police enforcement activity of some kind. In conclusion from a policing perspective the premises has not generated crime and disorder problems.

I can see no direct correlation between the activities undertaken at the site and crime. The search area includes Lancaster Road."

### METROPOLITAN POLICE CRIME PREVENTION DESIGN ADVISOR

Further to the Police response in relation to the Belmont Road Drugs Rehab Centre, sent to you recently by Chief Inspector Maurice Hartnett, I would like to add the following:

I have spoken with Sergeant Tony Bennett and Sergeant Simon Ward, both of whom have had responsibility for the area in which 65 Belmont is located since the Centre opened. Both have stated that at no time during their tenure was this premises considered a specific policing problem.

I note that the Uxbridge Gazette published an article in August 2009, showing the Centre in a very positive light with local residents.

I have also spoken to Den Ponton, the owner/manager of the News Agents next door to the Centre, and who has also lived above the News Agents for the last 39 years. He was one of the residents who organised the original petition against the Centre opening at this location. He stated to me that now he knew how well the Centre was managed and run and that he no longer had any concerns about it being there. He further stated that he did not feel the Centre had been responsible for bringing any extra crime to the immediate locality.

All of the above coincides with my own original comments on the original application, that if the Centre was well managed, with CCTV installed, to assist in that management, there should not be any undue policing problems created as a result of it being there. I today reviewed the CCTV coverage and general security of the premises and consider it to still be adequate.

### **Internal Consultees**

#### **POLICY**

The Unitary Development Plan Saved Policies (September 2007) does not contain policies protecting office uses within town centres or restricting Class D1 uses from locating within town centres.

Policy R10 of the Unitary Development Plan Saved Policies (September 2007) establishes the principle for community and health services subject to other policies in the Plan. This is echoed by London Plan Policy 3A.18 Protection and enhancement of social infrastructure and community facilities.

No objection is raised to the proposal.

#### **HIGHWAYS**

The site is located in an area with a high PTAL (5) and is easily accessible by public transport. Additionally, adequate onsite car and cycle parking are provided.

No objection is raised.

#### **ACCESS OFFICER**

Adequate access to the building is provided for disabled persons. Disabled toilet facilities inside the building comply with relevant requirements.

Given that no building works are proposed, it is not considered reasonable to require the Applicant to install a lift.

No objection is raised.

#### **HEAD OF COMMUNITY SAFETY**

We have not observed any problems with the property. Further, we believe that the service it is providing as a drug rehabilitation centre is contributing to helping former drug users lead crime free lives and therefore is an asset to the safety of the wider community.

#### **PLANNING ENFORCEMENT**



During the 12 month trial period, there has been no complaints made to the Council's Planning Enforcement team and the team has not had to take any action or have any involvement with this site.

Planning Enforcement have no objection to the proposal.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) does not contain policies protecting office uses within town centres or restricting Class D1 uses from locating within town centres.

Policy R10 of the Unitary Development Plan Saved Policies (September 2007) establishes the principle for community and health services subject to other policies in the Plan and is in accordance with London Plan Policy 3A.18 Protection and enhancement of social infrastructure and community facilities.

It is considered that the proposed use within Uxbridge Town Centre with its good public transport accessibility would contribute to the vitality and viability of the town centre by providing for a wider range of uses within it.

There is no objection in principle to the proposal.

### **7.02 Density of the proposed development**

Not applicable in this case.

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

Not applicable in this case.

### **7.04 Airport safeguarding**

Not applicable in this case.

### **7.05 Impact on the green belt**

The site is not located in the Green Belt.

### **7.07 Impact on the character & appearance of the area**

No changes are proposed to the building.

### **7.08 Impact on neighbours**

The site is located in a mixed use area. As such, and given the previous use as a Class B1 office, it is not considered that the use of the property for purposes within Class D1 would result in any undue noise and disturbance to the occupiers of neighbouring residential properties.

However, in the event of planning permission being extended it is considered appropriate to impose a condition restricting the use of the building (other than by staff) to between the hours of 09.30 and 17.00 to avoid any disturbance to the occupiers of these properties during unsociable hours.

The Metropolitan Police advised that within the wider area around and near the site, there has not been an increase in calls to the Police or reported crimes. The advice from the Metropolitan Police was that they did not consider there to be a direct correlation between the use of the site and crime in the area.

Subject to a condition on any consent requiring the measures identified in the risk assessment and installed at the site as part of details permission:13326/APP/2009/258 dated 9 February 2009 being retained, no objection is raised.

#### **7.09 Living conditions for future occupiers**

The scheme is considered to provide adequately for future occupiers, including persons with disabilities.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

It is not considered that the use of the premises for Class D1 purposes would be likely to generate any more vehicular traffic to the site than the previous use of the premises as a Class B1 office.

The site is in close proximity to Uxbridge Underground and Bus Station and has a Public Transport accessibility Level (PTAL) score of 5 on a scale of 1 - 6 where 6 represents the highest level of accessibility. It is therefore very well served by modes of transport other than the private car.

The property has the benefit of 5 on-site car parking spaces at the rear which are available for staff and visitor parking. Onsite cycle storage is also provided in accordance with the Council's standards.

Subject to a condition on any consent requiring the cycle storage details installed at the site as part of details permission:13326/APP/2009/258 dated 9 February 2009 being retained, no objection is raised.

#### **7.11 Urban design, access and security**

With regard to urban design, no changes are proposed to the building. This application simply seeks permission to continue the use of the site.

The property has a tidy appearance with the rear yard screened by 1.8 metre high fencing preventing direct views into this area.

Subject to a condition on any consent requiring the boundary fence installed at the site as part of details permission:13326/APP/2009/258 being retained, no objection is raised.

Consequently, it is not considered that the use has had a detrimental impact on the character and appearance of the area.

Access is discussed below in section 7.12 of this report. In terms of security, the premises is fitted with CCTV. The Metropolitan Police have reviewed the security arrangements at the site (including CCTV) and have raised no concerns.

As discussed in section 7.08 of this report, advice from the Metropolitan Police is that they did not consider there to be a direct correlation between the use of the site and crime in the area.

Subject to a condition on any consent requiring the CCTV installed at the site as part of details permission:13326/APP/2009/258 dated 9 February 2009 being retained, no objection is raised.

#### **7.12 Disabled access**

Disabled access is provided into the building. Disabled toilets are provided at the ground floor level.

The application was referred to the Council Access Officer who has raised no objection to the scheme.

### **7.13 Provision of affordable & special needs housing**

Not applicable in this case.

### **7.14 Trees, landscaping and Ecology**

Not applicable in this case.

### **7.15 Sustainable waste management**

The Council does not have any recommended waste standards for commercial units. Operators are required to determine their own requirements in terms of provision.

The site has been used as a place to undertake a structured day care drug rehabilitation programme for a year, without resulting in any adverse impacts in terms of waste management. The Applicant has advised that waste storage and disposal arrangements are not proposed to change.

### **7.16 Renewable energy / Sustainability**

Not applicable in this case.

### **7.17 Flooding or Drainage Issues**

Not applicable in this case.

### **7.18 Noise or Air Quality Issues**

Subject to a condition on any consent granted to limit hours of operation, no objection is raised.

### **7.19 Comments on Public Consultations**

One objection was received which raised concern in relation to the proximity of the site to near by residences and a nursery.

A condition is recommended to limit hours of operation (and prevent noise from the use impacting on residential amenity).

The Metropolitan Police Crime Prevention Design Advisor referred to an article published in the Uxbridge Gazette on 24 August 2009. To understand the content of the article, the Planning Case Officer approached relevant staff at the Uxbridge Gazette who confirmed the authenticity of the article, which can be viewed on the Uxbridge Gazette's web site

<http://www.uxbridgegazette.co.uk/west-london-news/local-uxbridge-news/2009/08/24/drugs-rehab-centre-is-a-surprise-success-113046-24518497/>

and effectively notes that fears of regular police calls and increased break ins around the area have proved unfounded.

### **7.20 Planning obligations**

Not applicable in this case.

### **7.21 Expediency of enforcement action**

Not applicable in this case.

### **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**

## **10. CONCLUSION**

The Council approved permission for the premises at 65 Belmont Road to be used for Class D1 (non residential institution) purposes (reference: 13326/APP/2008/2301 dated 12 November 2008).

The Class D1 use which was approved to be undertaken at the site use was a structured day care drug rehabilitation programme.

Condition 1 of that consent required that the use be discontinued on or before 12 November 2009.

The applicant now seeks planning permission to continue the use of the site as a place to undertake a structured day care drug rehabilitation programme.

The Council has not received any complaints in relation to the operation of the site over the previous 12 months period.

The Metropolitan Police and Council's Community Safety Manager have raised no objection to the continued use of the site as place to undertake a structured day care drug rehabilitation programme.

The application accords with Council policy and subject to conditions approval is recommended.

## **11. Reference Documents**

Planning Policy Statement 1 (Delivering Sustainable Development)


Planning Policy Guidance Note 13 (Transport)  
The London Plan (February 2008)  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
Hillingdon Design and Accessibility Statement - Accessible Hillingdon  
Supplementary Planning Guidance: Community Safety By Design

**Contact Officer:** Matthew Duigan

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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|                                     |                      |
|-------------------------------------|----------------------|
| Site Address                        |                      |
| <b>65 Belmont Road<br/>Uxbridge</b> |                      |
| Planning Application Ref:           | Scale                |
| <b>13326/APP/2009/1876</b>          | <b>1:1,250</b>       |
| Planning Committee                  | Date                 |
| <b>Central and South</b>            | <b>February 2010</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



HILLINGDON

LONDON

## Report of the Head of Planning & Enforcement

**Address** 128 THE CHIMES SHOPPING CENTRE HIGH STREET UXBRIDGE

**Development:** Variation of Condition 3 of planning permission ref. 55479/APP/2009/2008 (Change of use of part lower mall and cinema level floors from Class A1 (Shops) to a mixed A1/D1 (retail/non-residential institutions) and associated internal alterations) dated 24/12/2009, to allow undertenants and lawful occupiers authorised by Boots UK Limited to occupy the premises.

**LBH Ref Nos:** 55479/APP/2010/149

**Drawing Nos:** 010  
Location Plan - Ground Floor Level  
011 A  
Location Plan - Cinema Level  
0132/101

**Date Plans Received:** 25/01/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 03/02/2010

### 1. SUMMARY

The application site is within the primary shopping area of Uxbridge Town Centre, and the application seeks to vary condition 3 of the existing planning permission (55479/APP/2009/2008), which related to 'the change of use of the unit from A1 (retail) use to a mixed A1/D1 (retail/non-residential institutions)'. This condition was a personal permission and limited the approved mixed use to Boots UK Ltd. As such, the proposed use has already been established by this previous permission. The current application seeks to widen the scope of this personal condition to include Boots UK Ltd or a Boots Group Company (which shall include use by the undertenants and lawful occupiers authorised by Boots UK LTD). It is considered, to include these additional subsidiary groups, would still comply with the intentions of the original condition, and as such, the revised condition would still safeguard the use of this primary shopping site and therefore the wider shopping area, by maintaining the control on this ancillary D1 use to the site.

The application is recommended for approval.

### 2. RECOMMENDATION

**That subject to no objections being received raising materially new planning issues over and above those considered in this report, delegated powers be given to the Corporate Director of Planning and Community Services, following the expiry of the consultation period on 10th March 2010, to approve the application subject to the following conditions:**

#### 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 no occupier independent of the main user becomes established on the site and to comply with Policy 3D.3 of the London Plan (2008).

**3 OM8 Personal Permission**

The D1 use hereby permitted shall be carried out only by Boots UK LTD (CRN 928555) or a Boots Group Company (including use by the undertenants and lawful occupiers authorised by Boots UK Ltd).

**REASON**

The proposed use is contrary to the Council's planning policies but the particular circumstances of the applicant warrant an exception being made in compliance with policies S6 and S11 of the adopted Unitary Development Plan Saved Policies 2007.

**4 NONSC solely as a mixed A1/D1**

The premises shall be used solely as a mixed A1/D1 use and at no time shall become a solely D1 use only.

**REASON**

To ensure that the use is carried out and maintained as approved in the interest of safeguarding the amenities of the existing Primary Shopping Area of Uxbridge Town Centre in compliance with Policies S6 and S11 of the adopted Unitary Development Plan Saved Policies 2007.

**5 MCD16 Restriction to Use Applied For**

Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 (or any orders revoking and re-enacting either of these orders with or without modification), the land and/or building(s) shall be used only for the purpose of an ancillary Wellbeing/Consultation Centre in association with the main A1 use of the unit and for no other purpose including any other purpose within Use Class D1 of the Town and Country Planning Use Classes Order 1987

**REASON**

To enable the Local Planning Authority to retain control over the use so as to ensure that it complies with policies S6 and S11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 152 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**            153            **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 (February 2008) and national guidance.

|      |  |
|------|--|
| BE1  | Development within archaeological priority areas                                       |
| BE4  | New development within or on the fringes of conservation areas                         |
| S6   | Change of use of shops - safeguarding the amenities of shopping areas                  |
| S11  | Service uses in Primary Shopping Areas   |
| 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                |
| AM7  | Consideration of traffic generated by proposed developments.                           |
| AM14 | New development and car parking standards.   |

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is on the north side of the High Street and comprises a ground and first floor modern commercial unit within the Chimes Shopping Centre. The site has a double frontage and can be accessed from both the High Street and from within the shopping centre. This area of the High Street is pedestrianised and falls within the Old Uxbridge and Windsor Street Conservation Area and the Primary Shopping Area of Uxbridge Town Centre as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

The application seeks to vary Condition 3 of planning permission ref. 55479/APP/2009/2008 (Change of use of part lower mall and cinema level floors from Class A1 (Shops) to a mixed A1/D1( retail/non-residential institutions) and associated internal alterations) dated 24/12/2009, to allow undertenants and lawful occupiers authorised by Boots UK Limited to occupy the premises.

No external alterations are proposed as part of this application.

#### **3.3 Relevant Planning History**

55479/APP/2000/1844      Boots The Chemist, 128 The Chimes High Street Uxbridge  
INSTALLATION OF 5 GLAZED PANELS AND ALTERATION TO FENESTRATION DETAIL AT  
THIRD FLOOR LEVEL

**Decision:** 14-09-2001    Approved

55479/APP/2000/1986    Boots The Chemist, 128 The Chimes High Street Uxbridge  
USE OF PART OF THE LOWER MALL AND CINEMA LEVEL FLOORS FOR CLASS D1  
(DENTAL CARE CENTRE AND CHIROPODISTS)

**Decision:** 17-05-2001    Approved

55479/APP/2005/431    Boots The Chemist, 128 The Chimes High Street Uxbridge  
CHANGE OF USE OF PART OF LOWER MALL AND CINEMA FLOOR LEVEL, FROM CLASS  
D1 (DENTAL CARE AND CHIROPODIST) TO CLASS A1 (RETAIL)

**Decision:** 05-04-2005    Approved

55479/APP/2009/2008    Boots The Chemist, 128 The Chimes High Street Uxbridge  
Change of use of part lower mall and cinema level floors from Class A1 (Shops) to Class D1  
(Non-Residential Institutions) and associated internal alterations.

**Decision:** 24-12-2009    Approved

#### **Comment on Relevant Planning History**

None

#### **4. Planning Policies and Standards**

Policy 3D.1 Supporting town centres  
Policy 3D.2 Town centre development  
Policy 3D.3 Maintaining and improving retail facilities

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

|      |  |
|------|--|
| BE1  | Development within archaeological priority areas                                       |
| BE4  | New development within or on the fringes of conservation areas                         |
| S6   | Change of use of shops - safeguarding the amenities of shopping areas                  |
| S11  | Service uses in Primary Shopping Areas   |
| 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                |
| AM7  | Consideration of traffic generated by proposed developments.                           |
| AM14 | New development and car parking standards.   |

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **24th March 2010**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

41 letters were sent to interested parties/neighbours and no responses have been received. The Old Uxbridge Conservation Panel was consulted and no response has been received

### **Internal Consultees**

Conservation and Urban Design Officer - Permission is sought for the Variation of Condition 3 of planning permission ref. 55479/APP/2009/2008 dated 24/12/2009 to allow undertenants and lawful occupiers authorised by Boots UK Limited to occupy the premises (Change of use of part lower mall and cinema level floors from Class A1 (Shops) to Class D1 (Non-Residential Institutions) and associated internal alterations.

The proposal would have no impact on the street scene or the character of the conservation area, and would be, therefore, acceptable.

CONCLUSION - Acceptable

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

This application seeks to vary condition 3 of 55479/APP/2009/2008 dated 24/12/2009, to also allow undertenants and lawful occupiers authorised by Boots UK Limited to occupy the premises.

This previous permission gained approval for the 'change of use of part lower mall and cinema level floors from Class A1 (Shops) to a mixed A1/D1(retail/non-residential institutions) and associated internal alterations', as such the change of use has been established.

The London Plan (2008). Policy 3D.1, states boroughs should enhance access to goods and services, and strengthen the wider role of town centres, and policies should encourage retail, leisure and other related uses in town centres. In addition to this, policies should support a wide role for town centres as locations for leisure and cultural activities, as well as business and housing, and require the location of appropriate health, education and other public and community services in town centres. Policy 3D.2 comments that, UDP policies should relate the scale of retail, commercial and leisure development to the size and role of a centre and its catchment and encourage appropriate development on sites in town centres, and Policy 3D.3 states Boroughs should work with retailers and others to prevent the loss of retail facilities that provide essential convenience and specialist shopping and encourage mixed use development.

It is considered the variation of the condition to include undertenants of the Boots Group would wholly comply with the above advice, whilst still complying with the original intentions of the previous condition, applied to safeguard the Primary Shopping Area as whole.

### **7.02 Density of the proposed development**

Not applicable to this application

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

The application site is within an Archaeological Priority Area, however there are no ground

works proposed as part of this application and therefore the proposal would comply with Policy BE1 of the UDP (Saved Policies September 2007).

The application site is a modern unit within the Old Uxbridge and Windsor Street Conservation Area and is located within the commercial hub of Uxbridge. The Conservation and Urban Design officer has commented that the scheme proposes to vary a condition only and as such, would have no impact on the street scene or the character of the conservation area, and therefore, would accord with Policy BE4 of the UDP (Saved Policies September 2007).

#### **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**

The application seeks to vary a personal condition applied to the previous planning consent (55479/APP/2009/2008). As such there are no external alterations and the existing frontage would be retained. Therefore the proposal would comply with Policy BE13 of the UDP (Saved Policies September 2007).

#### **7.08 Impact on neighbours**

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. This application seeks to vary the personal condition applied to the previous permission, to widen the scope to include undertenants and group companies of the applicant. It is therefore considered that to vary this condition would not result in any additional noise and disturbance, over and above the current authorised use of the site. As such, the proposal is considered to accord with policies OE1 and OE3 of the UDP (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 site is situated within the Chimes Shopping Centre and has a public car park on its upper levels. The site is within the town centre and has good public transport access. It is not considered that the variation of the personal condition attached to the previous approval would have any noticeable effect on highway or transportation issues. The proposal would therefore comply with the intentions of AM7 and AM14 of the UDP (Saved Policies September 2007).

#### **7.11 Urban design, access and security**

Not applicable to this application the application seeks to vary a condition and does not involve any alterations to the existing building or access arrangements.

#### **7.12 Disabled access**

Not applicable to this application

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application

#### **7.14 Trees, landscaping and Ecology**

Not applicable to this application

#### **7.15 Sustainable waste management**

Not applicable to this application

#### **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**

None

**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 R10 of the UPD (Saved Policies September 2007) states new meeting halls, buildings for education, social, community and health services, etc, will be considered acceptable in principle subject to the other policies in the plan.

**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**

This application relates to the variation of a condition requiring the proposed use to be

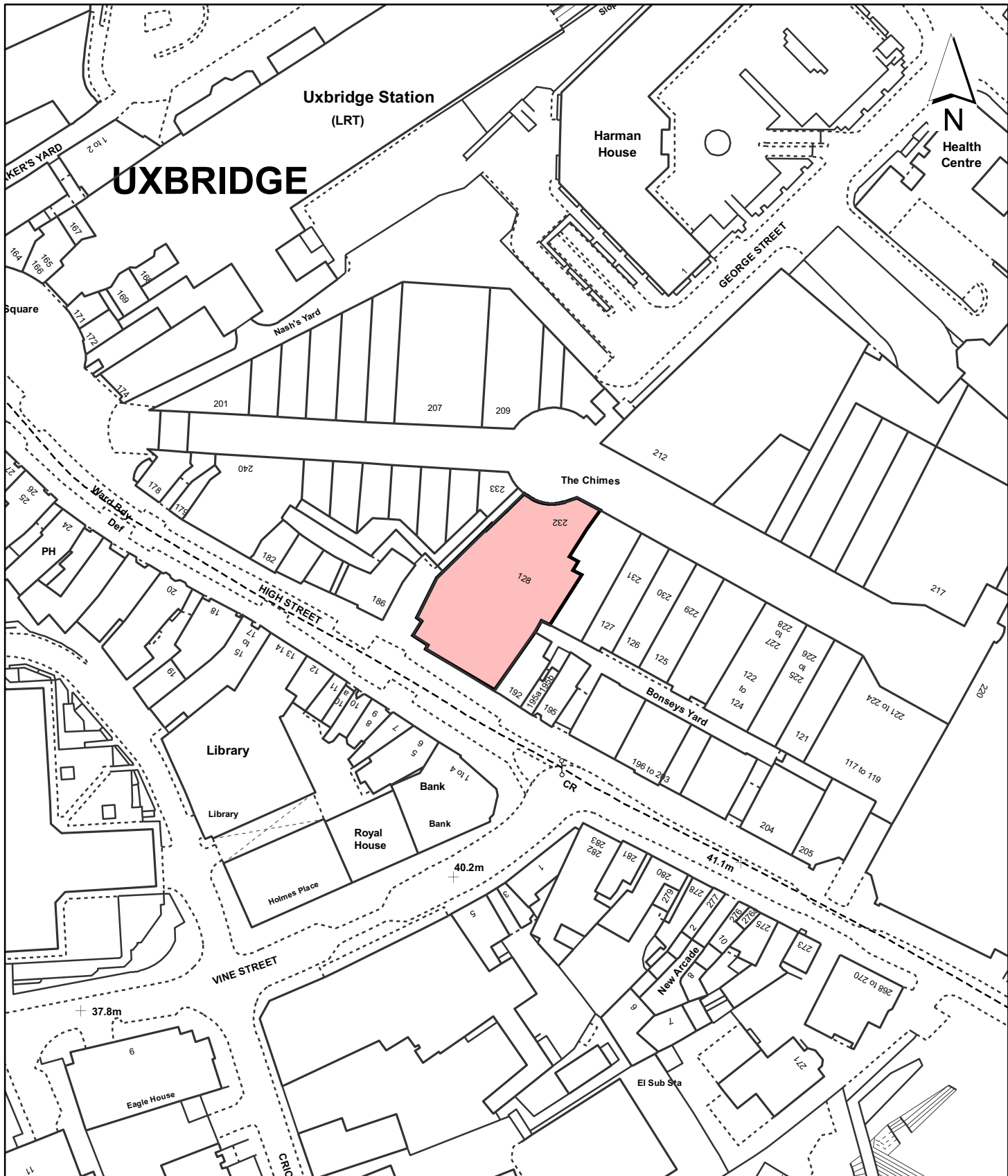
personal to that of Boots Ltd. As such the proposed change of use has been established by the previous approval. It is considered that the widening of the scope of this restrictive condition to include undertenants and lawful occupiers of Boots UK Ltd shall still comply with the intensions of this original condition and this amendment would not result in harm to the viability or vitality of the Primary Shopping Area, and therefore the proposal is recommended for approval.

#### 11. **Reference Documents**


Hillingdon Unitary Development Plan Saved Policies September 2007  
The London Plan (2008)

**Contact Officer:** Catherine Hems

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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|  |                      |
|--|----------------------|
| Site Address   |                      |
| <b>128 The Chimes Shopping Centre<br/>High Street<br/>Uxbridge</b> |                      |
| Planning Application Ref:  | Scale                |
| <b>55479/APP/2010/149</b>  | <b>1:1,250</b>       |
| Planning Committee   | Date                 |
| <b>Central and South</b>   | <b>February 2010</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
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

**Address** 69 ROCKINGHAM ROAD UXBRIDGE

**Development:** Change use from Class B1 (Business) to Class D1 (Non-Residential Institutions) and alterations to ground and first floor elevations.

**LBH Ref Nos:** 15676/APP/2009/1628

**Drawing Nos:** Design and Access Statement  
2582/GFL3/adt  
2582/FFL1/adt  
2582/FE/adt  
2582/GFL/adt  
2582/FFL/adt  
2582/FE2/adt  
1:1250 Location Plan

**Date Plans Received:** 24/07/2009                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 23/10/2009

### 1. **SUMMARY**

The nature of proposed activities would result in noise and disturbance during evenings and over weekends.

The scheme does not accord with relevant standards relating to disabled access.

Additionally, the proposed car parking provision is considered inadequate and there is significant concern that the scheme would compromise highway safety.

Refusal is recommended.

### 2. **RECOMMENDATION**

**REFUSAL** for the following reasons:

#### 1            NON2            **Disabled access**

Access to the building by persons with impaired mobility would be compromised as no provision has been made for at least one leaf of the main entrance doors to be a minimum of 1 metre wide contrary to Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and as required by Section 6 Public, Commercial and Employment Development of HDAS 'Accessible Hillingdon'.

#### 2            NON2            **Noise**

The application has failed to demonstrate that it would not result in large numbers of visitors attending the site and undertaking activities at times during the evening and at weekends that would cause harm to the amenity of near by occupiers due to general disturbance. As such the application is contrary to policies OE1 and R9 of the adopted Hillingdon Unitary Development Plan UDP (Saved Policies September 2007).

#### 3            NON2            **Traffic and parking**

The proposal fails to provide adequate car parking and cycle storage facilities in accordance with the Council's adopted parking standards and has failed to demonstrate that it would not give rise to conditions prejudicial to highway and pedestrian safety being contrary to Policies R9, AM7(ii), AM9, AM14 and AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

### 1 I52 **Compulsory Informative (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 I53 **Compulsory Informative (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, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

|           |  |
|-----------|--|
| BE13      | New development must harmonise with the existing street scene.   |
| BE15      | Alterations and extensions to existing buildings   |
| BE18      | Design considerations - pedestrian security and safety   |
| 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.   |
| LE4       | Loss of existing industrial floorspace or land outside designated Industrial and Business Areas  |
| OE7       | Development in areas likely to flooding - requirement for flood protection measures  |
| R9        | Proposals for the use of buildings for religious and cultural purposes   |
| R10       | Proposals for new meeting halls and buildings for education, social, community and health services   |
| R16       | Accessibility for elderly people, people with disabilities, women and children   |
| AM13      | AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -<br>(i) Dial-a-ride and mobility bus services<br>(ii) Shopmobility schemes<br>(iii) Convenient parking spaces<br>(iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| AM14      | New development and car parking standards.   |
| AM15      | Provision of reserved parking spaces for disabled persons  |
| HDAS      | 'Residential Developments'   |
| LPP 3A.15 | London Plan Policy 3A.15 - Protection and enhancement of the   |

|           |  |
|-----------|--|
| LPP 3A.17 | social infrastructure and community facilities<br>London Plan Policy 3A.17 - Addressing the needs of London's diverse population |
| LPP 4A.3  | London Plan Policy 4A.3 - Sustainable Design and Construction.   |
| CACPS     | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)  |
| OE1       | Protection of the character and amenities of surrounding properties and the local area   |

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site at 69 Rockingham Road comprises a two-storey industrial building with a one and two-storey flat roofed front projection. The site is located to the south east of Rockingham Road situated between St. Mary's Primary School and No. 71 Rockingham Road (an end of terrace dwelling).

The existing building on the site is unoccupied and has dimensions of 12 (w) x 23.7 (d) + 3.4 (w) x 7.5(d) metres. Inside the majority of the mezzanine first floor together with the ground floor provides a gross floor area of 544 sqm.

The eastern and southern flank walls of the building adjoins the boundary with St. Mary's Primary School and the site is located within a 1:100 defended flood zone. There is a bus stop outside the premises which has a PTAL (Public Transport Accessibility Level) rating of Level 2 indicating a below average level of accessibility. The site does not have an industrial designation, but lies within a developed area as identified in the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

There is a pedestrian crossing located approximately 5m away from the driveway entrance to the application site. The pedestrian crossing provides access for school children across Rockingham Road.

#### 3.2 Proposed Scheme

The application seeks planning permission for a change of use from Class B1 to Class D1 (Non-residential institution). The Applicant has advised that the site would be used as a place to undertake for a variety of community and religious activities.

No increase in the footprint of the building is proposed. The appearance of the front elevation would altered to include new windows and double doors (each 700 mm wide). Windows to the side elevation overlooking St. Mary's School, would be obscure glazed and those facing the flank wall of No. 71 would be boarded up. The roof would be re-sheeted to match existing, and the front area asphalted to provide four car parking spaces including one disabled space.

The refurbished premises would be used by the Crown Church primarily as an administrative centre, but also would involve training, and some community activity and worship. The Applicant has advised that site would be used as follows:

Monday (Day time) 2 or 3 administrative staff

Monday (Night time) 30 to 50 persons undertaking an ALPHA course

Tuesday (Day time) 4 to 10 administrative staff  
Tuesday (Night time) 30 to 50 persons undertaking an ALPHA course

Wednesday (Day time) 4 to 10 administrative staff  
Wednesday (Night time) 30 to 50 persons attending a volunteer meeting

Thursday (Day time) 4 to 10 administrative staff  
Thursday (Night time) 10 to 30 persons attending choir practice

Friday (Day time) 4 to 10 administrative staff  
Friday (Night time) 30 to 50 persons attending a volunteer meeting

Saturday (Day time) Breakfast prayer attended by 30 to 50 persons  
Saturday (Night time) no planned use

Sunday (Day time) no planned use until lunch time, when site to be used for student lunch for between 30 and 60 persons  
Sunday (Night time) 40 to 80 persons attending a leaders meeting.

The premises would be occupied between 9am to 10pm Mon-Fri, 9am to mid morning Saturday's and from 1pm to 10pm Sundays.

A kitchen is proposed on the ground floor at the front of the building which the applicant has indicated would be used to slow cook and reheat food by microwave, however, no details of any flues/ducting/filtration/air extraction units have been provided to indicate whether there would be change to the external appearance of the building.

Parking for 4 cars is proposed in the front set back between the building and the street.

### 3.3 Relevant Planning History

15676/APP/2007/3281      69 Rockingham Road Uxbridge  
ERECTION OF 3, TWO BEDROOMED TERRACE HOUSES WITH ASSOCIATED PARKING  
(INVOLVING THE DEMOLITION OF EXISTING BUILDINGS).

**Decision:** 07-04-2009      Approved

15676/B/88/0146              69 Rockingham Road Uxbridge  
Use of premises for production of replica cars (Application for Section 53 determination)

**Decision:** 22-03-1988      GPD

#### Comment on Relevant Planning History

During the period 2003 - 2006:- the building was used for metal fabrication, industrial plastic moulding and offices; in 2004 some office space used by a taxi firm; in 2005: the metal fabricators and taxi firm left premises; in 2006 plastic moulding company left premises.

From 2007 onwards the premises have been unoccupied and the building is now in a semi derelict state. Over the past 6 years pre-application correspondence has been exchanged with the Local Planning Authority. During that time, a number of redevelopment proposals

have been discussed with the planning authority and two planning applications submitted but then withdrawn. The most recent approval was for the erection of 3 two bed-roomed terraced houses with associated parking Ref: 15676/APP/2007/3281 approved in April 2009.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

###### Part 1 Policies:

- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
- PT1.25 To encourage the provision of small industrial, warehousing and business units within designated Industrial and Business Areas.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

###### Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- 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.
- LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- R9 Proposals for the use of buildings for religious and cultural purposes
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- 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.
- AM15 Provision of reserved parking spaces for disabled persons

|           |   |
|-----------|---|
| HDAS      | 'Residential Developments'  |
| LPP 3A.15 | London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities |
| LPP 3A.17 | London Plan Policy 3A.17 - Addressing the needs of London's diverse population                              |
| LPP 4A.3  | London Plan Policy 4A.3 - Sustainable Design and Construction.  |
| CACPS     | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)                     |
| OE1       | Protection of the character and amenities of surrounding properties and the local area                      |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application was advertised in the local press, on the Council's web site and a site notice was displayed at the site and letters were sent to surrounding occupiers (including to St. Mary's Primary School).

One letter in opposition to the application was received from St. Mary's Primary School raising the following concerns:

- i) Traffic associated with the proposed use may pose a hazard to children going to or from the primary school;
- ii) The driveway to the application site is accessed across a footpath which is used by children travelling to/from the school, there would be a risk that cars accessing the site could collide with children;
- iii) The proximity of the zebra crossing to the application site driveway is of concern, given the number of persons who would be using the site;
- iv) Rockingham Road is already very busy and this application would make it even more so;
- v) The school is used during the day and at evenings. There will be an overlap between when 69 Rockingham Road is proposed to be used and when the school is used. On street parking in the area is inadequate to cope with the additional user proposed at 69 Rockingham Road;
- vi) Concerns are raised in relation to how cars parked at the application site would be separated from the play ground;
- vii) Concerns are raised over child safety, in that the play area would be overlooked by the users of 69 Rockingham Road;
- viii) The wall of 69 Rockingham Road adjoins the children's playground, as such the proposals must ensure that the playground is not affected by works etc.

### Environment Agency

No objection as the site is defended from a 1:100 year flood and climate change satisfying Policy OE7 of the adopted UDP (Saved Policies September 2007).

### Internal Consultees

#### HIGHWAYS ENGINEER:

The parking layout is not satisfactory. The depth of the forecourt is 7.0 metres. It needs to be 9.6 m

to accommodate parking spaces 1 and 2 in tandem. The disabled bay should be 3.6 m wide (it is only 2.9m). The current parking layout blocks the fire escape, and does not provide enough space for a pedestrian walkway including a wheel chair access.

The site will therefore lend itself to only 2 acceptable parking spaces.

No cycle storage area is proposed.

The applicant has advised that the maximum usage will be by 80 people. The site has a PTAL of 2 (i.e. not highly accessible). If most users travel by car then there would be concerns with regard to traffic and parking impacts.

There is no London Borough of Hillingdon parking Standard for D1 uses. Parking provision needs to be determined on an individual basis using a transport assessment (TA) and travel plan. No TA or undertaking to provide a travel plan has been provided. No assessment of trip generation has been made by the Applicant.

In the absence of this information the application cannot be supported on highway grounds.

#### PROJECTS AND ENVIRONMENTAL PLANNING:

The main policy issues are the loss of industrial floorspace and the suitability of the proposed use. The loss of the workshop is acceptable if the proposed development accords with Policy LE4. Under the terms of policy LE4 the loss of existing industrial floorspace in this case outside of designated industrial and business areas, is permitted on the basis that by virtue of its size, location and scale, the site is no longer suitable for continued industrial use.

The Council has accepted (Ref: 15676/APP/2007/3281) evidence that since Nov. 2006 the site has been vacant. As such, it is not considered that there is demand at this site for industrial uses. No objection raised to the proposed change of use.

Policy OE7 provides the policy context for areas liable to flooding. The site is within Flood Risk Zones 2 and 3 and as a requirement of PPS25 the applicant would need to undertake a Flood Risk Assessment as detailed in Annex E.

Subject to site specific issues, PEP have no objections in principle with this proposal.

#### ENVIRONMENTAL PROTECTION UNIT:

Request conditions which would require that development not commence until a site investigation report is submitted to the Local Planning Authority (LPA).

An additional condition is recommended which will require that development shall not begin until a scheme for protecting (surrounding dwellings and St Mary's RC Primary school) from dust emitted from the construction works.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

With regard to the acceptability of the proposal in principle, the proposal involves the loss of existing industrial floor space. The current building has been expanded over many years creating a series of commercial uses immediately adjacent to residential properties in Rockingham Road.

Policy LE4 allows the loss of existing industrial floor space outside of designated Industrial and Business Areas provided: -

- (i) The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion or an adverse impact in the character of an area; or
- (ii) The site is unsuitable for industrial redevelopment because of the size, shape, location or lack of vehicular access; or
- (iii) There is no realistic prospect of the land being used for industrial and warehousing purposes in the future; or
- (iv) They are in accordance with the Council's regeneration policies for an area.

In this case, the Council accepted the loss of the industrial space in planning permission 15676/APP/2007/3281 dated 7 April 2009.

The applicant at that time had provided evidence that since November 2006 the site has been vacant and has failed to obtain a purchaser for the property. As such, it is considered that the site is no longer suitable for industrial use. The proposal is therefore considered to comply with Policy LE4 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The north-east part of the site is identified as being contaminated. The Council's Environmental Protection Unit Officer raises no objection to the proposal, subject to a condition which requires that the development shall not commence until a site investigation report is submitted to the Local Planning Authority (LPA). As such, the proposal is considered to comply with policy OE11 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

Policy OE7 provides the policy context for areas liable to flooding. The site is within Flood Risk Zones 2 and 3 and the Environment Agency have confirmed that they have no objection to the proposed development subject to a condition controlling the height of the finished floor levels.

#### **7.02 Density of the proposed development**

The London Plan density matrix, and HDAS guidelines relate specifically to residential properties. As such, the density of commercial and industrial schemes needs to be assessed on a case by case basis.

Internal floor area would remain the same. Site coverage would not increase. It is considered that the ratio of floor area to land is acceptable.

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

Not applicable in this case.

#### **7.04 Airport safeguarding**

Not applicable in this case.

#### **7.05 Impact on the green belt**

Not applicable in this case.

#### **7.07 Impact on the character & appearance of the area**

The existing building is of a substantial size and bulk and occupies most of the application site. The building comprises a variety of different building materials and has some visually incongruous extensions immediately adjacent to the Rockingham Road frontage which intrude into the existing street scene.

Plans indicate that the front elevation would be altered, to install new double doors and windows in the main frontage. The proposed changes are not considered to unacceptably degrade the appearance of the existing building or street scene.



The height of the building would not change and it is considered that the proposal would comply with policies BE13 and BE19 of the Council's adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

#### **7.08 Impact on neighbours**

The existing workshop building covers the whole of the application site and the current proposal would not change this. The proposal would not project beyond the 45 degree line of sight taken from the mid-point of any habitable room window at No. 71 Rockingham Road.

The proposal is not considered to result in an over dominant form of development, or result in a loss of light which would detract from the amenities of the adjoining occupiers. The proposal would therefore comply with policies BE20 and BE21 of the Council's adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

There is considerable uncertainty that noise impacts from the use of the site (e.g. choir practice) would not affect neighbouring occupiers. The various activities proposed may well attract significant numbers of people and it is considered the scheme would be likely to have a considerable impact on an adjoining occupiers in terms of noise and odour emissions, the number of visitors and associated car usage. Significantly it is not considered these matters could be dealt with through the imposition of an appropriate condition given the use proposed.

The proposed kitchen could be used for food preparation, storage and traditional cooking. No fume or odour extraction system is proposed. Nonetheless this could be dealt with by a condition requiring an odour extraction system to be installed.

In the absence of information to the contrary, the proposal could, therefore, give rise to unacceptable harm and loss of amenity. The proposal is therefore contrary to policies OE1 and R9 of the adopted Hillingdon Unitary Development Plan UDP (Saved Policies September 2007).

#### **7.09 Living conditions for future occupiers**

As is discussed in section 7.12, the proposals do not accord with relevant access standards for disabled persons. As such it is not considered that the scheme would adequately for future occupiers.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policy R9 of the adopted UDP (Saved Policies September 2007) requires that buildings used for religious and cultural purposes should have adequate parking provision and Policy AM15 requires that there should be conveniently located parking for disabled persons.

The premises only has a PTAL rating of Level 2. In addition, the London Borough of Hillingdon car parking Standards for D1 uses are dependent on the transport assessment and travel plan to assess the minimum car parking required and this is undertaken on a case-by-case basis. No such information has been provided. The applicant has advised that up to 80 people could attend the site.

The proposal indicates 4 car parking spaces including one for disabled parking. However, two of the spaces rely on tandem parking and the total depth of the proposed spaces is less than 9.6 metres so in practical terms cars would overhang the foot path.

The disabled car parking space is less than the minimum 3.6m width and would block access into the main entrance.

The Council's Highway Engineer has raised objection to the scheme, on the basis that the car parking layout is inadequate and there has been a lack of information to satisfy the Council that the proposal would not cause result in unacceptable on street car parking and an adverse impact on highway and pedestrian safety.

In summary, the level of parking is considered inadequate in this location (with a PTAL of 2). The application is not considered to accord with policies R9, AM7, AM14 and AM15 of the adopted UDP (Saved Policies September 2007).

#### **7.11 Urban design, access and security**

With regards to siting and scale, siting and design, building bulk and scale, layout and mix of units Policy R9 of the adopted UDP (Saved Policies September 2007) requires buildings used for religious and cultural purposes to harmonise with the scale and appearance of existing and neighbouring properties.

Given the dilapidated state of the building, the proposed alterations would improve its appearance in the street scene. It is considered that the proposal would, accord with Policies BE13; BE15; BE19 and R9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

There would be no additional impact on neighbours due to overshadowing or loss of daylight in sunlight, nor would there be any change in the outlook from neighbouring property. To protect privacy it is proposed to board up the first floor flank windows, on the boundary with No. 71 Rockingham Road and the applicant is willing to obscure glaze the windows on the boundaries with St. Mary's Primary School.

With respect to building security the front elevation would be infilled with block-work and rendered with µPVC windows installed and double doors (each 700 mm wide) to the main entrance. Windows to the side elevation overlooking St. Mary's School, would be obscure glazed and those facing the flank wall of No. 71 would be boarded up.

The premises overlook a bus stop and the extra windows and additional activity due to visitors would ensure that 'pedestrian security is enhanced and effective policing is not prejudiced'. Overall, the proposed renovation of the building to facilitate the change of use would satisfy the requirements of Policies BE13, BE15, BE18, BE19 and R9 of the adopted UDP (Saved Policies September 2007) and the HDAS - Community Safety by Design SPG.

#### **7.12 Disabled access**

Policy R16 of the adopted UDP (Saved Policies September 2007) requires that community and other facilities open to the public make adequate provision for accessibility, particularly for elderly people, people with disabilities, women and children.

Although the proposed ground floor layout of the building makes provision for persons with disabilities the proposed front doors of the main entrance do not comply with relevant standards in terms of each individual door width.

Provision for at least one leaf of the main entrance doors to be a minimum of 1 (w) metre for new building and 700 mm for existing is required by Section 6 Public, Commercial and Employment Development of HDAS Accessible Hillingdon. Although technically the premises are not a new building the infill works to the front elevation and introduction of new doors offer the opportunity to follow best practice as set out in the HDAS guidance.

#### **7.13 Provision of affordable & special needs housing**

Not applicable in this case.

#### **7.14 Trees, landscaping and Ecology**

In terms of impact on existing trees and ecology there is no existing landscaping on site that would be affected by the proposed development and due to the urban nature of the site no scope for any future landscaping. Similarly the site's urban context provides little opportunity for the establishment or enhancement of biodiversity.

#### **7.15 Sustainable waste management**

Subject to conditions requiring the provision of details of refuse and recycling storage areas, no objection is raised.

#### **7.16 Renewable energy / Sustainability**

Subject to a condition requiring that the premises achieve BREAMM very good standard, no objection would be raised.

#### **7.17 Flooding or Drainage Issues**

The application was referred to the Environment Agency who raised no objection to the scheme noting that the site is defended from a 1:100 year flood and climate change, as such no objection is raised in relation to Policy OE7 of the adopted UDP (Saved Policies September 2007).

#### **7.18 Noise or Air Quality Issues**

There is considerable concern that the scheme would result in adverse impacts on neighbouring occupiers due to noise from activities being undertaken late at night and from odours associated with the kitchen/cooking facilities contrary to policies OE1 and R9 of the adopted Hillingdon Unitary Development Plan UDP (Saved Policies September 2007).

#### **7.19 Comments on Public Consultations**

With regard to matters raised in the letter of objection, these are either addressed specifically below, or within the body of this report:

Point (vii) the proposal does not represent any greater risk to security and privacy of school children than surrounding residential development.

#### **7.20 Planning obligations**

Not applicable in this case.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

None relevant.

### **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 refurbishment and modernisation of the existing building as proposed would bring about a considerable improvement to the street scene. The nature of activities associated with the building, however, would be fundamentally different in as much that the daytime disturbance during the weekdays, associated with a business use would be replaced by individuals and groups of people visiting the premises during evenings and over weekends.

In addition to that there would be preparation of food at certain times and the possibility of music associated with choir practice and other events. Moreover, given its location between a school and residential properties it is quite conceivable that proposed activities could affect neighbours amenity due to noise and general disturbance and have an adverse impact on the character of the area in general. So whilst these activities would not infringe the use of the primary school and commercial premises consideration has to be given to the occupiers of nearby residential properties.

Additionally the applicant has not adequately demonstrated that the proposal would not have the potential to overload local car parking capacity and compromise highway safety.

Refusal is therefore recommended.

## **11. Reference Documents**

- (i) Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).
- (ii) London Plan (2008)
- (iii) Planning Policy Statement PPS25
- (iv) Council's HDAS Design Guidance: 'Residential Layouts' and 'Accessible Hillingdon'
- (v) Council's Supplementary Planning Guidance, July 2008 'Planning Obligations'

**Contact Officer:** Peter Unthank

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**69 Rockingham Road  
Uxbridge**

Planning Application Ref:

**15676/APP/2009/1628**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**February 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
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

**Address** YIEWSLEY GRANGE HIGH STREET YIEWSLEY

**Development:** Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to planning permission ref.866/APP/2009/1884 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.

**LBH Ref Nos:** 866/APP/2009/2641

**Drawing Nos:** 4549-II  
4549-III  
4549-V A  
Flood Risk Assessment  
Flood Warning and Evacuation Strategy  
4549-9  
4549-IV  
4549-VI  
4549-VII  
Design and Access Statement August 2009  
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Transport Assessment  
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4549-4  
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4549-19 B

**Date Plans Received:** 07/12/2009                      **Date(s) of Amendment(s):** 23/12/2009  
**Date Application Valid:** 23/12/2009                      25/02/2010

### 1. **SUMMARY**

Full planning permission is sought for an amendment to planning permission ref. 886/APP/2009/1884 dated 30 November 2009 for the change of use of the property, a Grade II listed building, from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear. The amendments comprise:

- \* An increase in the width of the entrance gates at the front of the property from 3.2 metres to 4.8 metres.
- \* An increase in the number of on site car parking spaces from 13 to 15.
- \* The re-siting of the proposed refuse and cycle stores.
- \* The retention of the existing gravel surface to the car parking area in lieu of the concrete block paving previously approved.

All other aspects of the scheme would remain as previously approved.

There is no objection in principle to the widening of the entrance gates, the increase in on site car parking from 13 to 15 spaces and the retention of the existing gravel surface in relation to the impact on the listed building, the street scene or the amenities of the occupiers of neighbouring residential properties. Whilst, concerns are raised at the re-siting of the proposed refuse and cycle stores, it is considered that more suitable locations for these structures could be secured by appropriate planning conditions. Approval is therefore recommended subject to conditions.

## **2. 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 BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 M3 Boundary treatment - details**

No development shall take place until details of the design of the proposed 2 metre high timber acoustic fencing on the boundary with properties in Philpots Close have been submitted to, and approved in writing by, the Local Planning Authority. The fencing shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

#### **REASON**

To ensure that the design of the proposed fencing is in keeping with the character and appearance of the listed building and in the interests of the visual and aural amenities of the occupiers of adjoining residential properties in accordance with Policy BE8 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 NONSC Details of gates and gate piers**

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the design, including structural details, of the proposed entrance gates and gate piers, have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include details and samples of the mortar mixes, bond and any new bricks/tiles to be used in the gate piers including the capping to the piers and the coping/tile creasing detail. These shall include the utilisation of existing materials where feasible and a sample brick panel detailing brick type, bond and mortar mixes which shall be retained on site for the duration of works.

#### **REASON**

To ensure that the design of the proposed entrance gates and gate piers is in keeping



with the character and appearance of the listed building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 M4 Fencing to side of listed building**

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the proposed timber fencing to the side of the listed building shown on drawing no. 4549-IV, including its form of construction and external treatment, have been submitted to, and approved in writing by, the Local Planning Authority. The fencing shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

**REASON**

To ensure that the design of the proposed fencing is in keeping with the character and appearance of the listed building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 MCD10 Refuse Facilities**

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the siting of the proposed covered and secure timber fenced refuse and recycling store have been submitted to, and approved in writing by, the Local Planning Authority. The store shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

**REASON**

To ensure that the design of the proposed refuse store is in keeping with the character and appearance of the listed building and in order to safeguard the amenities of the area, in accordance with Policies BE8 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

**7 H16 Cycle Storage - details to be submitted**

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the siting and design of the proposed covered and secure cycle store to accommodate a minimum of 24 cycles have been submitted to, and approved in writing by, the Local Planning Authority. The store shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

**REASON**

To ensure that the design of the proposed cycle store is in keeping with the character and appearance of the listed building and to ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policies BE8 and AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

**8 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

## REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **9 TL2 Trees 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 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 (1989) 'Recommendations for Tree Work' 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.

### **10 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are 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).

**11 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 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).

**12 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).

**13 H7 Parking Arrangements (Residential)**

The parking areas including any garages and car ports shown on the approved plans, shall be marked out, constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development 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).

**14 SUS6 Green Travel Plan**

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as

submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements for a 10 year period;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

**REASON**

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008).

**15 NONSC Porous surface to car parking spaces**

The car parking spaces hereby approved shall be constructed using a porous surface unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To limit surface water run off in order to ensure the proposed development does not create a new surface water flooding problem in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**16 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**17 DIS3 Parking for Wheelchair Disabled People**

The use hereby permitted shall not be commenced until the 2 car parking spaces for people with disabilities shown on drawing no. 4549-19 Rev A have been implemented and thereafter these facilities shall be permanently retained.

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

NONSC

The development hereby proposed shall be subject to compliance with the Flood Risk Assessment dated May 2009 (Ref. 1259) accompanying the application and in particular the use hereby permitted shall not be commenced until the proposed flood protection measures detailed on Pages 12 and 13 of the aforementioned Flood Risk Assessment have been implemented and the proposed flood escape route shown on drawing no. 4549-12 Rev B forming part of planning permission ref. 866/APP/2009/1884 has been constructed in full and these measures shall thereafter be permanently retained.

#### REASON

To ensure that future occupants of the building are not subject to risks from flooding in accordance with Policy OE7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **19 OM11 Floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

#### REASON

To safeguard the character and appearance of the listed building and the amenity of surrounding properties in accordance with policies BE8 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

#### **20 OM19 Construction Management Plan**

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 (please refer to informative 4 for maximum permitted working hours).
- (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).

**21 NONSC Lighting**

The lighting of the school buildings shall employ devices that automatically turn the lights off when the rooms are not in use.

**REASON**

In the interests of energy conservation, in accordance with Policy 4A.3 of the London Plan.

**22 NONSC Treatment of car parking area - details**

No development shall take place until details and samples of the treatment of the proposed car parking area including surfacing materials, marking out of parking spaces and any associated lighting and signage have been submitted to, and approved in writing by, the Local Planning Authority. The proposed car parking area shall be constructed in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

**REASON**

To ensure that the design of the proposed car parking area is in keeping with the character and appearance of the listed building and does not prejudice highway conditions by reason of surfacing materials being deposited on the adjoining highway in accordance with Policies AM7 and BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**23 H3 Vehicular access - details to be submitted**

No development shall take place until details of the proposed vehicular access to High Street have been submitted to, and approved in writing by, the Local Planning Authority. The use hereby permitted shall not be commenced until the approved vehicular access has been constructed.

**REASON**

In the interests of pedestrian and highway safety in High Street in accordance with Policies AM7 and AM8 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

**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)**

There is no objection in principle to the proposed amendments to planning permission ref. 866/APP/2009/1884 comprising the widening of the entrance gates, the increase in on site car parking from 13 to 15 spaces and the retention of the existing gravel surface in relation to the impact on the listed building, the street scene or the amenities of the occupiers of neighbouring residential properties. Whilst, concerns are raised at the re-siting of the proposed refuse and cycle stores, it is considered that more suitable locations for these structures could be secured by appropriate planning conditions.

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 (February 2008) and national guidance.

|      |   |
|------|---|
| OL5  | Development proposals adjacent to the Green Belt  |
| BE8  | Planning applications for alteration or extension of listed buildings   |
| BE9  | Listed building consent applications for alterations or extensions  |
| BE10 | Proposals detrimental to the setting of a listed building   |
| 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.                   |
| OE7  | Development in areas likely to flooding - requirement for flood protection measures   |
| R10  | Proposals for new meeting halls and buildings for education, social, community and health services  |
| 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   |

### **3            112            Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

### **4            115            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 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.

**5**            I43                    **Keeping Highways and Pavements free from mud etc**

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.

**6**            I11                    **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**7**            I14C                    **Compliance with Building Regulations Access to and use of**

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.  
AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download



from [www.drc-gb.org](http://www.drc-gb.org).

- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

## **8 118 Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

## **9**

You are advised that the property and buildings are Grade II listed and of considerable historical significance. The heritage status of the property and buildings means that any further works (including internal changes) would require listed building consent.

## **10 145 Discharge of Conditions**

Your attention is drawn to conditions 3, 4, 5, 6, 7, 8, 10, 12, 14, 20, 22 and 23 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site has an area of 0.6 hectares and is located on the east side of High Street, Yiewsley adjacent to the River Pinn. It contains a two storey timber framed property originally used as a house with a modern extension built in the 1980s to the rear. It has a floor area of approximately 830 sq metres.

The property is Grade II listed and was last used as offices. It is currently vacant. There is a stable block at the side of the building connected to the main building by a covered walkway. There is some landscaping and hard surfaced parking areas to the front and side of the building with extensive grounds to the rear.

The area surrounding the site is mixed in character with a renovated barn complex housing a pharmaceutical company and two storey dwellings in Philpots Close to the south of the site. On the opposite side of High Road is a retail park with associated surface car parking.

#### **3.2 Proposed Scheme**

Full planning permission is sought for an amendment to planning permission ref.

886/APP/2009/1884 dated 30 November 2009 for the change of use of the property from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear. The amendments comprise;

\* An increase in the width of the entrance gates at the front of the property from 3.2 metres to 4.8 metres.

\* An increase in the number of on site car parking spaces from 13 to 15.

\* The re-siting of the proposed refuse and cycle stores.

\* The retention of the existing gravel surface to the car parking area in lieu of the concrete block paving previously approved.

All other aspects of the scheme would remain as previously approved.

### 3.3 Relevant Planning History

866/APP/2009/1884 Yiewsley Grange High Street Yiewsley

Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.

**Decision:** 24-11-2009 Approved

866/APP/2009/1885 Yiewsley Grange High Street Yiewsley

Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear. (Application for Listed Building Consent).

**Decision:** 24-11-2009 Approved

#### Comment on Relevant Planning History

Planning permission and listed building consent were granted on 30 November 2009 for the change of use of the property from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear (Ref. 866/APP/2009/1884 & 1885). The permissions have not yet been implemented.

### 4. Planning Policies and Standards

Planning Policy Statement 1 (Delivering Sustainable Development) (January 2005)

Planning Policy Guidance Note 13 (Transport) (April 2001)

Planning Policy Guidance Note 15 (Planning and the Historic Environment) (September 1994)

Planning Policy Statement 25 (Development and Flood Risk) (December 2006)

The London Plan (February 2008)

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.

Part 2 Policies:

- OL5 Development proposals adjacent to the Green Belt
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- 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.
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- 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

## 5. Advertisement and Site Notice

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

## 6. Consultations

### External Consultees

The application was advertised as development affecting the setting of a listed building under the Planning (Listed Buildings and Conservation Areas Act 1990) and 35 neighbours were consulted together with the Yiewsley Community Involvement Group, Chamber of Commerce and Yiewsley & West Drayton Town Centre Action Group. 1 reply has been received from the Yiewsley & West Drayton Group raising no objections provided that the integrity of the Grade II listed building remains intact.

### Internal Consultees

PRINCIPAL CONSERVATION AND URBAN DESIGN OFFICER

Yiewsley Grange is a timber framed house of late C16 or early C17 date although much altered circa 1700, with later C18 and C19 additions. Most of the original fabric is concealed, but some chamfered beams and framing are visible at ground floor level. It has an early C18 red brick front of 2 storeys, 5 windows wide, now crowned by 2 Victorian gable ends. To the left there is a late C18 battlemented gothic tower in light red brick. On the left hand return this is partly concealed by a late C19 canted bay. There is also an attractive group of single storey outhouses located to the rear of the house.

There is a long, well designed two storey modern (1980s) range of offices to the rear of the original house, with some landscaping and hard surfaced parking areas to the front and side of the building.

No objection is raised in principle to the detailing of the new entrance, although the detailed design of the new gates and gate piers should be subject to safeguarding conditions, as the gates are likely to be heavier than those existing (which are relatively modern) and require additional support and possibly an amended design to accommodate this. Where possible the existing bricks should be reused, as should the capping to the piers and the coping/tile creasing detail should be replicated. It should be noted that the detailing of the brick work as shown on drawing no. 4567-VI is not accurate in terms of bond. Sample panels will be required to check brick type, bond and mortar mixes.

The proposed bin store enclosure would be 1.5m high and 3m long and appears to sit slightly forward of the main elevation. It is considered that it would appear quite visible from the frontage and has the potential to detract from the setting of the house. In addition, the bike store, which appears rather large, would be visible from the site entrance. Both of these features should be relocated to more discrete locations. If possible the bike store should be reduced in size, and would be less intrusive if left uncovered. If the store does need to be covered, and is visible from the frontage area, then an improved design should be sought.

It would be preferable for larger areas of planting to be retained directly in front of the house and further details of hard/soft landscape proposals for the site, particularly the frontage, should be provided.

The timber fence to the side of the house would be acceptable if close boarded, rather than of pre-constructed panels, and painted or stained a dark colour. Drawing no. 4549-IV is not clear on this.

#### TREES AND LANDSCAPE OFFICER

There are several trees at the front of the site and alongside the River Pinn, and woodland at the rear. TPO 303 protects the mature Beech (T13), Ash (T14), and False Acacia (T15) at the front of the site, and many of the trees and trees in the woodland (area A1) at the rear. These trees are valuable features that should be retained as part of the development of the site, which should also make provision for tree planting as part of a comprehensive landscaping scheme in compliance with Saved Policy BE38.

Rows of mature conifers form a high hedge along the rear boundary of the site. There are also semi-mature trees located in the grounds of Philpots Close, which reinforce the features in the middle of the site.

The scheme takes account of the level changes near to the river, retains all of the protected trees on the site and reserves sufficient space for landscaping, including the planting of trees on the road frontage of the site.

Subject to conditions TL1 (services, levels), TL2, TL3, TL6 and TL7, the revised scheme is

acceptable in terms of Saved Policy BE38 of the Unitary Development Plan.

#### HIGHWAYS ENGINEER

No objection.

#### ACCESS OFFICER

No objection.

### **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The principle of the development has already been accepted in the granting of planning permission ref. 866/APP/2009/1884.

#### **7.02 Density of the proposed development**

Not relevant to the application.

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

Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies September 2007 states that applications for planning permission to alter or extend statutory listed buildings or buildings on the local list will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

The impact of the proposed development on the existing listed building and street scene has already been considered in relation to application ref. 866/APP/2009/1884.

With regard to the amendments now sought, the Conservation and Urban Design Officer raises no objection in principle to the proposed widening of the entrance gates by 1.2 metres in relation to the impact on the listed building or the street scene.

The re-siting of the proposed refuse and cycle stores is however of concern due to their exposed locations. However notwithstanding the details shown on the submitted drawings, it is considered that alternative less intrusive locations for these structures could be secured through appropriate planning conditions.

It is not considered that the provision of 2 additional car parking spaces at the front of the property would have a significantly greater impact on the listed building or the street scene subject to implementation of the proposed landscaping scheme. Accordingly no objection is raised in listed building or street scene terms to the proposed amendments. As such, the scheme is considered to comply with Saved Policy BE8.

#### **7.04 Airport safeguarding**

Not relevant to the application.

#### **7.05 Impact on the green belt**

The grounds at the rear part of the site fall within the Green Belt. However as these will remain open the development would have no impact on the Green Belt.

#### **7.07 Impact on the character & appearance of the area**

Refer to sections 7.03 and 7.05.

#### **7.08 Impact on neighbours**

The impact of the proposed development on the occupiers of neighbouring residential properties has already been considered in relation to planning application ref. 866/APP/2009/1884. Subject to appropriate conditions, it was not considered that there would be any undue loss of amenity to the occupiers of neighbouring properties as a result of the scheme. It is not considered that the proposed amendments to the scheme would have any significantly greater impact on neighbouring occupiers.

#### **7.09 Living conditions for future occupiers**

Not relevant to the application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

In relation to the original application for the proposed change of use (Ref. 866/APP/2009/1884), the Council's Highways Engineer raised no objection to the development in terms of the impact of the traffic generated on the highway network and this remains the same with the amended scheme. There is no objection in highways terms to the increase width of the entrance gates from 3.2 to 4.8 metres or the increase in the number of on-site car parking spaces from 13 to 15, subject to details of the proposed vehicular access to High Street being submitted to, and approved by, the Local Planning Authority. This can be secured by an appropriate condition in the event of planning permission being granted.

The original application for the proposed change of use (Ref. 86/APP/2009/1884) was accompanied by a draft Travel Plan to encourage means of travel to the site other than the private car and a condition was imposed requiring a detailed travel plan to be submitted to, and approved by, the Local Planning Authority. It is considered that this should be re-imposed in relation to the amended scheme.

In relation to the original application, a cycle store for 24 cycles was proposed at the side of the building which was considered adequate to meet the needs of the proposed development. The amended scheme proposes a cycle store of similar size but in a more exposed location in relation to the listed building. Whilst the size of the structure is considered acceptable in principle, its siting and design will need to be subject to further discussion to ensure that it does not detract from the character and appearance of the listed building. This can be secured by an appropriate condition in the event of planning permission being granted.

#### **7.11 Urban design, access and security**

These issues are considered to be appropriately addressed elsewhere in this report.

#### **7.12 Disabled access**

The amended car parking layout would include the provision of two spaces for people with disabilities and all other aspects of the scheme in relation to the provision of facilities for people with disabilities would remain as approved under application ref. 866/APP/2009/1884. The amended scheme is therefore considered to provide adequate access for people with disabilities.

#### **7.13 Provision of affordable & special needs housing**

Not relevant to the application.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the Unitary Development Plan Saved Policies states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate.

There are several trees at the front of the site and alongside the River Pinn, and woodland at the rear. TPO 303 protects the mature Beech (T13), Ash (T14), and False Acacia (T15) at the front of the site, and many of the trees and trees in the woodland (area A1) at the rear. These trees are valuable features that should be retained as part of the development of the site, which should also make provision for tree planting as part of a comprehensive landscaping scheme in compliance with Saved Policy BE38.

Rows of mature conifers form a high hedge along the rear boundary of the site. There are also semi-mature trees located in the grounds of Philpots Close, which reinforce the features in the middle of the site.

The scheme takes account of the level changes near to the river, retains all of the protected trees on the site and reserves sufficient space for landscaping, including the planting of trees on the road frontage of the site.

The Trees and Landscape Officer is satisfied that the proposed increase in on-site car parking provision from 13 to 15 spaces would still allow the provision of adequate landscaping at the front of the property in order to enhance the setting of the listed building and the appearance of the street scene. A detailed landscaping scheme has been submitted with the proposal which is considered acceptable.

Accordingly, the amended scheme is considered acceptable in terms of Saved Policy BE38 subject to conditions requiring details of the routing of services, levels, tree protection measures and landscape maintenance in the event of planning permission being granted.

#### **7.15 Sustainable waste management**

The amended scheme includes the provision of a refuse and recycling store at the side/front of the building. Whilst the size and design of the structure is considered acceptable in principle, it is in a more exposed location than previously approved. Its siting will therefore need to be subject to further discussion to ensure that it does not detract from the character and appearance of the listed building. This can be secured by an appropriate condition in the event of planning permission being granted. As such, the amended scheme would comply with Policy 4A.22 of the London Plan.

#### **7.16 Renewable energy / Sustainability**

No specific renewable energy / sustainability measures were required as part of the original application as in this instance it was considered that any such measures could adversely affect the character and appearance of the listed building. This remains the same for the amended scheme.

#### **7.17 Flooding or Drainage Issues**

The site lies within Flood Zone 3 defined by Planning Policy Statement 25 as having a high probability of flooding. In relation to the original application for the proposed change

of use (Ref. 86/APP/2009/1884), the Environment Agency raised no objection, subject to flood proofing measures being carried out in accordance with the Flood Risk Assessment accompanying the application and the identification and provision of a safe route into and out of the site to an appropriate safe haven in the event of a flood.

In order to comply with the Environment Agency's requirements, the approved drawings indicate the provision of a flood escape route from the side of the building and around the car parking area to the existing pedestrian gate on the High Street frontage. This would comprise a raised timber walkway at a height of 0.8 metres above ground level and would be screened by appropriate landscaping. This has been included in the amended scheme. Subject to a condition to secure this and the flood proof measures contained in the Flood Risk Assessment accompanying the original application, no objection is raised to the amended scheme from a flooding point of view.

#### **7.18 Noise or Air Quality Issues**

It is not considered that the proposal would give rise to any issues with regard to noise or air quality.

#### **7.19 Comments on Public Consultations**

The issues raised are dealt with in the body of the report.

#### **7.20 Planning obligations**

Not relevant to the application.

#### **7.21 Expediency of enforcement action**

Not relevant to the 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**

## **10. CONCLUSION**

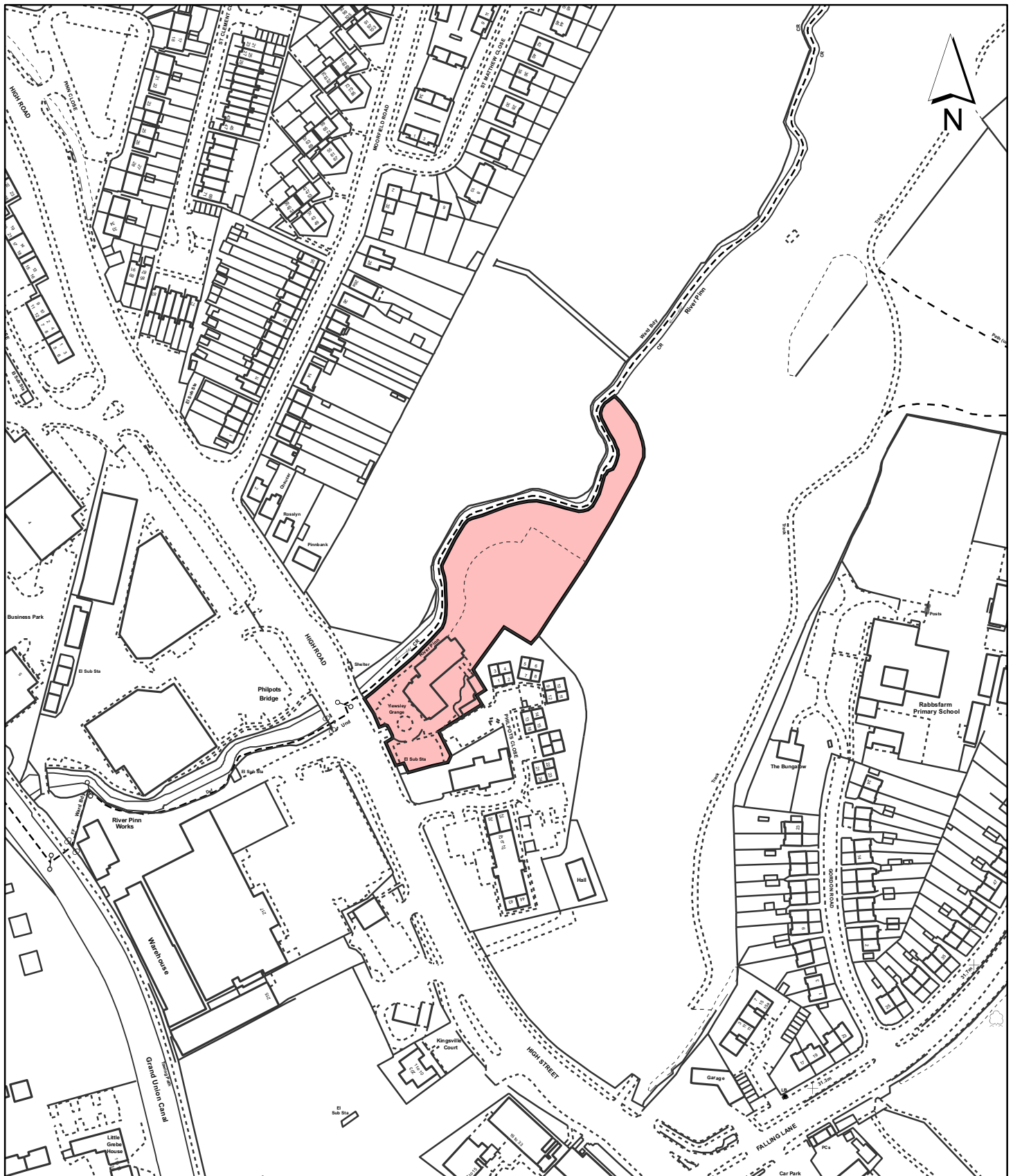
There is no objection in principle to the proposed amendments to planning permission ref. 866/APP/2009/1884 comprising the widening of the entrance gates, the increase in on site car parking from 13 to 15 spaces and the retention of the existing gravel surface in relation to the impact on the listed building, the street scene or the amenities of the occupiers of neighbouring residential properties. Whilst, concerns are raised at the re-siting of the proposed refuse and cycle stores, it is considered that more suitable locations for these structures could be secured by appropriate planning conditions. Approval is therefore recommended subject to conditions.

## **11. Reference Documents**


Planning Policy Statement 1 (Delivering Sustainable Development) (January 2005)  
Planning Policy Guidance Note 13 (Transport) (April 2001)  
Planning Policy Guidance Note 15 (Planning and the Historic Environment) (September 1994)  
Planning Policy Statement 25 (Development and Flood Risk) (December 2006)  
The London Plan (February 2008)  
Hillingdon Unitary development Plan Saved Policies (September 2007)

**Contact Officer:** Mark Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary  
For identification purposes only.

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|   |                              |
|---|------------------------------|
| Site Address  |                              |
| <b>Yiewsley Grange<br/>High Street<br/>Yiewsley</b>   |                              |
| Planning Application Ref:<br><b>866/APP/2009/2641</b> | Scale<br><b>1:2,500</b>      |
| Planning Committee<br><b>Central and South</b>        | Date<br><b>February 2010</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



## Report of the Head of Planning & Enforcement

**Address** YIEWSLEY GRANGE HIGH STREET YIEWSLEY

**Development:** Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.

**LBH Ref Nos:** **866/APP/2009/2642**

**Drawing Nos:** 4549-II  
4549-III  
4549-V A  
Flood Risk Assessment  
4549-9  
4549-IV  
4549-VI  
Flood Warning and Evacuation Strategy  
4549-VII  
Addendum to Design and Access Statement September 2009  
Transport Assessment  
Travel Plan  
4549-4  
4549-5  
4549-6  
4549-7 A  
4549-11 A  
Design and Access Statement December 2009  
Design and Access Statement August 2009  
4549-19 B

**Date Plans Received:** 07/12/2009      **Date(s) of Amendment(s):** 25/02/2010  
**Date Application Valid:** 23/12/2009

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application site has an area of 0.6 hectares and is located on the east side of High Street, Yiewsley adjacent to the River Pinn. It contains a two storey timber framed property originally used as a house with a modern extension built in the 1980s to the rear. It has a floor area of approximately 830 sq metres.

The property is Grade II listed and was last used as offices. It is currently vacant. There is a stable block at the side of the building connected to the main building by a covered walkway. There is some landscaping and hard surfaced parking areas to the front and side of the building with extensive grounds to the rear.

The area surrounding the site is mixed in character with a renovated barn complex housing a pharmaceutical company and two storey dwellings in Philpots Close to the south of the site. On the opposite side of High Road is a retail park with associated surface car parking.

## 1.2 Proposed Scheme

Full planning permission is sought for an amendment to planning permission ref. 886/APP/2009/1884 dated 30 November 2009 for the change of use of the property from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear. The amendments comprise;

- \* An increase in the width of the entrance gates at the front of the property from 3.2 metres to 4.8 metres.
- \* An increase in the number of on site car parking spaces from 13 to 15.
- \* The re-siting of the proposed refuse and cycle stores.
- \* The retention of the existing gravel surface to the car parking area in lieu of the concrete block paving previously approved.

All other aspects of the scheme would remain as previously approved.

## 1.3 Relevant Planning History

866/APP/2009/1884                      Yiewsley Grange High Street Yiewsley

Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.

**Decision Date:** 24-11-2009                      Approved                      **Appeal:**

866/APP/2009/1885                      Yiewsley Grange High Street Yiewsley

Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear. (Application for Listed Building Consent).

**Decision Date:** 24-11-2009                      Approved                      **Appeal:**

### Comment on Planning History

Planning permission and listed building consent were granted on 30 November 2009 for the change of use of the property from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear (Ref. 866/APP/2009/1884 & 1885). The permissions have not yet been implemented.

## 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**

#### EXTERNAL CONSULTEES

The application was advertised as development affecting the setting of a listed building under the Planning (Listed Buildings and Conservation Areas Act 1990) and 35 neighbours were consulted together with the Yiewsley Community Involvement Group, Chamber of Commerce and Yiewsley & West Drayton Town Centre Action Group. 1 reply has been received from the Yiewsley & West Drayton Group raising no objections providing the integrity of the Grade II listed building remains intact.

#### INTERNAL CONSULTEES

#### PRINCIPAL CONSERVATION AND URBAN DESIGN OFFICER

Yiewsley Grange is a timber framed house of late C16 or early C17 date although much altered circa 1700, with later C18 and C19 additions. Most of the original fabric is concealed, but some chamfered beams and framing are visible at ground floor level. It has an early C18 red brick front of 2 storeys, 5 windows wide, now crowned by 2 Victorian gable ends. To the left there is a late C18 battlemented gothic tower in light red brick. On the left hand return this is partly concealed by a late C19 canted bay. There is also an attractive group of single storey outhouses located to the rear of the house.

There is a long, well designed two storey modern (1980s) range of offices to the rear of the original house, with some landscaping and hard surfaced parking areas to the front and side of the building.

No objection is raised in principle to the detailing of the new entrance, although the detailed design of the new gates and gate piers should be subject to safeguarding conditions, as the gates are likely to be heavier than those existing (which are relatively modern) and require additional support and possibly an amended design to accommodate this. Where possible the existing bricks should be reused, as should the capping to the piers and the coping/tile creasing detail should be replicated. Sample panels will be required to check brick type, bond and mortar mixes.

The proposed bin store enclosure would be 1.5m high and 3m long and appears to sit slightly forward of the main elevation. It is considered that it would appear quite visible from the frontage and has the potential to detract from the setting of the house. In addition, the bike store, which appears rather large, would be visible from the site entrance. Both of these features should be relocated to more discrete locations. If possible the bike store should be reduced in size, and would be less intrusive if left uncovered. If the store does need to be covered, and is visible from the frontage area, then an improved design should be sought.

It would be preferable for larger areas of planting to be retained directly in front of the house and further details of hard/soft landscape proposals for the site, particularly the frontage, should be provided.

The timber fence to the side of the house would be acceptable if close boarded, rather than of pre-constructed panels, and painted or stained a dark colour. Drawing no. 4549-IV is not clear on this.

### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.

Part 2 Policies:

- OL5 Development proposals adjacent to the Green Belt
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- 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.
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- 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

## 5. MAIN PLANNING ISSUES

Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies September 2007 states that applications for planning permission to alter or extend statutory listed buildings or buildings on the local list will normally only be permitted if no damage is caused to historic structures. Any additions should be in keeping with other parts of the building and any new external or internal features should harmonise with their surroundings.

The impact of the proposed development on the existing listed building and street scene has already been considered in relation to application ref. 866/APP/2009/1884.

With regard to the amendments now sought, the Conservation and Urban Design Officer raises no objection in principle to the proposed widening of the entrance gates by 1.2 metres in relation to the impact on the listed building or the street scene.

The re-siting of the proposed refuse and cycle stores is however of concern due to their exposed locations. However, notwithstanding the details shown on the submitted drawings, it is considered that alternative less intrusive locations for these structures could

be secured through appropriate planning conditions.

It is not considered that the provision of 2 additional car parking spaces at the front of the property would have a significantly greater impact on the listed building or the street scene subject to implementation of the proposed landscaping scheme. Accordingly no objection is raised in listed building or street scene terms to the proposed amendments. As such, the scheme is considered to comply with Saved Policy BE8.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 CAC16 Time Limit (3 years) - Conservation Area Consent**

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

#### **REASON**

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

#### **2 M3 Boundary treatment - details**

No development shall take place until details of the design of the proposed 2 metre high timber acoustic fencing on the boundary with properties in Philpots Close have been submitted to, and approved in writing by, the Local Planning Authority. The fencing shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

#### **REASON**

To ensure that the design of the proposed fencing is in keeping with the character and appearance of the listed building and in the interests of the visual and aural amenities of the occupiers of adjoining residential properties in accordance with Policy BE8 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 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 BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4 NONSC Details of gates and gate piers**

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the design, including structural details, of the proposed entrance gates and gate piers, have been submitted to, and approved in writing by, the Local Planning Authority. Such details shall include details and samples of the mortar mixes, bond and any new bricks/tiles to be used in the gate piers including the capping to the

piers and the coping/tile creasing detail. These shall include the utilisation of existing materials where feasible and a sample brick panel detailing brick type, bond and mortar mixes which shall be retained on site for the duration of works.

#### REASON

To ensure that the design of the proposed entrance gates and gate piers is in keeping with the character and appearance of the listed building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 5 M4 Fencing to side of listed building

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the proposed timber fencing to the side of the listed building shown on drawing no. 4549-IV, including its form of construction and external treatment, have been submitted to, and approved in writing by, the Local Planning Authority. The fencing shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

#### REAS

To ensure that the design of the proposed fencing is in keeping with the character and appearance of the listed building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 6 MCD10 Refuse Facilities

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the siting of the proposed covered and secure timber fenced refuse and recycling store have been submitted to, and approved in writing by, the Local Planning Authority. The store shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

#### REASON

To ensure that the design of the proposed refuse store is in keeping with the character and appearance of the listed building and in order to safeguard the amenities of the area, in accordance with Policies BE8 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

#### 7 H16 Cycle Storage - details to be submitted

Notwithstanding the details shown on the approved drawings, no development shall take place until details of the siting and design of the proposed covered and secure cycle store to accommodate a minimum of 24 cycles have been submitted to, and approved in writing by, the Local Planning Authority. The store shall be erected in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

#### REASON

To ensure that the design of the proposed cycle store is in keeping with the character and appearance of the listed building and to ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policies BE8 and AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

#### 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 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).

#### **10** OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

#### REASON

To safeguard the character and appearance of the listed building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **11** NONSC Treatment of car parking area - details

No development shall take place until details and samples of the treatment of the proposed car parking area including surfacing materials, marking out of parking spaces and any associated lighting and signage have been submitted to, and approved in writing by, the Local Planning Authority. The proposed car parking area shall be constructed in accordance with the approved details before the use hereby permitted is commenced and shall thereafter be permanently retained.

## REASON

To ensure that the design of the proposed car parking area is in keeping with the character and appearance of the listed building and does not prejudice highway conditions by reason of surfacing materials being deposited on the adjoining highway in accordance with Policies AM7 and BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## INFORMATIVES

1 The decision to GRANT listed building 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 There is no objection in principle to the proposed amendments to listed building consent ref. 866/APP/2009/1885 comprising the widening of the entrance gates, the increase in on site car parking from 13 to 15 spaces and the retention of the existing gravel surface in relation to the impact on the listed building or the street scene. Whilst, concerns are raised at the re-siting of the proposed refuse and cycle stores, it is considered that more suitable locations for these structures could be secured by appropriate planning conditions.

The decision to GRANT listed building 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 (February 2008) and national guidance.

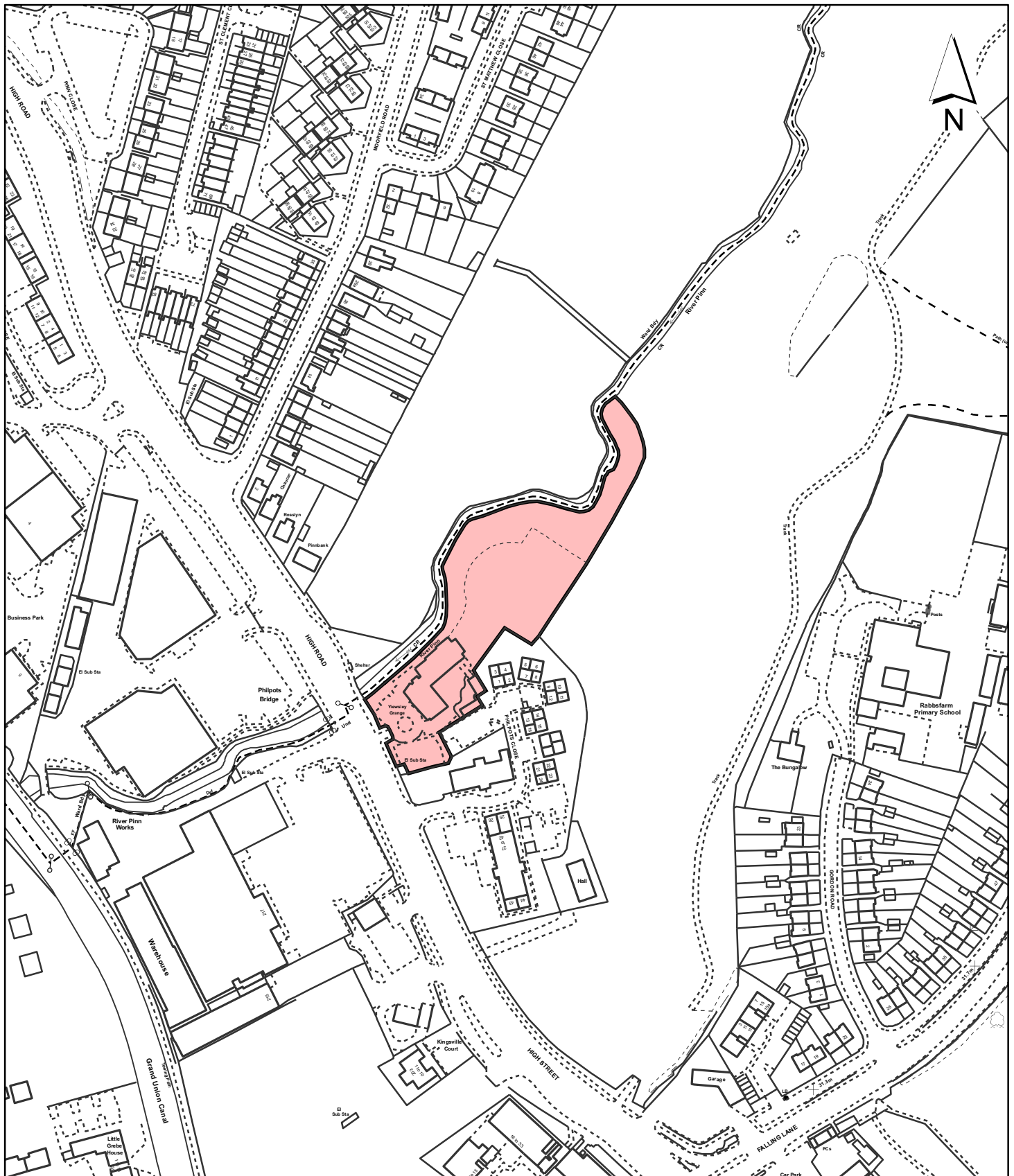
- OL5 Development proposals adjacent to the Green Belt
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- 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

3 You are advised that the property and buildings are Grade II listed and of considerable historical significance. The heritage status of the property and


buildings means that any further works (including internal changes) would require listed building consent.

**Contact Officer:** Mark Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Yiewsley Grange  
High Street  
Yiewsley**

Planning Application Ref:

**866/APP/2009/2642**

Planning Committee

**Central and South**

Scale

**1:2,500**

Date

**February 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement

**Address** TRISCOTT HOUSE AVONDALE DRIVE HAYES

**Development:** Demolition of existing building, and replacement with a purpose designed and built 'Extra Care Accommodation' scheme, Comprising of 41 one-bed flats and 6 two-bed flats, with associated communal facilities, landscaping and parking.

**LBH Ref Nos:** 36261/APP/2010/215

**Drawing Nos:** 209021/132  
209021/130  
209021/001  
209021/010  
209021/110  
WT102458L02  
209021/120  
209021/121  
209021/122  
209021/1312  
WT102458L03  
Tree Constraints Plan  
Tree Survey Plan  
Planning Statement  
Tree Survey Report  
Waste & Recycling Storage Strategy  
Accessibility & Lifetime Homes Statement  
Design & Access Statement  
Transport Assessment Feb 25th 2010  
Sustainability Report  
Landscape Design Statement  
Code for Sustainable Homes Pre-assessment Report Jan 2010

**Date Plans Received:** 29/01/2010      **Date(s) of Amendment(s):** 29/01/2010

**Date Application Valid:** 29/01/2010

### 1. **SUMMARY**

The application seeks permission to erect an Extra Care Facility in the form of a block of 47 one and two bedroom flats on the site of an existing sheltered housing complex.

The proposed scheme is considered to be of high quality, which would be compatible within the local context and result in a good standard of amenity for future occupiers.

The proposal would not detrimentally impact on the residential amenity of neighbouring occupiers and would provide an area of soft landscaped amenity space for the benefit of the neighbouring estate.

Accordingly, the application is recommended for approval, subject to conditions.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

**1 SP01 Council Application Standard Paragraph**

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall ensure only for the benefit of the land.

**2 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.

**3 RCU2 Use Within Same Use Class**

The premises shall be used for an Extra Care Home and for no other purpose including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

**REASON**

To ensure an adequate level of amenity for future occupiers and neighbouring properties and to protect the amenity and character of the area in accordance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**4 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 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).

**6 OM2 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).

### **7 OM14 Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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).

#### 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 policies 4B.1 and 4B.6 of the London Plan.

### **8 OM19 Construction Management Plan**

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 (please refer to informative I15 for maximum permitted working hours).
- (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).

**9 OM20 Grampian Planning Obligations**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improved Health facilities will be provided in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

**REASON**

To ensure the development provides an appropriate contribution to the improvement of Health facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Supplementary Planning Guidance.

**10 OM20 Grampian Planning Obligations**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved Community facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

**REASON**

To ensure the development provides an appropriate contribution to the improvement of Community facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Document.

**11 OM20 Grampian Planning Obligations**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how additional or improved Library facilities in the vicinity of the site arising from the needs of the proposed development will be provided. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

**REASON**

To ensure the development provides an appropriate contribution to the improvement of Library facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Document.

**12 OM20 Grampian Planning Obligations**

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how Construction training will be provided for construction workers on the site. The approved means and timescale of providing the proposed improvements shall then be implemented in



accordance with the agreed scheme.

#### REASON

To ensure the development provides an appropriate contribution to the provision of construction training within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Planning Obligations Supplementary Planning Document.

### **13 H7 Parking Arrangements (Residential)**

The parking areas shown on the approved plans, shall be constructed, marked out, designated and allocated for the sole use of the occupants, staff and visitors prior to the occupation of the development 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).

### **14 H15 Cycle Storage - In accordance with approved plans**

The development hereby permitted, shall not be occupied until secure cycle storage for 12 cycles has been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

#### REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

### **15 MCD10 Refuse Facilities**

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

#### REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

### **16 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.

(iii) Existing and proposed site levels.

(iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

(v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

**REASON**

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**17 TL2 Trees 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 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 (1989) 'Recommendations for Tree Work' 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.

**18 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are 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).

### **19 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).

### **20 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 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).

**21 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).

**22 TL21 Tree Protection, Building & Demolition Method Statement**

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

**REASON**

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**23 N6 Sound insulation scheme**

Development shall not begin until a sound insulation and ventilation scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is brought into use, and thereafter shall be retained and maintained in good working order for as long as the development remains in use.

**REASON**

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

**24 NONSC Noise Levels**

The rating level of noise emitted from any plant and/or machinery at the development shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with 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 OE3 of the Hillingdon Unitary Development Plan.

**25 DRC6 Contaminated Land - survey and remedial works**

Development shall not begin until a site survey to assess contamination levels has been carried out to the satisfaction of the Local Planning Authority. The survey shall be undertaken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority and all works that form part of this scheme shall be completed before any part of the development is occupied.

REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy A.33 of the London Plan (February 2008).

**26 NONSC Landfill Gas**

Before any part of the development is commenced, the applicant shall carry out and submit details of a landfill gas survey for the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of any new building. If landfill gas is found, the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority. The condition will not be discharged until verification information has been submitted for the remedial works.

REASON

The Council's records show that the development site is on a landfill. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Advice on this condition can be obtained from the Environmental Protection Unit on 01895 250155 or the Building Control Officer.

**27 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards**

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 to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: 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 (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

**28 SUS4 Code for Sustainable Homes details**

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve level 5 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

**REASON**

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

**29            SUS5            Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**30            NONSC            Details of site entrance**

Notwithstanding the submitted plans details of the new site access cross over are required with a width not exceeding 4.1 metres to be submitted to the Local Planning Authority for approval prior to commencement of the development.

**REASON**

To ensure the provision of safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February).

**31            TL20            Amenity Areas (Residential Developments)**

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

**REASON**

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

**32            SUS2            Energy Efficiency Major Applications (outline where energy s**

No development shall take place on site until an energy efficiency report has been

submitted to, and approved in writing by the Local Planning Authority. The energy efficiency report shall demonstrate how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this demand and the provision of 20% of the sites energy needs through on site renewable energy generation. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

**REASON**

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

**33 SUS8 Electric Charging Points**

Before development commences, plans and details of 1 electric vehicle charging point, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

**REASON**

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

**34 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 south.

**REASON**

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

**35 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

**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).

**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).

## 2 153 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 (February 2008) and national guidance.

|           |  |
|-----------|--|
| AM10      | Incorporation in new developments of additions to the proposed cycle network   |
| AM14      | New development and car parking standards.   |
| AM15      | Provision of reserved parking spaces for disabled persons  |
| AM2       | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity  |
| 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): -<br>(i) Dial-a-ride and mobility bus services<br>(ii) Shopmobility schemes<br>(iii) Convenient parking spaces<br>(iv) Design of road, footway, parking and pedestrian and street furniture schemes |
| AM9       | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities  |
| BE13      | New development must harmonise with the existing street scene.   |
| BE18      | Design considerations - pedestrian security and safety   |
| 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.  |
| H11       | Provision of affordable housing  |
| H10       | Proposals for hostels or other accommodation for people in need of care  |
| H4        | Mix of housing units   |
| H6        | Considerations influencing appropriate density in residential development.   |
| LPP 3A.10 | London Plan Policy 3A.10 - Special Needs and Specialist Housing.   |
| LPP 3A.15 | London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities  |
| LPP 3A.13 | London Plan Policy 3A.13 - Special needs and specialist housing  |
| LPP 4A.3  | London Plan Policy 4A.3 - Sustainable Design and Construction.   |
| LPP 4A.7  | London Plan Policy 4A.7 - Renewable Energy   |
| LPP 4B.5  | London Plan Policy 4B.5 - Creating an inclusive environment.   |



|       |   |
|-------|---|
| OE1   | Protection of the character and amenities of surrounding properties and the local area                  |
| OE5   | Siting of noise-sensitive developments  |
| PPS1  | Delivering Sustainable Development  |
| PPS25 | Development & Flood Risk  |
| R16   | Accessibility for elderly people, people with disabilities, women and children                          |
| R17   | Use of planning obligations to supplement the provision of recreation, leisure and community facilities |

### **3            11            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            12            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            13            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            15            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.

### **7            16            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.

## **8**

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(i) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No such work should be carried out on Sundays and Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;

(ii) Measures shall be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance.

(iii) No bonfires on the site should be allowed to take place at any time.

## **9**

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Council's central CCTV system.

## **10**      113                    **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

## **11**      111                    **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

## **12**      112                    **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

## **13**      114                    **Installation of Plant and Machinery**

The Council's Commercial Premises Section and Building Control Services should be

consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

#### **14            115                    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 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.

#### **15            119                    Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

### **3.            CONSIDERATIONS**

#### **3.1           Site and Locality**

The site is currently occupied by Triscott House, a sheltered housing scheme comprising 15 apartments and 14 bedsits. The existing building is a two storey, red brick development with a flat roof and internal courtyard, which is set in 10metres from the site boundary and is surrounded by a number of trees and external green space.

It is located on the south side of Avondale Drive, to the west of the Parkway (A312) and to

the South of Uxbridge Road (A4020). The topography of the site is uniform and doesn't contain any significant level changes. The area predominantly consists of two storey residential buildings with pitched roofs finished in a combination of brick and timber clad walls. There is a small 2 to 2 ½ storey church with a pitched roof and a series of dormer windows to the west, and a 2-3 storey flat roofed Primary school further east down Avondale Drive.

The site is bound to the north by Avondale Drive. The curved nature of the road results in a large gap between the site and the buildings to the north. The eastern boundary is formed by the rear gardens of a modern terrace of 2 storey houses on Bourton Close. The southern boundary also bounds the rear gardens of residential properties, on Birchway, which is characterised by older semi detached properties. The site is bound by hotel and a church which front Coldharbour Lane.

### **3.2 Proposed Scheme**

This application seeks to demolish the existing sheltered housing block on the site and to replace it with purpose designed and built Extra Care accommodation to provide the highest quality environment for its occupiers.

The proposed building would occupy a similar footprint to the existing building although it is slightly larger. It is 3 storeys high; set out in an 'L' shaped form. The building will comprise 41 one and 6 two bedroom units together with a range of communal facilities including kitchen and dining facilities, laundry, guest bedroom as well as facilities for hair dressing and similar services. In addition 12 parking spaces are proposed along with private and communal garden space.

The proposal has been designed to achieve Level 5 of The Code for Sustainable Homes. Triscott House is a flagship development and will be one of the first Care Homes in the Country to achieve this.

As a new, or at least enhanced, building typology, the design of Extra Care Accommodation includes many specific principles. These are as follows:

- Promoting Independence
- Homes for Life
- Domestic Style
- Provision of housing responsive to need, and adaptation for future need
- Creating sustainable neighbourhoods
- Providing greater accessibility with the home

These principles are set out to provide a proposed development that meets the needs and nuances of a modern day care home. The intention of the design is to provide a new community in which the elderly and infirm can retain a high level of independence, but with the benefits of 24hr care. The style is designed to be a micro-community, having more in common with a halls of residence rather than an institutional building or sanatorium.

A further asset to this building providing Extra Care Accommodation is its future position within the Borough. The intention of this new building is not only to provide communal space for the residents, but also act as hub for other Care Homes within the area.

### **3.3 Relevant Planning History**

## **Comment on Relevant Planning History**

There are a number of history records relating to small extensions and alterations to individual units dating back to the mid 1980's. None of these are however, considered to be relevant to this planning application.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

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

#### Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.12 To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.
- 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.

#### Part 2 Policies:

- AM10 Incorporation in new developments of additions to the proposed cycle network
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- 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
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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. |
| H11       | Provision of affordable housing   |
| H10       | Proposals for hostels or other accommodation for people in need of care   |
| H4        | Mix of housing units  |
| H6        | Considerations influencing appropriate density in residential development.  |
| LPP 3A.10 | London Plan Policy 3A.10 - Special Needs and Specialist Housing.  |
| LPP 3A.15 | London Plan Policy 3A.15 - Protection and enhancement of the social infrastructure and community facilities               |
| LPP 3A.13 | London Plan Policy 3A.13 - Special needs and specialist housing   |
| LPP 4A.3  | London Plan Policy 4A.3 - Sustainable Design and Construction.  |
| LPP 4A.7  | London Plan Policy 4A.7 - Renewable Energy  |
| LPP 4B.5  | London Plan Policy 4B.5 - Creating an inclusive environment.  |
| OE1       | Protection of the character and amenities of surrounding properties and the local area                                    |
| OE5       | Siting of noise-sensitive developments  |
| PPS1      | Delivering Sustainable Development  |
| PPS25     | Development & Flood Risk  |
| R16       | Accessibility for elderly people, people with disabilities, women and children  |
| R17       | Use of planning obligations to supplement the provision of recreation, leisure and community facilities                   |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **30th March 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The application was advertised in a local newspaper, two site notices posted and 232 local owner/occupiers notified including the Hayes Garden Village Residents Association. One letter of objection/comment has been received from an occupier at 94 Hitherbroom Road. The objection/comments were as follows:

The objector would like an assurance that all visitors to Triscott House will park in the relevant car park and not on Avondale Drive or at the east end of Hitherbroom Road. If this can be given they would not object to the scheme.

The scheme was discussed with the Metropolitan Police Crime Prevention Officer who raised no objections to the scheme, subject to a Secure by Design condition.

### Internal Consultees

POLICY OFFICER

The proposed Extra Care Home is considered to be a C3 Use and as such there will not be a loss of residential units. There is therefore no objection to the scheme in Policy terms.

#### ENVIRONMENTAL PROTECTION UNIT - NOISE AND AIR QUALITY

No objection to the scheme subject to Sound Insulation Scheme and a plant/machinery noise restriction conditions.

#### ENVIRONMENTAL PROTECTION UNIT - CONTAMINATED LAND

No objection to the scheme subject to a Site Contamination Survey and Remediation Scheme and Landfill Gas conditions.

#### HIGHWAYS

The provision of 12 car spaces, of which two are disabled, and 12 secured cycle parking meets Council Guidelines given the nature of the proposed use. The access from Avondale drive needs to be reduced in width from 6m to 4.5m. This can be achieved without prejudicing the two disabled parking spaces in the forecourt. A condition requesting such details to be submitted prior to the commencement of development shall be attached to any approval. Subject to this there is no Highways objection to the scheme.

#### ACCESS OFFICER

The Council's Access Officer has reviewed the application in detail and considers that the proposal would represent a development which fully complies with Lifetime Homes Standards and would provide a wheelchair unit with two potential access routes. Accordingly, the proposal complies with policy 3A.5 of the London Plan and guidance within HDAS - Accessible Hillingdon.

#### TREES & LANDSCAPING

The site contains 23No. trees around its edges, including 2No. off-site trees (T12 and T13) which are the subject of a tree survey and arboricultural implications assessment in accordance with BS5837:2005. Of these, 6 No. are 'B/2' category trees (moderate quality and value / normally considered worthy of retention), 13No. are 'C/2' category (poor quality and value / not normally considered to be a constraint on development - but may be worthy of retention if possible), the remaining 4No. trees are 'R' category and should be removed in the interest of sound arboricultural management. There are no 'A' (good) category trees, which might have constituted a significant constraint on the layout and design of the site.

The report is supported by the 'Tree Survey Plan' and 'Tree Constraints Plan'.

At 7.4 of the tree report it is noted that 'the majority of the trees consist of species that are too large to be growing in close proximity to residential housing without causing conflicts'. However, the report goes on to say that: 'the proposals will reduce the distance between the tree and the building and are likely to exacerbate existing conflicts resulting from the proximity and size of the trees.

The 'Tree Constraints Plan' confirms the extent of overshadowing / dominance caused by existing trees along the south and west boundaries.

Whitelaw Turkington's drawing No. 01 Rev A shows the tree removal / retention strategy. It is proposed to retain most of the 'B' class trees (T1, 2, 3, 16 and 21) and one 'C' class tree (T13) - with all of the poorer quality trees, including one 'B' class tree (T4, a Beech) scheduled for removal. This drawing also confirms that specific retained trees (T16, a Wild Cherry and T21, Common Lime) will require special measures to prevent ground compaction around the root zones. Construction hoarding and/ or protective fencing for the retained trees is also shown on this drawing.

The proposed tree retention is intended to safeguard the best trees - which will be retained evenly round the site and should provide an 'instant' mature landscape structure around the new

building.

Saved policy BE38 seeks the retention of trees, or landscape features of merit, and expects landscape enhancement in association with developments. The landscape design allows for the retention of all but one (T4) of the 'B' class trees - and one of the 'C' class trees (T13, an off-site Birch). The planting proposal seeks to create a high quality scheme, sensitively designed for the specific needs of future residents. The planting details include replacement tree planting using attractive tree species which, in maturity, will be appropriate for the space available.

The tree report confirms (8.2) that pre-commencement (of demolition) tree work will be required in accordance with BS3998:1989, following which all trees selected for retention should be fenced off in accordance with BS5837:2005 (8.5).

The tree report also confirms (8.6) that 'a Method Statement should be drawn up detailing how the trees are to be protected during the demolition phase and where works are required within the RPA of any retained trees during the construction phase'.

The success of the landscape will depend on the quality of establishment and future maintenance of the site and communal spaces. A landscape management and maintenance plan and schedules will be required.

#### RECOMMENDATION

No objection subject to conditions TL1, TL2, TL3, TL5, TL6, TL7, TL21.

#### URBAN DESIGN CONSULTANT

The proposed development which benefits from a high quality, contemporary, effective and attractive design solution is strongly supported from an urban design point of view. The design, scale, height and massing has been carefully considered, is appropriate for the site and relates well to the existing built surroundings. From a sustainability and design perspective the proposal is considered to provide a state of the art, high quality living environment of significance, as well as enhancing and invigorating the character and appearance of the local street scene. The scheme is supported in design terms subject to standard conditions.

#### S106 OFFICER

The proposed scheme would give rise to the need for the following planning obligations:

1. Health: in line with the SPD a contribution of £15,067.23 is required in order to meet the healthcare needs of the proposed development.
2. Community Facilities: in line with the SPD a contribution in the sum of £20,000 is required in order to improve facilities at the Hayes Recreation Centre.
3. Libraries: in line with the SPD a contribution equal to £1599.42 is sought in order to improve local library facilities.
4. Construction training: in line with the SPD if the construction period exceeds 3 months or costs over £2m then a contribution equal to £2,500 for every £1m build cost will be required.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

The main planning issues are considered to be:



- i) The principle of the proposed development.
- ii) Impact on the character and appearance of the area.
- iii) Impact on neighbouring residential properties.
- iv) Traffic impact and car/cycle parking
- v) Living conditions for future occupiers.
- vi) Planning Obligations.

The proposal seeks permission for the demolition of an existing sheltered housing block and the erection of a residential care home development. The principle of residential development on the site is well established. The existing use of sheltered housing is similar to the proposed Extra Care use, which is considered to be a residential development, thus resulting in no loss of residential units in line with Council policy. The site's redevelopment for a new residential care home is therefore supported in principle.

#### **7.02 Density of the proposed development**

London Plan Policy 3A.3 seeks to maximise the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

The proposed scheme would have a density of 131 units per hectare or 289 habitable rooms per hectare. This is above the upper end of the London Plan density range (50-95 units per hectare or 150-250 habitable rooms per hectare) based on the site's Public Transport Accessibility Level (PTAL) score of 2. However, the Extra Care Home is not a standard residential development. It is a flagship, high quality, low intensity use and of a high specification (level 5 of the code for sustainable homes) which would be compatible with the local context and result in an environmentally positive scheme as well as providing a good standard of amenity for the future occupiers. Accordingly, no objection is raised to the proposed density in this instance.

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

The application site is not located within proximity to an archaeological priority area, a conservation area, an area of special local character or any listed buildings. The proposal does not raise any concerns relating to these matters.

#### **7.04 Airport safeguarding**

The proposal does not give rise to any concerns regarding airport or aerodrome safeguarding.

#### **7.05 Impact on the green belt**

The application site is not located in proximity to the Metropolitan Green Belt.

#### **7.07 Impact on the character & appearance of the area**

The proposed building mass has been designed to be sympathetic with the existing residential buildings within the vicinity. These comprise mainly of 2-2 ½ storey pitched roof developments. To the West is a Baptist church, varying between 2-2 ½ stories with a large car parking facility that borders the West edge of the site. To the north of the site, directly across from Avondale Drive there is a large semicircular area of landscaping that provides a visual barrier to the residential units that continue further north.

The Triscott House re-development scheme forms a key part of the HPA Pipeline Programme for the delivery of high quality affordable homes in the borough. Following extensive pre-application advice on urban design issues, the scheme also addresses current short comings with regards to the quality of the public realm.

The proposed development which benefits from a high quality, contemporary, effective and attractive design solution is strongly supported from an urban design point of view. The L-shaped building makes effective use of the elongated land parcel, and creates a positive and welcoming environment to the street frontage, with a generous open courtyard leading into the main entrance. The glazed arrival hall contributes to the airy and light character and reflects the landscaping to the front as well as the amenity space to the south of the building. Public art is proposed to form part of the scheme in the front courtyard, as well as the tranquil, rear garden. The scheme benefits from a strong emphasis on high quality landscaping both with regards to the public street frontage, including the signature green gable along Avondale Drive, as well as the interesting sensory garden, designed with therapeutic aims in mind.

The building design is a highly sustainable development which provides high levels of natural day light, solar panels, natural ventilation, green and brown roofs, rain water harvesting and uses innovative and natural building materials such as hemp insulation. This is a result of close cooperation and joint efforts between the Council's Housing team and the urban design officer during pre-application stage.

The scale, height and massing has been carefully considered, is appropriate for the site and relates well to the existing built surroundings. The design ethos is a white rendered, simplistic building, in a well proportioned L-shape, with contrasting details in strong base colours, on a Corbusier-like theme. The ground level, clad in a glazed, blue brick with banding details, provides an attractive contrast and adds character to the building. Smaller areas of the building use cladding in blue and green metal finishes, matched by translucent wall panels. Fenestration, balcony railings, pergolas and brise soleil are contemporary, matching grey powder coated metal constructions. Also internally, colour coding forms part of the theme to create character and orientation in the building.

Communal activities are concentrated to the fully glazed central core, which abuts the generous rear amenity space, and which separates the two adjoining residential wings. High quality internal 'streets' have been created within the building to provide a homely yet interesting indoor environment.

The massing has been visually reduced through large projecting winter balconies facing onto Avondale Drive and open balconettes to the rear. The scale is further reduced by the transparent character of the foyer area, including the glazed entrance canopy, the Northwest lightweight staircase, the reduction in height to 2 storeys to the southeast, and a single storey lightweight communal area facing the garden.

From a sustainability and design perspective the proposal is considered to provide a state of the art, high quality living environment of significance, as well as enhancing and invigorating the character and appearance of the local street scene.

Although generally one storey higher than the existing building and surrounding dwellings, it is considered that, by way of its carefully designed facades the scale, design and layout of the proposed development is considered to be in keeping with the existing character of the area and would safeguard its visual amenity in line with policies BE5, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.08 Impact on neighbours**

Policies BE20 and BE24 seek to ensure that new development does not generate adverse impacts in respect to sunlight and privacy. Because of the orientation of the site, and the size and siting of the proposed building, no significant loss of daylight and sunlight to

adjoining properties would result from this development. The proposed development is considered to be consistent with Policies BE20 and BE24 of the UDP.

The proposed building will not infringe the 21m distance between habitable room windows as required by the Council's Residential Layout Design Guide. The minimum distances this scheme achieves are in fact between 25m and 29m to the dwellings to the south on Birchway, which far exceeds the minimum 21m standard and affords a sufficiently distanced area within which existing occupiers of these residential properties can avoid being easily overlooked.

Particular care has been taken with the design of the windows on the southern elevation to further ameliorate any direct overlooking from the living/dining rooms for the majority of units on the first and second floor levels. The applicant recognises that residents are likely to spend longer in their rooms than in a normal residential situation. This might increase the perception of overlooking. Equally, it is important to offer residents an outlook and to allow light into the rooms. Therefore, each window is designed to prevent direct overlooking but allow light and oblique views. Nonetheless the development would result in an increased perception of overlooking of neighbours gardens. Of relevance though is the fact that no neighbour whatsoever has objected on this ground, as such it is felt that the application could not be refused for this reason.

The orientation of the building in relation to the residential properties on Birchway means that there will be no significant impact on sunlight or daylight, particularly when combined with the distances between the buildings. The buildings on Birchway are to the south of the property and will therefore, not suffer any overshadowing from the new building.

#### **7.09 Living conditions for future occupiers**

There is no specific design guidance for Extra Care Homes. However, Policy H10 of the Hillingdon UDP states that proposals for redevelopment for accommodation for people in need of care such as residential care homes should have regard to the recommendations on amenity and design set out in supplementary planning guidance (HDAS on residential layouts). As such the Hillingdon Design and Accessibility Statement should be used as a guideline for care home developments.

##### Room sizes

The development proposes 41 one bedroom and 6 two bedroom units. The supplementary planning guidance states that one-bedroom self contained units should have a minimum floor area of 50 square metres and 63sq metres for two bedrooms units. All proposed units meet these standards.

##### Amenity space

The guidance states that 20sq metres of amenity space should be provided per one bedroom and 25sq metres per two bedroom flat for residential developments. So typically a residential development for 41 one bedroom and 6 two bedroom units would require 940sq metres of amenity space. The proposal provides approximately 720sq metres of amenity space in a number of forms designed specifically to benefit future residents with extra care needs. In appeal APP/R5510/A/08/2072077, Pembroke Road, the Inspector in commenting of the appropriate layouts of amenity space to serve a scheme of this nature, stated "that the occupiers of sheltered apartments tend to use the outdoor amenity space passively, for the outlook it provides, rather than actively using it." Therefore, the level of amenity space servicing this development would provide adequate useable external amenity space for the occupiers of the development.

In addition, most ground floor units will be provided with small private garden/defensible spaces accessible directly from the units. Given the nature of the proposed use, the level of amenity space is considered a generous provision of amenity space.

#### Access

All access to the residential units via entrance doors are fully compliant with the requirements outlined in the Building Regulations, Part M Section 2 Accessible Entrances. All entrances have level thresholds. The doorways also comply with the standards outlined in Part M of the Building Regulations, which require that the doors are wide enough to allow people with buggies, cases or people on crutches to pass others on the access route.

In addition the internal layouts will confirm to the standards For Extra Care Housing, as set out by: Extra Care Housing; Lifetime Homes Standards as well as the Mayor's Supplementary Planning Guidance April 2004.

### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

Policies AM2, AM7, AM14, AM15 are concerned with traffic generation, road capacity, on site parking and proximity to public transport. In terms of on-site parking, the Council's revised parking standards require the following:

- 1 space per 4 units
- 10% allocated to people with disabilities
- 1 motorcycle space (per 20 car spaces)
- 1 bicycle space per 2 staff

The development requires a provision of 11.75 car parking spaces. The proposal provides 12 on site car parking spaces, 2 of which will be disabled spaces, which meets the Council's minimum parking standards.

A bicycle storage shed is proposed in the rear garden providing 12 secure cycle spaces as well as 6 visitor cycle parking spaces at the front of the property. With no more than 3 staff on site at any one time, resulting in a requirement of 1 cycle parking space, the provision exceeds the cycle parking standards and is considered acceptable.

The proposed site access is 6m wide. This is considered too wide. A condition will be attached to the consent requires details be submitted to the Council showing the site access to a width of no more than 4.1m, in the interests of pedestrian and vehicular safety.

### **7.11 Urban design, access and security**

Urban Design matters are discussed in detail under paragraph 7.07 of this report.

Security Issues have been incorporated into the design of the development and will be secured by a recommended condition.

### **7.12 Disabled access**

Policy 3A.5 of the London Plan and guidance within the HDAS - Accessible Hillingdon requires new residential developments to achieve Lifetime Homes Standards and for 10% of the units to be easily adaptable for wheelchair users.

The Council's Access Officer has reviewed the application in detail and considers that the proposal would represent a development which fully complies with Lifetime Homes

Standards and would provide a wheelchair unit with two potential access routes. Accordingly, the proposal complies with policy 3A.5 of the London Plan and guidance within HDAS - Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

The London Plan and guidance within the Council's Supplementary Planning Document for Planning Obligations requires that 50% of all residential units are provided as affordable housing on schemes of this size. The application has been submitted on behalf of the Council's Housing Department and all of the units within the scheme would be provided as affordable. The proposal would therefore exceed the requirements of adopted policy relating to affordable housing.

#### **7.14 Trees, landscaping and Ecology**

The layout indicates that there will be space and opportunity for a high quality landscape scheme in accordance with saved Policy BE38. Subject to conditions securing an appropriate landscaping scheme, it is considered that the proposed development would enhance the landscaping of the site in accordance with Policy BE38 of the Saved Policies UDP.

#### **7.15 Sustainable waste management**

The proposal will provide a refuse and recycling store for residents and staff located in the North West corner of the site in close proximity to the new building and Avondale Drive. It is located within the site boundary and is set behind a secure fence and gate. Residents and staff can access this bin storage area from a path leading to the building, whilst servicing of this area is via a secondary entrance directly from Avondale Drive. The entrance to this bin store is 6m from the kerb and as such conforms to Hillingdon Council standards for maximum travel distances.

A second bin store for the residents is located to east of the proposed building, close to the entrance to the car park. This is located in a convenient location close to the residential cluster to the east of the site.

Subject to a condition requiring further details of the bin stores and their layout there is no objection to the development.

#### **7.16 Renewable energy / Sustainability**

Policies within section 4A of the London Plan require developments to provide for reductions in carbon emissions, including the provision of 20% of the developments energy needs through on site renewable technology.

The application is supported by an assessment which indicates that the development has been designed to achieve level 5 of the Code for Sustainable Homes and that a significantly more than a 20% carbon dioxide reduction (based on regulated emissions) would be provided through the installation of solar thermal and solar photovoltaic panels to the roof of the proposed building as such accords with the London Plan.

#### **7.17 Flooding or Drainage Issues**

Subject to a condition requiring the use of sustainable urban drainage on site it is not considered that the proposal would give rise to any concerns relating to flooding or drainage.

#### **7.18 Noise or Air Quality Issues**

The application seeks permission for a residential development within a residential area. It is not considered that the proposal gives rise to any concerns regarding noise for either future or neighbouring occupiers.

The Council's Environmental Protection Unit have reviewed the submission and raise no concerns in relation to noise subject to noise conditions for the plant and machinery and a sound insulation scheme.

#### **7.19 Comments on Public Consultations**

None.

#### **7.20 Planning obligations**

The Council's S106 Officer has advised that the scheme would give rise to the need for the following planning obligations:

1. Health: in line with the SPD a contribution of £15,067.23 is required in order to meet the healthcare needs of the proposed development.
2. Community Facilities: in line with the SPD a contribution in the sum of £20,000 is required in order to improve facilities at the Hayes Recreation Centre.
3. Libraries: in line with the SPD a contribution equal to £1599.42 is sought in order to improve local library facilities.
4. Construction training: in line with the SPD if the construction period exceeds 3 months or costs over £2m then a contribution equal to £2,500 for every £1m build cost will be required.

#### **7.21 Expediency of enforcement action**

None.

#### **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

## 10. CONCLUSION

The application seeks permission for the erection of an Extra Care Home of 47 one and two residential units on the site of an existing sheltered housing use.

The design, scale and massing of the building are considered to be appropriate and in keeping with the character and context of the surrounding area.

The proposal would not detrimentally impact on the residential amenity of neighbouring occupiers and would provide an area of soft landscaped amenity space for the benefit of the neighbouring estate. In addition the proposal would provide an appropriate residential environment for future occupiers.

The proposed scheme would provide for an appropriate level of accessibility and the proposal does not give rise to any concerns with regard to highway or pedestrian safety.

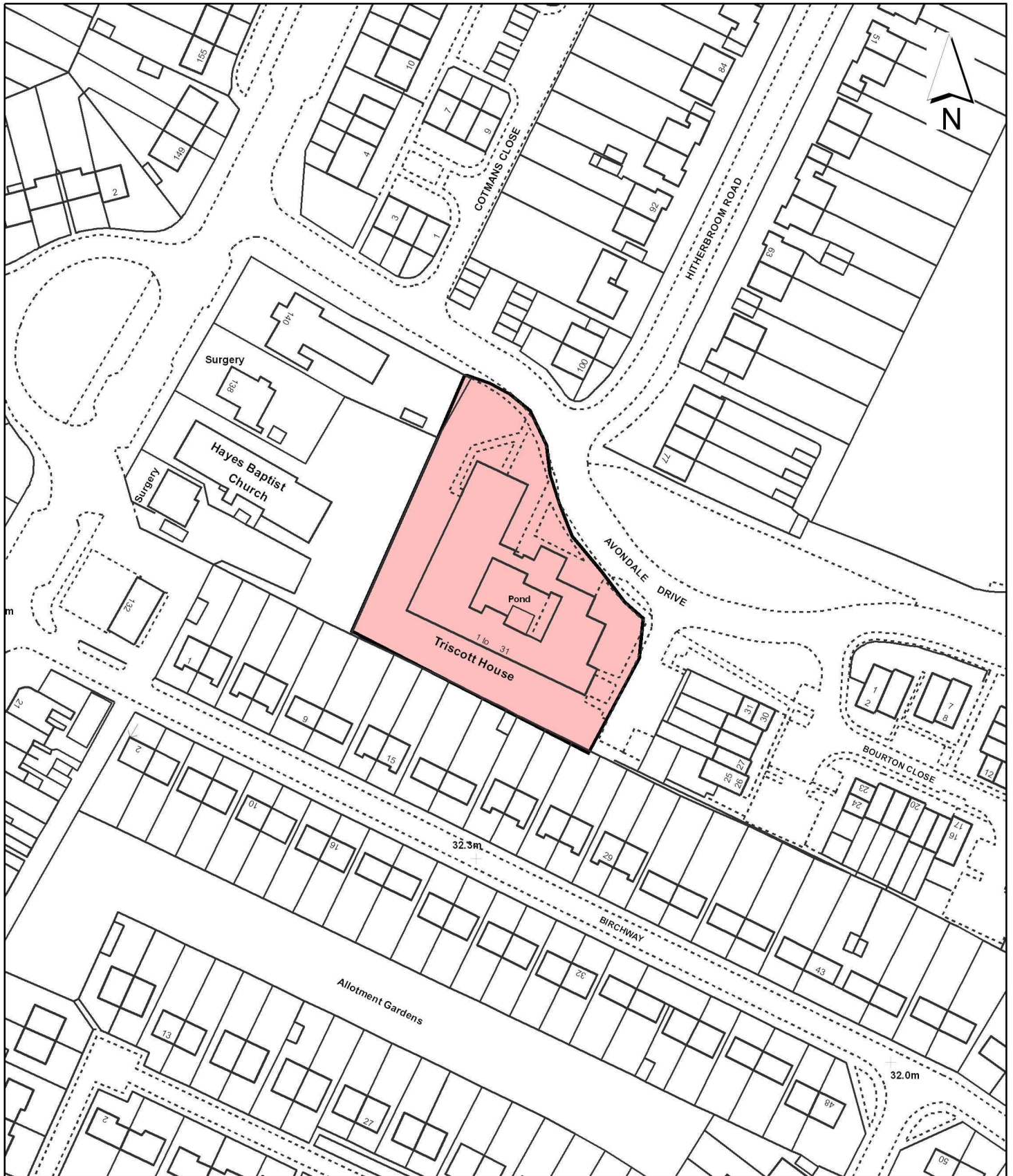
The application is therefore recommended for approval, subject to conditions.

## 11. Reference Documents


London Plan (February 2008)  
Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 4: Planning for Sustainable Growth  
Planning Policy Guidance 24: Planning & Noise  
Planning Policy Statement 25: Development and Flood Risk  
Council's Parking Standards  
Council's Supplementary Planning Guidance - Noise  
Council's Supplementary Planning Guidance - Air Quality  
Council's Supplementary Planning Guidance - Community Safety by Design  
Council's Supplementary Planning Guidance - Planning Obligations  
Council's Supplementary Planning Document - Accessible Hillingdon.

**Contact Officer:** Nigel Bryce

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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|  |                   |
|--|-------------------|
| Site Address                                     |                   |
| <b>Triscott House,<br/>Avondale Drive, Hayes</b> |                   |
| Planning Application Ref:                        | Scale             |
| <b>36261/APP/2010/215</b>                        | <b>1:1,250</b>    |
| Planning Committee                               | Date              |
| <b>Central and South</b>                         | <b>March 2010</b> |

**LONDON BOROUGH OF HILLINGDON**

**Planning & Community Services**

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





## Report of the Head of Planning & Enforcement

**Address** LAND EAST OF OLD MILL LANE AND NORTH OF PACKET BOAT LANE  
COWLEY

**Development:** Creation of new public park, construction of pedestrian footbridge and associated landscaping works.

**LBH Ref Nos:** 66756/APP/2010/198

**Drawing Nos:** Flood Risk Assessment - WSP  
0140-D-001 Rev 1  
0140-D-002 Rev 3  
Planning Statement  
0140-D-003 Rev 2  
0140-D-004 Rev 1  
0140-D-005 Rev 2  
0140-D-006 Rev 1  
WP-CC/39 AR653 Rev B  
Design and Access Statement  
Extended Phase 1 Habitat Survey

**Date Plans Received:** 29/01/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 10/02/2010

### 1. SUMMARY

This application seeks full planning permission for the creation of a new public park on land currently in the ownership of Stockley Park Consortium Limited (SPCL). The approximately 2.74ha site, which is located to the north of Packet Boat Lane in Cowley, currently comprises unmanaged woodland.

This proposal has arisen from a planning obligation required under the terms of a 2000 s106 agreement for the development of Phase 3 of the Stockley Business Park with the land ownership to be eventually handed over to the Council.

The proposal consists of the construction of a new pedestrian footbridge over the River Frays, the creation of a meandering pathway through the site, and significant landscaping and ecological enhancements, including the removal of dead and dangerous trees and the planting of new trees and shrubs.

It is considered that the proposal would significantly enhance the character and appearance of the site, and create a valuable public open space. The proposal is considered to comply with relevant London Plan and UDP policies and, accordingly, approval is recommended, subject to appropriate conditions.

### 2. 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 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

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).

**3 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).

**4 OM2 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).

**5 OM14 Secured by Design**

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the '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).

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 policies 4B.1 and 4B.6 of the London Plan.

**6 OM19 Construction Management Plan**

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 (please refer to informative 8 for maximum permitted working hours).
- (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).

**7 OM15 General Litter/Waste**

No development shall take place until a scheme detailing the method of disposal, storage and collection of litter and waste materials discarded by patrons, has been submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided and the methods for collection of litter within and in the vicinity of the premises. The approved scheme shall be implemented in full thereafter.

**REASON**

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Plans (September 2007).

**8 NONSC Contamination**

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the users of the park when the park is developed for public access. All works, which form part of this remediation

scheme, shall be completed before any part of the development is used (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for any remedial works.

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

**REASON:**

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development of the public park can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**9 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**10 NONSC Pathways**

Notwithstanding information provided with the planning application, before development commences, plans and details of the surface material (which shall be a hard wearing and/or resin bonded material, which contrast in both colour and luminance with its surrounding areas) for paths shall be submitted to and approved in writing by the Local Planning Authority. There after the paths shall be constructed and surfaced in accordance with the approved plans and details.

**REASON:**

To ensure that a suitable surface is maintained for wheelchair users and ambulant disabled people and to accord with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**11 NONSC Site access**

Notwithstanding information provided), before development commences, a scheme shall be prepared which demonstrates how means of access to the bridge for vehicles (including motor bikes) is to be prevented, while access to the site for disabled persons (including those utilising mobility scooter, wheel chairs and the like) is provided. The scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved scheme.

**REASON:**

To ensure access to the site for disabled persons is not prevented and to accord with

Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**12 NONSC Ramp**

Notwithstanding the details shown on plan 0140-D-005 Rev 2, before development commences, plans and details showing that the ramp leading to the bridge complying with BS8300:2009, including continuous handrails fitted to both the ramp and steps, shall be provided to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

**REASON:**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**13 NONSC Ecology 1**

Prior to commencement construction on site, a detailed Ecological Management Plan to include full details of ecological enhancement measures and protection of wildlife habitation shall be submitted to and approved in writing by the Local Planning Authority.

**REASON:**

To promote ecological enhancement measures and the protection of wildlife habitation, and appropriate planting and to accord with policies EC1, EC3 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**14 NONSC Ecology 2**

Prior to the commencement of development an Ecological Clerk of Works shall be appointed by the applicant and retained as part of the construction team to brief construction workers on ecological issues, including a briefing of site personnel concerning identification of voles, bats and badgers and other endangered species legal obligations in respect of endangered species, and actions to be taken in the event of endangered species being present and to ensure that best practice is implemented during all site clearance, tree felling, earthworks and construction activities. The scope of works of the Ecological Clerk of Works shall include regular checks for endangered species including and water vole and badgers in areas prior to their being disturbed by construction workers or activities so as to ensure that incidental killing of endangered species does not occur during the course of works.

**REASON:**

To promote ecological enhancement measures and the protection of wildlife habitation, and appropriate planting and to accord with policies EC1, EC3 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**15 NONSC Wildlife surveys**

Prior to development commencing, the applicant shall undertake surveys to assess the presence of:

- i) Water vole
- ii) Badgers

- iii) Bats
- iv) Endangered birds

in compliance with relevant UK and EU legislation and such surveys to be monitored by the Ecological Clerk of Works. The survey shall be undertaken at the appropriate time of year, by a suitably qualified professional. The results shall be logged and included within a report. The report should also include details of mitigation and enhancement where appropriate. The report and survey shall be agreed in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved findings.

**REASON:**

To ensure the protection endangered species and their habitat in accordance with policies EC1, EC3 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Habitats Directive, and policy 3D.14 of the London Plan.

**16 NONSC Flooding 1**

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated January 2010 and the following mitigation measures detailed within the email received from Joe Tang dated 26th February 2010: The soffit level of the bridge is to be set no lower than 540mm above the 1 in 100year plus climate change flood level of 27.77 aod (above Ordnance Datum).

**REASON:**

To reduce the risk of flooding from blockages to the bridge and to accord with policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**17 NONSC Invasive plant species**

Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of Fallopia japonica (Japanese Knotweed) on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Fallopia japonica during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

**REASON:**

Fallopia japonica is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring and to accord with policies EC1 and EC3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**18 H1 Traffic Arrangements - submission of details**

Development shall not begin until details of all traffic arrangements, including:

- i) detailed design of the drop-off pick up area;

- ii) layout of parking areas and marking out of spaces;
- iii) surface material of the slip road/drop off area;
- iv) construction method statement;
- v) drainage proposals;
- vi) footways;
- vii) turning space;
- viii) sight lines at road junctions;
- ix) kerbs and kerb radii

have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, traffic arrangements must be permanently retained and used for no other purpose at any time.

#### REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

### **19 NONSC Management scheme**

Before development commences, a scheme for the management of the park, including hours of use, refuse collection and disposal, new woodland planting, the protection and enhancement of wildlife habitat, including a survey of trees to be felled for their potential to support bats, the means of securing the park from public access outside of daylight hours, details of how the proposals will be maintained, monitored and funded in the long term shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved scheme.

#### REASON:

To ensure access to park is restricted to day light hours (in view of the absence of any artificial lighting), to ensure the new park is adequately managed and secured when not in use and to accord with section 17 of the Crime and Disorder Act 1998; section 2 of the Local Government Act 2000, the Council's SPG on Community Safety By Design and to accord with policies EC1 and EC5 of the London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007) and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

### **20 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details.

#### REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**21 SUS5 Sustainable Urban Drainage**

No development shall take place on site until details of the incorporation of porous paving into parking areas has been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

**22 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: -

- i) Planting plans (at not less than a scale of 1:100),
- ii) Written specification of planting and cultivation works to be undertaken,
- iii) Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- iv) Details of the Marginal ledges created on the bank of the Frays River (detained in drawing 1040-D-002);
- v) Details of the treatment of an eight metre buffer zone alongside the River Frays;
- vi) Survey, identifying trees to be removed/thinned;
- vii) Implementation programme.

The scheme shall also include details of the following: -

- i) Proposed finishing levels or contours,
- ii) Means of enclosure,
- iii) Car parking layouts,
- iv) Other vehicle and pedestrian access and circulation areas,
- v) Hard surfacing materials proposed,
- vi) Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- vii) Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- viii) 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).

**23 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 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).

**24 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**

**1 152 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).

**2 153 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 (February 2008) and national guidance.

- AM1 Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
- AM10 Incorporation in new developments of additions to the proposed

|      |   |
|------|---|
|      | cycle network   |
| AM14 | New development and car parking standards.  |
| AM15 | Provision of reserved parking spaces for disabled persons   |
| AM7  | Consideration of traffic generated by proposed developments.  |
| BE13 | New development must harmonise with the existing street scene.  |
| 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. |
| OL1  | Green Belt - acceptable open land uses and restrictions on new development  |
| OL2  | Green Belt -landscaping improvements  |
| OL9  | Areas of Environmental Opportunity - condition and use of open land   |
| EC1  | Protection of sites of special scientific interest, nature conservation importance and nature reserves                    |
| EC2  | Nature conservation considerations and ecological assessments   |
| EC5  | Retention of ecological features and creation of new habitats   |
| EC3  | Potential effects of development on sites of nature conservation importance   |

### 3

Please note that under the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any works in, over, under or within 8m of a main river such as The Frays River. This is irrespective of any planning permission granted.

### 4

The buffer zone needs to be eight metres wide measured from bank top for the whole extent of the site. Bank top is defined as the point at which the bank meets the level of the surrounding land. This zone should be without structures, hard standing, footpaths, fences or overhanging development such as balconies and should not include domestic gardens or formal landscaping. The buffer zone needs to be designed and managed to develop this natural character and left as a natural area for wildlife.

### 5

The site is located very close to historic landfill. If the development did expose or extract historic waste material it would have to be disposed of at an authorised landfill or treated at a suitable facility and appropriate assessments undertaken to ensure exposed waste does not pose risk to controlled waters.

### 6            19            **Community Safety - Designing Out Crime**

Before the submission of details required by condition 5, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

### 7            124            **Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out

on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

## **8            115            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 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.

## **9            143            Keeping Highways and Pavements free from mud etc**

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.

## **10          147            Damage to Verge**

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).

## **11**

A licence will be required for any works that may interfere or disturb the badger sett. Natural England should therefore be contacted prior to any works to ensure compliance with the Badger Act 1992. Failure to do so could be a criminal offence.

If a badger licence is sought from Natural England, it is advisable to discuss the wider implications of the development on badgers. The site will become fenced off on one boundary, and a new bridge will open up a route to the main road. Both these factors will have an influence on badger movement, and advice should be sought from Natural England regarding possible mitigation.

Badgers are protected under the Badger Act 1992 and it is an offence to do any of the following:

- (a) damaging a badger sett or any part of it;
- (b) destroying a badger sett;
- (c) obstructing access to, or any entrance of, a badger sett;
- (d) causing a dog to enter a badger sett; or
- (e) disturbing a badger when it is occupying a badger sett.

## 12

A breeding bird survey will be required if operations are scheduled between March and August. It is a criminal offence to disturb breeding birds and the Council is strongly recommended to carry out the required surveys prior to the felling of trees.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site comprises an area of approximately 2.74ha and is located within the Colne Valley Park and Little Britain area to the west of London, bordering the M25 motorway. It is located just north of Packet Boat Lane to the south of Uxbridge town. The site forms part of the Little Britain Site of Metropolitan Importance for Nature Conservation (SINC M43), a non statutory designation within Greater London, designated by the London Ecology Unit.

The parcel of land is owned by Stockley Park Consortium Limited and its footprint is bounded to the north and south by hedgerows and horse pasture. It is bounded on its western flank by Frays River and its eastern flank by Cowley Lake, a private access track and deciduous wood land.

The site itself comprises mature and semi-mature deciduous woodland, dominated by Sycamore, with a great deal of dead wood both standing and on the ground. There has been no structured woodland management carried out within the site. The dense tree canopy, which restricts light to the woodland floor, and unauthorised grazing, has resulted in little groundcover plant establishment. The ground is uneven in nature and in areas there are piles of building rubble, which appear to have been there for some time. The site at present, does not allow for public access. A barbed-wire fence along the east boundary secures the site from the existing access track which is privately owned and gated.

#### 3.2 Proposed Scheme

It is proposed to establish public access to the site from Old Mill Lane, crossing Frays River by way of a new pedestrian bridge and the creation of a woodland path meandering through the existing woodland.

This will provide a direct link with the existing network of footpaths and bridleways within the Colne Valley Regional Park. The application seeks to conserve the existing conservation resources and maintain and enhance the landscape diversity of the site, whilst also providing accessible facilities and opportunities for countryside recreation.

The landscape proposals are designed to have minimal impact on the existing flora and fauna on the site, whilst also introducing a five year management plan which will include new woodland planting and the protection and enhancement of the existing wildlife habitats to increase bio-diversity within this area.

The site location of the proposed river crossing (i.e. the proposed bridge) is currently owned by London Borough Hillingdon (LBH). The relevant Council departments have agreed in principle to allow the construction of a bridge at this location to access the woodland. SPCL will undertake road and footpath improvement works to this location which will include improved surfacing and bollard installation to maintain a distinction between this area and the road.

A 2.4m high painted steel palisade fence will be constructed on the northern, southern and eastern boundaries with the River Frays, naturally securing the western flank. A gate will be installed on the bridge which will be locked from dusk till dawn on a daily basis to further secure the site and protect it from vandalism.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There is no direct planning history associated with this site. The creation of and transfer of the land ownership of this pocket of land to the Council will fulfil the planning obligation as required under the terms of the 2000 s106 agreement signed on the 25th of August 2000 for the planning permission to develop Phase 3 of the Stockley Business Park (ref: 37997W/96/1447).

### **4. Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (Consolidated with Alterations since 2004)  
Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 2 (Green Belts)  
Council's Supplementary Planning Guidance - Community Safety by Design  
Supplementary Planning Document - Accessible Hillingdon

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.3 To seek greater public access to the countryside for informal leisure activities.
- PT1.5 To carry out and promote countryside management projects to improve the environment and nature conservation value of countryside and open land, particularly in areas which are degraded or derelict and important corridors along roads and watercourses.

## Part 2 Policies:

|      |  |
|------|--|
| AM1  | Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations |
| AM10 | Incorporation in new developments of additions to the proposed cycle network   |
| AM14 | New development and car parking standards.   |
| AM15 | Provision of reserved parking spaces for disabled persons  |
| AM7  | Consideration of traffic generated by proposed developments.   |
| BE13 | New development must harmonise with the existing street scene.   |
| 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.                            |
| OL1  | Green Belt - acceptable open land uses and restrictions on new development   |
| OL2  | Green Belt -landscaping improvements   |
| OL9  | Areas of Environmental Opportunity - condition and use of open land  |
| EC1  | Protection of sites of special scientific interest, nature conservation importance and nature reserves   |
| EC2  | Nature conservation considerations and ecological assessments  |
| EC5  | Retention of ecological features and creation of new habitats  |
| EC3  | Potential effects of development on sites of nature conservation importance  |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd March 2010**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

The proposal was advertised on the 24th of February 2010 in the Uxbridge Gazette and two site notices were placed on site on the 11th of February 2010.

250 people were consulted with 3 people responding. The comments received were in support of the proposal and the following observations made:

- i) security for the adjoining properties from trespassers and vandals should be provided
- ii) only the minimum number of trees should be felled
- iii) improving access to the site and area of the river an excellent idea.
- iv) the proposal represents an excellent option for utilising unused and unmanaged land.

### ENVIRONMENT AGENCY

No objection subject to suitable conditions and informatives being imposed relating to flood risk and land contamination.

### CRIME PREVENTION OFFICER

No objection subject to the site being made secure through a locked gate to prohibit vandals and motorbike riders.

### NATURAL ENGLAND

No objection subject to a survey on the trees to be felled to assess for their potential to support

bats. The management plan for the site should set out how the proposal will be maintained, monitored and funded in the long term and produced as a condition of the development.

### **Internal Consultees**

Comments were received from 6 internal consultees and summarised below:

#### **POLICY ADVISOR**

The main policy issues in relation to this scheme are the impact of the proposal on the openness of the Green Belt, impact on the visual amenities of the Colne Valley Park and Cowley Lock Conservation Area and the impact on ecology and nature conservation.

#### **THE USE**

The proposal is for the creation of the publically accessible park, construction of pedestrian footbridge and associated landscaping works. Open spaces, including parks, are considered an appropriate Green Belt use.

Policy OL2 will only permit proposals for development in the Green Belt if it would provide comprehensive landscaping improvements to achieve enhanced visual amenity and other open land objectives.

Officers would also need to be satisfied that the scale of the proposed scheme is not going to harm the openness of the Green Belt; and that it is consistent with Policy OL9 Areas of Environmental Opportunity which includes the Colne Valley Park.

#### **CONSERVATION AREA**

The site is located within the Cowley Lock Conservation Area. Saved UDP Policy BE4, requires that development in a Conservation Area will be expected to preserve or enhance the features that contribute to the visual qualities of the area. The potential visual impact on the conservation area must be considered.

The creation of the local park with the proposed landscape enhancements would make positive improvements to the land, contribute positively to the open space provision in the borough and would not affect the overall character and openness of the Green Belt, nor would it be considered harmful to the Colne Valley Park or Cowley Lock Conservation Area.

Subject to further ecological information being submitted to and agreed by the Local Planning Authority prior to commencement of development on site, there are no objections in principle to the proposed scheme.

#### **SUSTAINABILITY OFFICER**

The site does not represent a site of high ecological value which would preclude the proposed development and the proposals are to provide a managed green space with native planting and better consideration of ecology.

It is important to note that the assessment undertaken by the Council has considered the need for surveys to be undertaken to identify the presence or otherwise of endangered species on the site. The Habitat Directive requires that the Council undertake the following:

Take the requisite measures to establish a system of strict protection for the animal species listed in Annex IV (a) in their natural range, prohibiting:

- (a) all forms of deliberate capture or killing of specimens of these species in the wild;
- (b) deliberate disturbance of these species, particularly during the period of breeding, rearing, hibernation and migration;

- (c) deliberate destruction or taking of eggs from the wild;
- (d) deterioration or destruction of breeding sites or resting places.

Under article 16 of the Habitat Directive it is possible to derogate the provisions of the requirements in a number of specific scenarios which includes:

in the interest of protecting wild fauna and flora and conserving natural habitats;

The proposals are to provide a managed green space with native planting and better consideration of ecology. The opportunity to protect, conserve and enhance the ecological interests of the site would be lost.

The phase 1 habitat survey submitted with the application advises that further surveys are to be carried out for certain protected species, such as Water Vole.

No objection to the proposal subject to the imposition of conditions to carry out (appropriately timed) surveys to identify the presence or not of endangered species, in this case:

- i) bats;
- ii) badgers;
- iii) water voles;
- iv) other protected species and breeding birds.

Conditions and informatives are also required to ensure if endangered species are identified in surveys, then they (and their habitats) are adequately protected.

If bats or other endangered species are identified or considered likely, then mitigation needs to be established prior to the commencement of any works.

#### TREES AND LANDSCAPE OFFICER

The area is currently inaccessible, unmanaged woodland with mature and semi-mature deciduous species, dominated by self-set Sycamore. The dense canopy restricts light reaching the woodland floor and the land has been subject to unauthorised grazing, as a result of which there is little ground flora.

The application includes an Extended Phase 1 Habitat Survey. While the Conservation Area designation affords some protection to trees, there are no Tree Preservation Orders affecting the site.

The associated hard and soft landscape works include selective thinning of the poorer quality specimens within the existing woodland which is required on the grounds of safety. This work will create glades and permit natural light into the site, some areas of which will be planted with native mixes of woodland trees, shrubs and bulbs which will enhance the biodiversity and visual interest within the site. A circular footpath through the woods and occasional seats will be provided to enhance the visitors' experience.

The proposal includes maintenance and management notes to guide the successful establishment of the new woodland.

#### Key Landscape Issues:

Saved policy BE38 seeks to retain and enhance the landscape in association with development. Clearly, this is the main purpose of the application, whose objective are to provide an attractive and accessible open space for enjoyment by the public, while also enhancing the natural flora and fauna of the site in the interests of biodiversity.



With regard to access and sustainability, it might be considered appropriate to provide secure bike parking near the site entrance.

With regard to species protection, the Habitat Survey concludes (at 4.2.3) that a Water Vole survey should be carried out between late April and early October.

There is no objection from the Trees and Landscape Officer subject to the above being secured by condition.

#### ENVIRONMENTAL PROTECTION UNIT

The Environmental Protection Unit notes and considers the creation of a new park at this location a good use for this land. The land appears to be landfilled in the past according to Planning and EPU records, but now seems to have returned to a natural state after a long time period.

The history of the land is not explained in great detail in the application. No contaminated land information is submitted with the application. From our records it appears that the land was part of a historic landfill site operated by H Sabey. The land in the area was known as the 'Benbow site' (Site 21) in recent years. From our maps it appears that gravel extraction was permitted on 12.4 hectares from 1948 of which 10 hectares were filled. A 5 acre lake was left. Some filling was pre 1960 however by 1969 the filling was completed. There is no record of the type of waste used although some refuse was noted in the North East feeder stream in 1974 when the site was seen as in need of restoration. In 1993 Planning wrote the Damaged and Derelict and Survey. This land was indicated to be naturally regenerated to the point that it can no longer be considered to be damaged or derelict (page 65).

Unfortunately, the Council do not have a site investigation on the land and cannot comment as to whether it is likely to suffer from contamination. It is likely that any soil contamination will be at depth in the refuse, or isolated at the surface from users of the site by the trees and vegetation. Notwithstanding we consider that a preliminary risk assessment and some investigation of the soil and water contamination levels by the developer are necessary. This would enable the Council to be confident that there is no contamination risk from adopting and opening up the park for a formal public use. It is possible that the Stockley Park Consortium may have records including investigations of the site carried out in the past on the land particularly since the 1980's when the land may have been purchased. Stockley Park Consortium did tend to investigate their land holdings after acquisition. This information should be submitted with the application if available.

I would advise attaching our standard land contamination condition so some information can be obtained by the Council on the amount and type of refuse present and contamination levels.

#### ACCESSIBILITY OFFICER

In assessing this application reference to the Councils Accessible Hillingdon SPD (adopted 21 January 2010) has been made. Specific reference to page 69 is advised.

1. It is noted that a limestone DPt2 material is proposed for the footpath. To ensure that a suitable surface is maintained for wheelchair users and ambulant disabled people, the surface material should be hard wearing and/or resin bonded (eg.gravel). The path surface should contrast in both colour and luminance with its surrounding areas.

2. Whilst no concerns are raised with the bridge design, the kissing gates proposed to prevent vehicular access are not conducive to the principle of access and inclusion. Indeed, a design intended to restrict motorcycles is likely to prevent a mobility scooter and some wheelchairs from gaining access to the bridge.

3. The proposed ramp (shown at 1:15) appears not to comply with BS8300:2009. The ramp should

be checked to ensure compliance. Continuous handrails leading onto the bridge should be fitted to both the ramp and steps.

4. Artificial lighting of at least 200 lux should be provided at the top and bottom of step and ramp flights.

If the above points are addressed then there is no objection to the proposal.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The application site is designated in the (the UDP) as Green Belt land. Development within such areas is subject to national Planning Policy Guidance Note 2 - Green Belts (PPG2). PPG 2 notes that new buildings in the Green Belt are inappropriate development unless they are to be used for:

- \* Agricultural or forestry purposes
- \* Essential facilities for outdoor recreation
- \* Limited extensions to existing dwellings
- \* Limited infill in existing villages
- \* Limited infill on major sites identified in adopted local plans

The proposal is for the creation of a publicly accessible park, construction of pedestrian footbridge to access that park and for associated landscaping works.

The proposal is considered as appropriate development and accords with PPG2 in this regard.

Policy OL1 of the UDP reiterates PPG2, stating that within the Green Belt the Council will not grant permission for new buildings other than for agriculture, horticulture, forestry, nature conservation, open air recreational facilities, or cemeteries. In this regard, the application is also in accordance with Policy OL1

However, the potential visual impact that the proposed pedestrian bridge could have on the Green Belt must be considered. Therefore, regard should be taken to Policy OL2 which safeguards the Green Belt and seeks to ensure the harmonisation of any proposed development.

The most significant changes to the landscape character and the greatest impact will be from the proposed new bridge. The bridge structure is visually permeable and of a small scale (the minimum development necessary).

Policy OL2 of the UDP notes that where development proposals are located in the Green Belt and considered acceptable in principle, the Council will seek comprehensive landscape improvements.

It is considered that the creation of the local park with the proposed landscape enhancements would make positive improvements to the land, contribute positively to the open space provision in the borough and would not affect the overall character and openness of the Green Belt, nor would it be considered harmful to the Colne Valley Park or Cowley Lock Conservation Area.

The proposal would not unacceptably decrease the open appearance and the view into the Green Belt.

Subject to further ecological information being submitted to and agreed by the Local Planning Authority prior to commencement of development on site, there are no objections in principle to the proposed scheme.

#### **7.02 Density of the proposed development**

Not applicable to this proposal.

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

The land forming part of this proposal is designated Green Belt and is a site of Metropolitan Importance (SINC M43) and lies within the Cowley Lock Conservation Area.

The area is currently inaccessible, unmanaged woodland with mature and semi mature deciduous species denominated by self-set sycamore. Given the unmanaged state of the land there is limited light reaching the woodland floor and the land has been subject to unauthorised grazing. The proposal to fence and create pedestrian cress via a footbridge and loop pathway and minor vegetation clearance will benefit the site positively not negatively.

Given the land is inaccessible and unmanaged at present the creation of a loop pathway accessed by a footbridge and the clearance of dead wood and further seedling planting will create a positive benefit for a currently unmanaged site. The addition of this piece of land into the Colne Valley Park system will further add to the Colne Valley itself and be an additional publicly accessible open piece of land.

#### **7.04 Airport safeguarding**

Not applicable to this proposal.

#### **7.05 Impact on the green belt**

It is proposed to provide an attractive and accessible open space for enjoyment by the public while also enhancing the natural flora and fauna of the site in the interests of biodiversity.

The proposal will result in a positive impact on the Green Belt through the enhancement and management of a currently unmanaged area of Green Belt land. This is considered to fully comply with Policies OL1 and OL2 of the UDP, relevant London Plan policies and guidance with PPG2: Green Belts.

#### **7.07 Impact on the character & appearance of the area**

Saved Policy BE38 seeks to retain and enhance the landscape in association with development.

The objective is to provide an attractive and accessible open space for enjoyment by the public, while also enhancing the natural flora and fauna of the site in the interests of biodiversity. It is proposed to selectively thin the poorer quality specimens within the site which is required on the grounds of safety. The work will create glades and permit natural light into the site, some areas will be planted with native mixes of woodland trees, shrubs and bulbs which will enhance the biodiversity and visual interest within the site.

#### **7.08 Impact on neighbours**

It is proposed to create a new park that is accessible to the public via a footbridge and new secure fencing on the northern, eastern and southern boundaries of the site. The River Fray creates a natural barrier on the western frontage.

It is important that the safety and enjoyment of the existing neighbours is not negatively affected by the proposal. To this end it is proposed to place a lockable gate on the Old Mill Lane side of the bridge to discourage people in the 'park' during the hours of darkness. It is also proposed to secure the site's northern, eastern and southern boundaries with a 2.4m high palistrade fence to secure the neighbouring boundaries.

It is not considered that the use of the park as an informal recreational open space would have any detrimental impact on the amenity of the occupants of the nearest residential properties.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

It is proposed to create a 'drop off' point for people to enter the site from Old Mill Lane. The limestone construction will be free draining, low maintenance and sympathetic with the surrounding area. Flush concrete kerbs will be installed to provide a definitive edge to the lay-by and a timber edged area to the south will provide for extra informal car parking.

The footpath to be constructed within the site will be 1.5m wide and constructed with timber edging and timber stakes and a surface of compacted limestone material similar to that used on the Colne Valley Trail that lies adjacent to the site. The material will be free draining and low maintenance. The setting of the path will avoid all mature trees and the badger setts located on site.

The proposed pathway material is considered to be satisfactory to cater for those with impaired mobility and also to meet the objectives of an un-obtrusive pathway through the site similar with the type of pathway used on the adjacent Colne Valley Trail.

It is not envisaged that there will not be any additional traffic generation to that which currently exists in and around the site. Across Old Mill Lane is existing car parking for the Little Britain Lake recreation area and it is envisaged that this car park will accommodate any users of this land.

#### **7.11 Urban design, access and security**

##### **- Urban Design**

The bridge is to be constructed of steel and timber, which will provide a slender and elegant design with clean lines and considerable strength. The design itself has been chosen to be sympathetic to the surrounding environment. It will provide a low maintenance and vandal resistant solution with the minimal construction disruption to the existing area from on-site works. The colour of the structure itself will be matched to the existing Little Britain structures.

It is proposed to install a number of timber seats within the site for people to rest and enjoy the environment. Timber bollards will be installed at the Old Mill Lane entrance, which would be in keeping with the timber bollards used on the Little Britain side of Old Mill Lane.

##### **- Security**

The development has incorporated measures to reduce the risk of crime. This will be achieved through the installation of a lockable gate on the bridge which will be locked from dusk till dawn daily and the establishment of a 2.4 metre high palisade fence surrounding the northern, southern and eastern boundaries of the site. The western boundary will be

naturally secured by the Frays River. Should approval be granted a condition would be attached to ensure the development meets the Metropolitan Police's Secured by Design criteria.

#### **7.12 Disabled access**

The Council's Access officer has raised no objections, subject to clarification on details of the footpath, kissing gates, the proposed ramp and lighting.

The installation of lighting is not considered practical in this case as the site is in an isolated location with no artificial lighting present in the surrounding area. Lighting would adversely affect existing wildlife present at the site (e.g. bats), and given that access to the public is proposed to be prevented (it is proposed that the park be locked from dusk till dawn) during the hours of darkness, lighting has not been proposed.

The surface of the footpath throughout the site is to be hard wearing and the surface is contrasting in both colour and luminance with its surrounding area. A condition is recommended to secure this. This contrast will be achieved as it is proposed to construct the path with timber edging and a surface of compacted limestone material, similar to that used on the Colne Valley Trail that lies adjacent to the site.

Concern has been raised by the Access Officer to the proposed kissing gates (which are required to prevent vehicular access (including motor bikes), which are not conducive to use by persons in mobility scooters etc.

The site's in the Colne Valley, and there has historically been a number of issues which have arisen from unauthorised vehicle entering into park land. It is considered very important that access control is maintained (in particular given the ecological values of the site it is critical that motor cyclists etc do not gain access to the site).

It should be noted that there are other access points (other than the bridge) to the site that disabled persons could utilise.

Given the benefits of the scheme, which would create a new public open space, and significantly enhance the visual amenity and landscape and ecological value of the site, in addition to the need to provide a secure access to the site, it is not considered that refusal could be justified on this basis.

A condition is recommended requiring the applicant to come up with a scheme which both prevents access to the site for unauthorised vehicles, but provides access for disabled persons.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

The application site is currently largely characterised by mature and semi-mature deciduous woodland, dominated by Sycamore, with a great deal of dead wood standing and on the ground. The site is inaccessible and there has been no woodland management carried out within the site in the past. The dense tree canopy, which restricts light to the woodland floor, and past unauthorised grazing on the land, has resulted in limited groundcover and uneven land.

The applicant's Design and Access Statement sets out the landscape objectives for the

site, which include opening the site up to provide an attractive and accessible open space for recreational use, whilst also enhancing the natural flora and fauna of the site. The selective thinning of dense areas of immature and unsuitable trees will take place to open up the canopy and a number of existing glades would be enlarged, and new glades created to allow light to penetrate through to the woodland floor. Selective native planting, including mixes of woodland trees, shrubs and bulbs will take place. This will significantly enhance the biodiversity and visual interest within the site and encourage greater species diversity and habitat creation. A circular footpath through the woods and occasional seats will be provided to enhance the visitors' experience. Details of maintenance and management notes to ensure the successful establishment of the new woodland are provided.

Notably, in order to maintain the character and conservation value of the existing woodland, the positioning of the proposed bridge and woodland path has been designed to cause minimal disturbance to existing mature trees and flora and fauna.

The proposed works are considered to enhance the character and appearance of the site and the long-term management of the hard and soft landscaping is welcomed. The proposal is considered to comply with Policy BE38 of the Hillingdon Unitary Development Plan and notably the Council's Trees/Landscape Officer has raised no objections subject to relevant conditions.

#### ECOLOGY

The applicant has submitted a Habitat Survey which provides an assessment of the habitat types present on and close to the site, and potential ecological impacts this could have on the redevelopment of the site, particularly with regard to protected species. The report concludes that some protected species may be present on site, such as badgers (there are two badger sets on site) and water voles along the river bank. Although not identified in the survey, the Council's Sustainability Officer has also suggested there could be bats present at the site.

Conditions are recommended to require that further surveys are carried out to identify the presence or otherwise of endangered species.

The application proposes significant habitat enhancements, such as the creation of 'dead hedges', to minimise the impact of the development on the badger sets and their foraging grounds, and works along the river bank, such as the thinning of trees to encourage the growth of flora, and the creation of small ledges into the river to create a shallow bank, which will encourage more diverse vegetation and suitable habitats for water voles.

The proposal would enhance the existing habitats on site and encourage increased flora and fauna, including protected species. The proposal complies with Policies EC1 and EC2 of the UDP, and notable the Council's Sustainability Officer has raised no objections, subject to appropriate conditions.

#### **7.15 Sustainable waste management**

Not applicable to this application

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

The applicant has submitted a Flood Risk Assessment and Drainage Report with the application, due to the proximity of the site to the Frays River. The Environment Agency

have confirmed that they have no objections to the proposal subject to conditions regarding the submitted Flood Risk Assessment, planting and landscape management. As such, it is not considered that the proposed park would lead to an unacceptable increase in the risk of flooding in this area.

#### **7.18 Noise or Air Quality Issues**

The establishment of a public park with additional tree and vegetation planting would have the potential to improve air quality in the area.

There is no impact on noise as a result of this proposal.

#### **7.19 Comments on Public Consultations**

Of the 250 people consulted, 3 people made a representation to the proposal. The comments received were in support of the proposal with the following observations made:

- security for the adjoining properties from trespassers and vandals is safeguarded
- that only the minimum number of trees are felled
- improving access to the site and area of the river an excellent idea.
- the application represents an excellent option for utilising unused and unmanaged land.

The site is to be made secure by the installation of a lockable gate and palisade fencing on the northern, southern and eastern boundaries (secured by way of condition).

It is proposed to carry out a further tree survey with the removal of only the minimum number of trees necessary to make the site safe for use. It is also proposed to plant additional trees and shrubs which will enhance the flora and fauna within the site.

#### **7.20 Planning obligations**

This proposal has arisen as a direct result of Planning Obligations required to be delivered as part of the Stockley Park Phase 3 permission (ref: 37997W/96/1447 issued in August 2000). In that case, to mitigate the impact of development in the Green Belt, the Applicant was required to create several public parks (this planning application relates to one of the park areas).

Under the terms of the Stockley Park Phase 3 legal agreement this parcel of land once landscaped, the ownership of this parcel of land will be transferred to the Council as a public asset.

There are no planning obligations arising from this proposal in itself.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

Not applicable to 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 the establishment of a new public 'park' will positively contribute towards the borough's public open spaces, and will have a positive impact upon this currently inaccessible and unmanaged woodland

The proposals will significantly enhance the visual amenities and the ecological values of the site. Notably no objections have been received to this proposal. It is considered that the proposal complies with all relevant UDP and London Plan policies and, accordingly, approval is recommended.

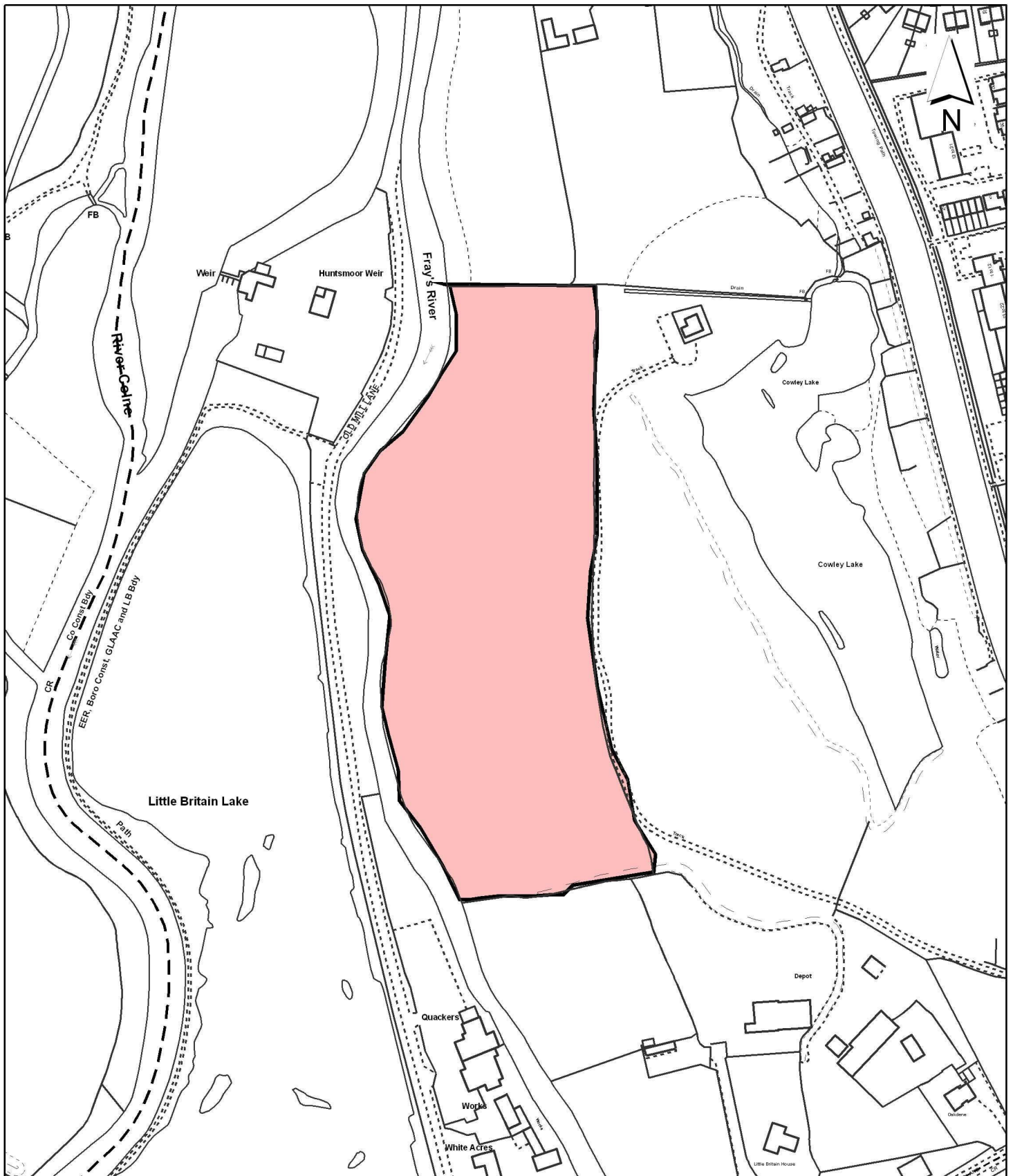
## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (Consolidated with Alterations since 2004)  
Planning Policy Statement 1 (Delivering Sustainable Development)  
Planning Policy Statement 2 (Inappropriate development in the Green Belt)  
Council's Supplementary Planning Guidance - Community Safety by Design  
Supplementary Planning Document - Accessible Hillingdon

**Contact Officer:** Vanessa Scott

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land east of Old Mill Lane  
and North Packet Boat Lane,  
Cowley**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:

**66756/APP/2010/198**

Scale

**1:2,500**

Planning Committee

**Central and South**

Date

**March 2010**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement

**Address** WILLIAM BYRD PRIMARY SCHOOL VICTORIA LANE HARLINGTON

**Development:** Provision of single storey mobile double classroom unit.

**LBH Ref Nos:** 11327/APP/2010/130

**Drawing Nos:** Design and Access Statement  
2010/P60/P/01 (Location Plan dated 23/02/10)  
2010/P60/P/02 ((Proposed Floor Layout dated 23/02/10)  
2010/P60/P/03 (Proposed Elevations dated 23/02/10)  
Photographs

**Date Plans Received:** 25/01/2010                      **Date(s) of Amendment(s):** 25/01/0010

**Date Application Valid:** 25/01/2010                      23/02/0010

### 1. **SUMMARY**

This application seeks full planning permission for the erection of a single-storey modular building to provide two additional classrooms to cater for an additional form of entry due to rising pupil numbers at William Byrd Primary School. The classrooms are required for a temporary period of three years, whilst a more permanent solution is sought.

No objections have been raised to the proposal. The building is considered to be visually acceptable in this location and would not have any significant detrimental impact on the character or appearance of the surrounding area. However, given its location in the Green Belt, it is considered that if the intention is to provide a long-term facility at the site, a permanent solution should be sought. Nonetheless, officers are satisfied that there is an urgent need for the classrooms to address increasing pupil numbers and that this in itself constitutes very special circumstances. The proposal is considered to comply with relevant London Plan and UDP policies and, accordingly, approval is recommended subject to appropriate conditions.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1            T4            **Temporary Building - Removal and Reinstatement**

The building hereby permitted shall be removed and the land restored to its former condition within 3 years from the date of this permission.

#### REASON

The building, by reason of its temporary nature and its location within the Green Belt is not considered suitable for permanent retention in compliance with Policies OL1, BE13 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 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 BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 OM2 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 M1 Details/Samples to be Submitted**

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

**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 DIS1 Facilities for People with Disabilities**

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**6 DIS2 Access to Buildings for People with Disabilities**

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

**7 DIS4 Signposting for People with Disabilities**

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people

with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

#### REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **8 TL1 Existing Trees - Survey**

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

#### REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **9 TL2 Trees 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 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 (1989) 'Recommendations for Tree Work' 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.

**10 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are 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).

**11 TL21 Tree Protection, Building & Demolition Method Statement**

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

**REASON**

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**12 SUS7 Heating and Lighting Control**

The building hereby approved shall employ devices that automatically turn the lighting off when the rooms are not in use.

**REASON**

In the interests of energy conservation in accordance with Policy 4A.3 of the London Plan.

**13 NONSC Strategy for long-term retention of school buildings**

Within 6 months from the date of this planning permission, the applicant shall submit a scheme setting out a strategy for the long term retention of school infrastructure on site. The underlying aim of the strategy shall be to establish an overview as to how the existing temporary school buildings located on site can be permanently replaced on site whilst recognising the sensitivities of this Green Belt site and the existing constraints on site.

## INFORMATIVES

### 1 152 **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).

### 2 153 **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 (February 2008) and national guidance.

|      |   |
|------|---|
| OL1  | Green Belt - acceptable open land uses and restrictions on new development  |
| OL2  | Green Belt -landscaping improvements  |
| BE13 | New development must harmonise with the existing street scene.  |
| BE19 | New development must improve or complement the character of the area.   |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| 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                                    |
| R10  | Proposals for new meeting halls and buildings for education, social, community and health services                        |
| AM7  | Consideration of traffic generated by proposed developments.  |

### 3 11 **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 12 **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 13 **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**            111                    **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**7**            112                    **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**8**            115                    **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 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.

**9**            119                    **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.  
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).



## **10**      134                      **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

## **11**      146                      **Renewable Resources**

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 (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

## **12**      147                      **Damage to Verge**

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).

### **13**

The Council is aware of the presence of land with the potential to exude gas within 250 metres of the site but the risk of gas migration is considered minimal due to the age, nature and/or location of the fill. It is recommended that the extension is designed and constructed to prevent/minimise the possible entry of any migrating landfill gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advise.

### **14**

You are advised that the classroom hereby approved represents inappropriate development within the Green Belt and is approved on a temporary basis in order to meet a short term need.

In considering this application the Council has accepted the argument of immediate need; however historical evidence indicates that inadequate measures have been made in the past to address the long term needs of the school through permanent floorspace on this Green Belt site. Condition 13 has been imposed to address the long term strategy of accommodating the growth of the school, and the quality of the education and community facilities on site, while protecting the openness and visual amenities of this Green Belt site.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site currently comprises a largely hard surfaced play area, located adjacent to the south western corner of the existing William Byrd School building. The school playground is located towards the west of the site, and a landscaped area comprising several trees is located to the east. Sipson Meadow recreation ground is located immediately to the south of the site. The wider school site is bounded to the north by William Byrd Pool, beyond which is Victoria Lane, Green Belt land and residential properties; to the east by residential properties in Hudson Road; and to the west by Little Harlington Field Sports Ground and Imperial College Athletic Ground. The site falls within the Green Belt as shown on the Hillingdon Unitary Development Plan Proposals Map.

### **3.2 Proposed Scheme**

Planning permission is sought for the erection of a single-storey portacabin style building which would measure approximately 19.6m by 8.8m by 3.4m high with a flat roof. The building would have an overall floor area of approximately 159m<sup>2</sup> and would comprise two classrooms, WC facilities and storerooms. Ramped access would be provided to the building.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

The planning history can be summarised as follows:

11327/F/84/276 - Erection of 2.4m high fence - Approved 25/07/84

11327/H/96/4219 - Internal alterations to various school locations - Approved 15/08/96

11327/J/99/1757 - Erection of an extension to provide an additional classroom - Approved 14/10/99

11327/APP/2006/3136 - Erection of single-storey timber structure with canopy roof to provide covered play area and storage place for bikes and toys, with associated hard and soft landscaping (involving demolition of existing pergola and bike/toy store) - Approved 30/03/07

11327/APP/2007/1086 - Details of landscaping, and landscape maintenance, in compliance with conditions 3, 4 and 5 of planning permission ref: 11327/APP/2006/3136 - Approved 02/07/07

11327/APP/2007/ - Installation of 9 solar panels on roof of pool - Approved 28/02/08

11327/APP/2009/649 - Single-storey portacabin for use as classroom/office - Approved 28/09/09

11327/APP/2010/86 - Details in compliance with conditions 10 (Travel Plan) and 15 (Infrastructure Strategy Scheme) in compliance with the above planning permission (ref: 11327/APP/2009/649) - No decision to date.

11327/APP/2010/162 - Details in compliance with conditions 3 (ground levels), 4 (materials), 6 (access), 10 (Green Travel Plan), 11 (Survey Plan) and 14 (Method statement) in compliance with the above planning permission (ref: 11327/APP/2009/649) - No decision to date.

#### **4. Planning Policies and Standards**

Hillingdon Unitary Development Plan Saved Policies (September 2007)

London Plan (Consolidated with Alterations since 2004)

PPG2: Green Belts

Council's Supplementary Planning Document: Accessible Hillingdon (January 2010)

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.

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

PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development

|      |   |
|------|---|
| OL2  | Green Belt -landscaping improvements  |
| BE13 | New development must harmonise with the existing street scene.  |
| BE19 | New development must improve or complement the character of the area.   |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| 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                                    |
| R10  | Proposals for new meeting halls and buildings for education, social, community and health services                        |
| AM7  | Consideration of traffic generated by proposed developments.  |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 12 local owner/occupiers and the Harlington Village Residents' Association. No responses have been received.

### BAA SAFEGUARDING

No objection.

### Internal Consultees

#### TREES/LANDSCAPE OFFICER

The proposal would not result in the loss of any trees. The retained trees will provide some degree of screening from the Green Belt to the south. Care will be required during the installation and crane-offloading of the building and a method statement should be provided in order to identify and constraints/problems associated with the installation. It may, for example, be necessary to carry out some minor crown reduction/trimming back of low branches close to the proposed building.

No objections are raised subject to conditions TL1, TL2, TL3 and TL21.

#### ENVIRONMENTAL PROTECTION UNIT

The application is located within the 250 metre buffer of two former landfill sites and an operational site. However, the gas risk is anticipated to be low. Accordingly, no objections are raised subject to a condition and/or informative requiring further investigation to take place. No objections are raised on noise or air quality grounds.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

The provision of new primary and secondary school buildings is supported by Policy R10 of the UDP, providing proposals comply with other relevant policies.

Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will not grant planning permission for new

buildings or changes of use of existing land and buildings within the Green Belt, other than for predominantly open land uses. As such, it is therefore necessary for the applicant to demonstrate that a case of very special circumstances exists if an exception is to be made to established Green Belt policy. Given the relatively minor scale of the proposed building, the built up nature of the school site, that it is only required on a temporary basis whilst a longer-term solution is sought, and the need to provide facilities for an increased intake of pupils, the need for additional classroom facilities is considered to amount to a case of very special circumstances.

Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

#### **7.02 Density of the proposed development**

Not applicable to this type of application.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings, or Areas of Special Local Character within the vicinity.

#### **7.04 Airport safeguarding**

BAA Safeguarding have confirmed that the proposal would not conflict with airport/aircraft safeguarding criteria. There is no requirement to consult National Air Traffic Services (NATS) on this application.

#### **7.05 Impact on the green belt**

The proposal technically represents inappropriate development within the Green Belt. However, given the developed nature of the site and relatively small scale of the proposed building, it is not considered that the proposal would have any significant detrimental impact on its openness or its character and appearance. The building would be seen in context with the wider school site and the existing boundary fence, trees and vegetation around the site boundaries would provide some level of screening from longer distance views within the wider Green Belt, especially during the summer months. In addition it is considered that the need to supply additional classrooms to meet the school's future needs amounts to very special circumstances sufficient to permit the proposals in this Green Belt location. Accordingly, it is considered that an exception can be made to Policy OL1 of the UDP in this instance.

#### **7.07 Impact on the character & appearance of the area**

Whilst the proposed siting, size and scale of the proposed building is considered to be appropriate in this location, its design would take on the appearance of a temporary portacabin style building. As such, although the proposal would not be clearly visible from outside the school site, given its location within the Green Belt, the building, by reason of its design and materials, is not considered suitable for permanent retention, and it is considered that the school should be encouraged to identify measures for permanency of additional classrooms on the site, rather than propose further temporary buildings. As such, it is recommended that approval be granted on a temporary basis only.

#### **7.08 Impact on neighbours**

There would be no views of the site available from the nearest residential properties, which are located over 100m away to the west in Hudson Road. As such, the proposal would have no impact on the amenity of the occupants of the nearest residential properties.

#### **7.09 Living conditions for future occupiers**

Not applicable to this type of application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

No alterations are proposed to the existing car parking facilities or access arrangements to the site. Given the relatively small nature of the proposal, it is not considered that the development would lead to a significant increase in traffic movements to/from the site, to the detriment of highway and pedestrian safety.

#### **7.11 Urban design, access and security**

This issue has been largely addressed in paragraph 7.07 above. The size, scale, siting and layout of the proposed building is considered to be acceptable, however, given the site's location in the Green Belt it is considered that if the intention is to provide a long-term facility at the site, then a permanent building at the site would be visually more appropriate.

#### **7.12 Disabled access**

The applicant's Design and Access Statement confirms that the proposal would comply with relevant criteria in the Disability Discrimination Act 1995 and Part M of the Building Regulations. Further details would be required by way of condition should approval be granted.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this type of application.

#### **7.14 Trees, landscaping and Ecology**

A number of trees are located close to the site. However, it is not proposed to remove any as part of the works. Limited information has been provided with the application regarding proposed landscaping, and the impact the development could have on existing landscaping. However, given the relatively minor nature of the scheme, the Council's Trees/Landscape Officer has confirmed that additional information could be required by way of relevant conditions should approval be granted.

#### **7.15 Sustainable waste management**

The proposed classrooms would use existing waste facilities at the school site. For this type of development, the site operator ultimately has discretion over which waste management methods are used.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this type of application.

#### **7.17 Flooding or Drainage Issues**

No issues relating to flooding have been identified, however, building control regulations on this matter will need to be complied with.

#### **7.18 Noise or Air Quality Issues**

It is not considered that the proposed development would lead to a significant increase in noise or pollution at the site.

#### **7.19 Comments on Public Consultations**

None received.

#### **7.20 Planning obligations**

Not applicable to this type of development.

#### **7.21 Expediency of enforcement action**

Not applicable.

#### **7.22 Other Issues**

Contamination:

Officers in the Council's Environmental Protection Unit have advised that there have historically been contaminative land uses on or close to the site. However, monitoring at nearby sites suggests the risk of gas migration is low. Whilst it has been suggested that a condition could be added requiring the applicant to carry out further work, in this instance,

given the modular nature of the building, and resulting recommended temporary consent, it is considered that an informative would be adequate. Notably, no conditions relating to contamination were attached to a recent approval for the erection of a temporary modular classroom building at the site to provide community facilities. Given the similarities between the two schemes and proximity of the sites it is not considered it would be reasonable to require the applicant to carry out additional work in this instance.

Conditions:

It should be noted that a condition requiring the applicant to submit a scheme setting out a strategy for the long term retention of school infrastructure on site, was attached to a previous similar application at this site, approved in September 2009 (ref: 11327/APP/2009/649). The applicant has submitted details relating to that condition. However, officers have been advised that it is unlikely that permission will now be implemented due to proposed changes to the scheme, and that a new application is likely to be submitted in the near future. Accordingly, the details submitted in relation to that application are likely to be withdrawn. Therefore, in order to ensure the school is encouraged to adopt a long-term strategy for its infrastructure, whilst taking on board the sensitivities of its Green Belt location, it is recommended that the same condition is also attached to this application should approval be granted.

#### **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 not considered that the proposed building would have a significant visual impact on the character or appearance of the surrounding area or on the openness of the Green Belt sufficient to justify refusal. Officers are satisfied that there is an urgent need for the classrooms to address increasing pupil numbers and that this in itself constitutes very special circumstances. There would be no detrimental impact on the amenity of nearby residential properties as a result of the proposal and the scheme is considered to comply with relevant planning policy. As such, approval is recommended.

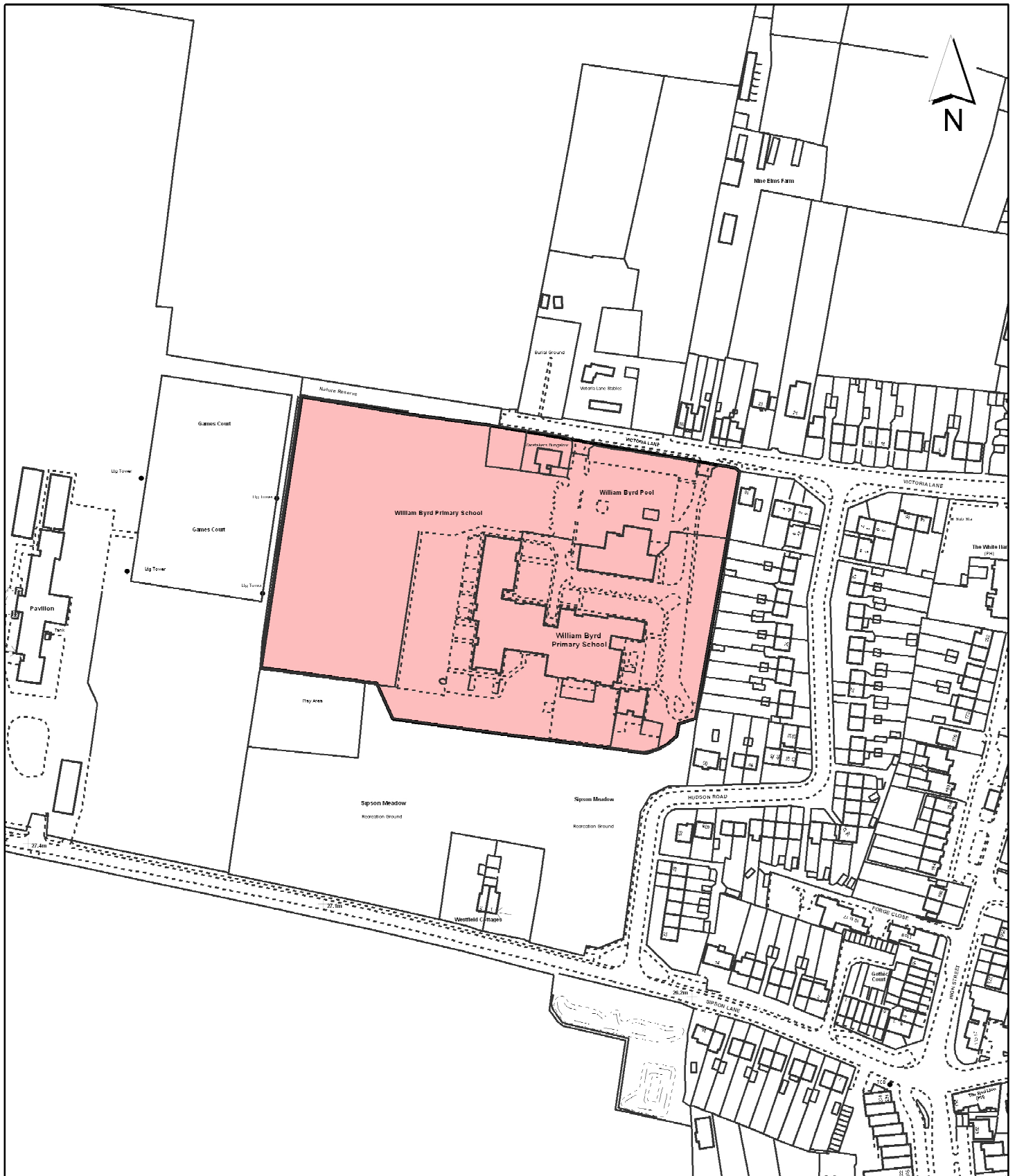
## 11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (Consolidated with Alterations since 2004)  
PPG2: Green Belts  
Council's Supplementary Planning Document: Accessible Hillingdon (January 2010)

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230





**Notes**

 Site boundary

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Site Address

**William Byrd Primary School,  
Victoria Lane, Harlington**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**11327/APP/2010/130**

Scale  
**1:2,500**

Planning Committee  
**Central and South**

Date  
**March 2010**



**HILLINGDON**  
LONDON

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# Plans for Central & South Planning Committee

30th March 2010



HILLINGDON  
LONDON



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Page 299

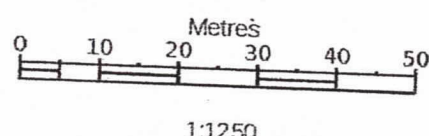




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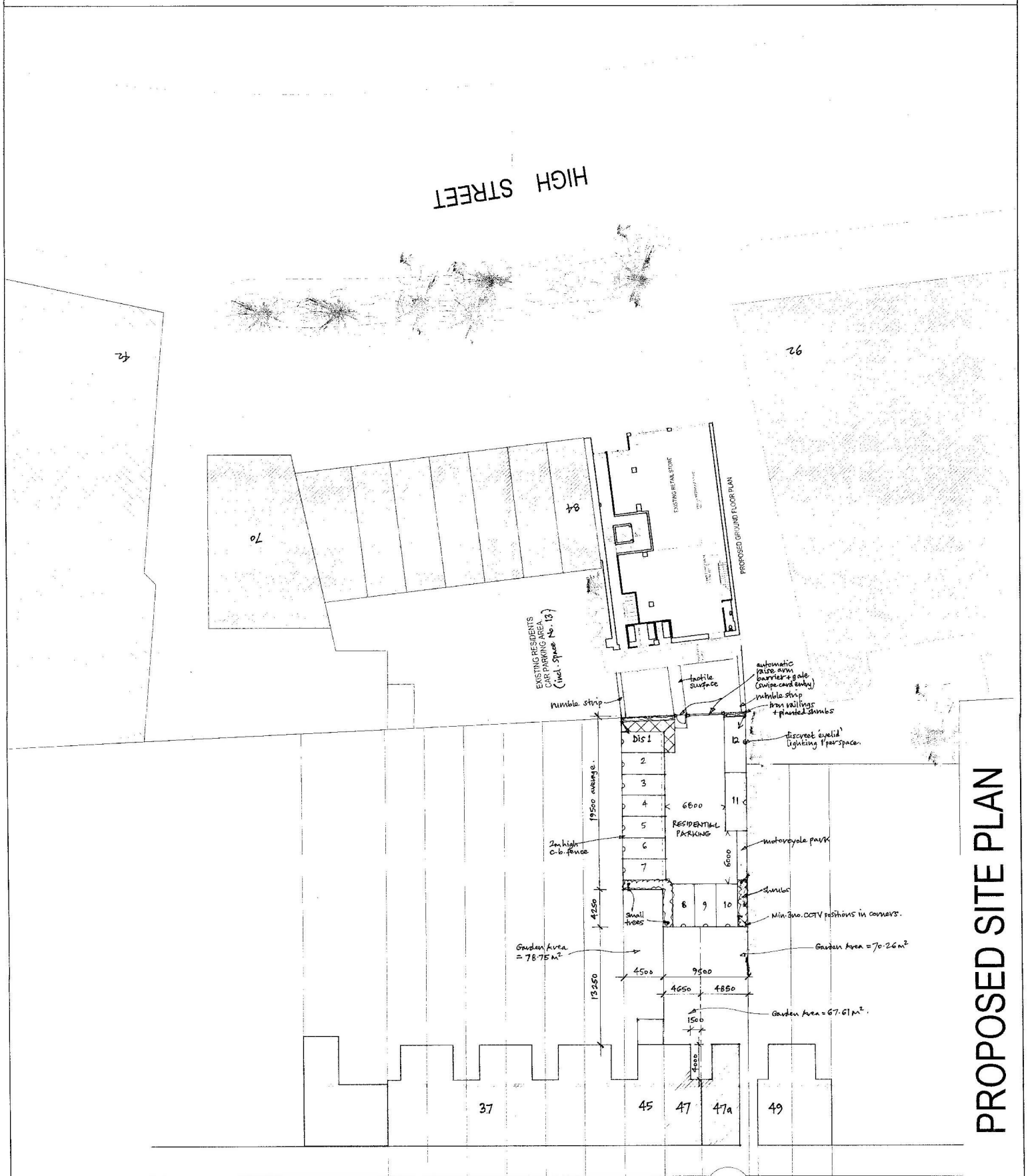
86-90  
 HIGH STREET  
 WEST DRAYTON  
 UB7 7DS

Supplied by: **Stanfords**  
 Reference: O185997  
 Centre coordinates: 506113 180418

**AMENDED  
 PLAN**

|   |               |                 |
|---|---------------|-----------------|
| Project   | Development   | Date            |
| The drawings must be in accordance with the provisions of the Building Act 2004.  |               |                 |
| <b>Mark Baldwin</b> (P.R.C./P.C.O.B./C.A.N.T.)<br>Chartered Architect & Licensed Professional Practitioner<br>Registered Professional Engineer (Structural) |               |                 |
| Mr. P. Dade<br>8890 HIGH STREET,<br>NEWBLEY 087 105.<br>PROPOSED SITE PLAN.   |               |                 |
| Scale:  | 1:200.        | Date: Feb 2010. |
| Sheet No:   | MB / 1721 / 1 | Page            |

HIGH STREET



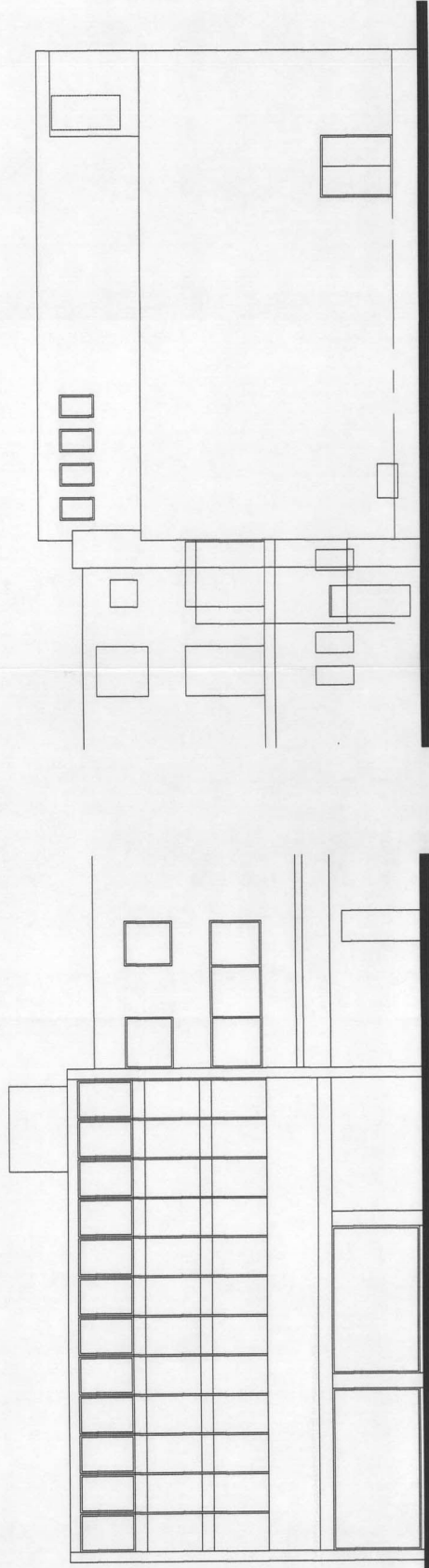
PROPOSED SITE PLAN

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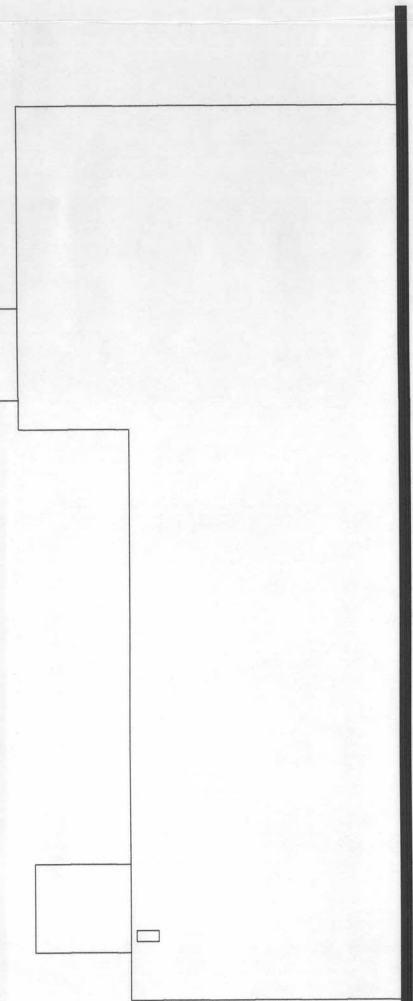
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15 APR 2009

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 London, W3 6CZ.  
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 Job: 88-90 HIGH STREET  
 YIEWSLEY.  
 Dwg: EXISTING ELEVATIONS  
 Scale: 1:100 Date: MAR 2009 Dwn:  
 Dwg No: GUG/2008/650/102



EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION



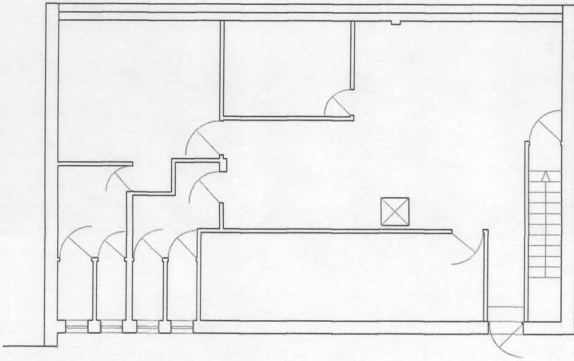
EXISTING SIDE ELEVATION

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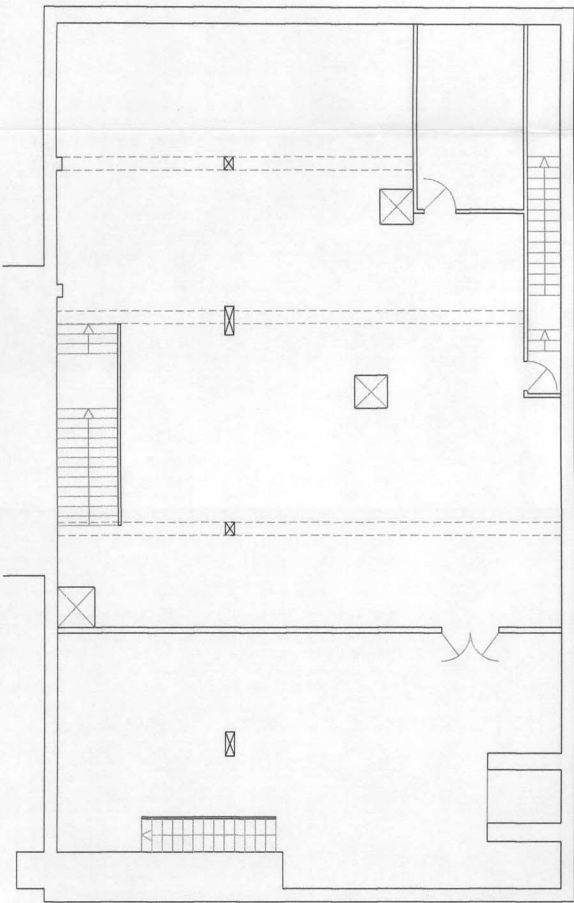
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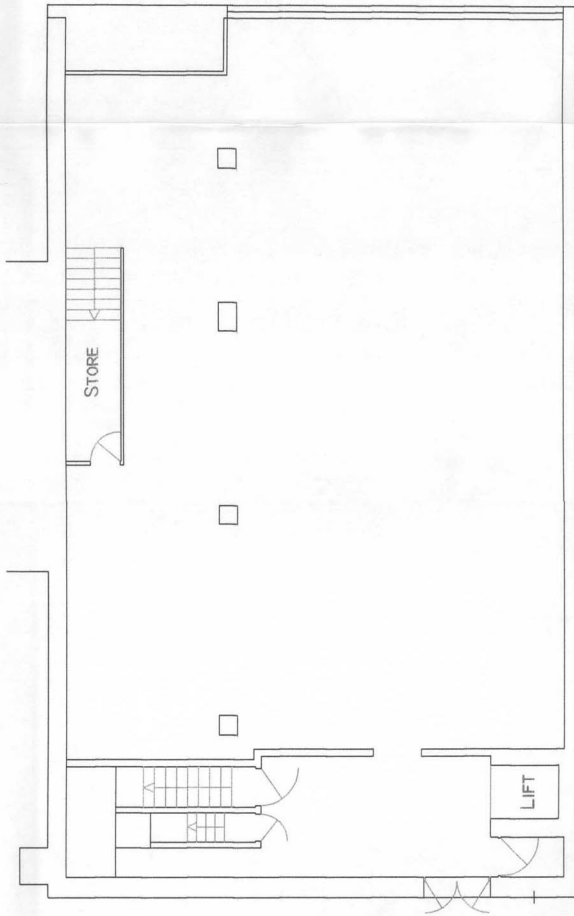
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 YIEWSLEY.  
 Dwg: EXISTING PLANS  
 Scale: 1:100 Date: MAR 2009 Dwn:  
 Dwg No: GUG/2009/680/101



EXISTING SECOND FLOOR PLAN

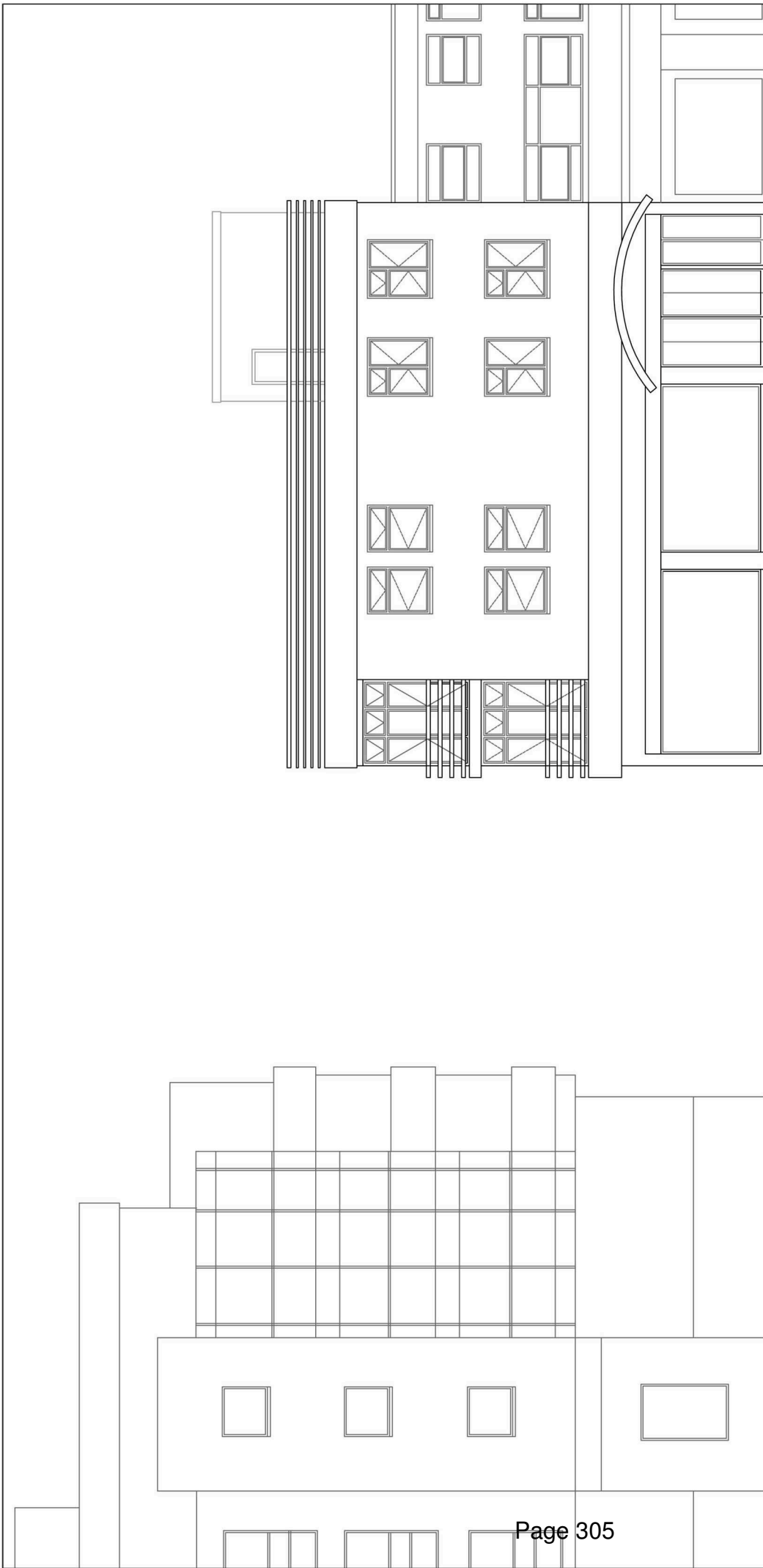


EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN





PROPOSED DEVELOPMENT

PROPOSED FRONT ELEVATION

**GUG Architects**

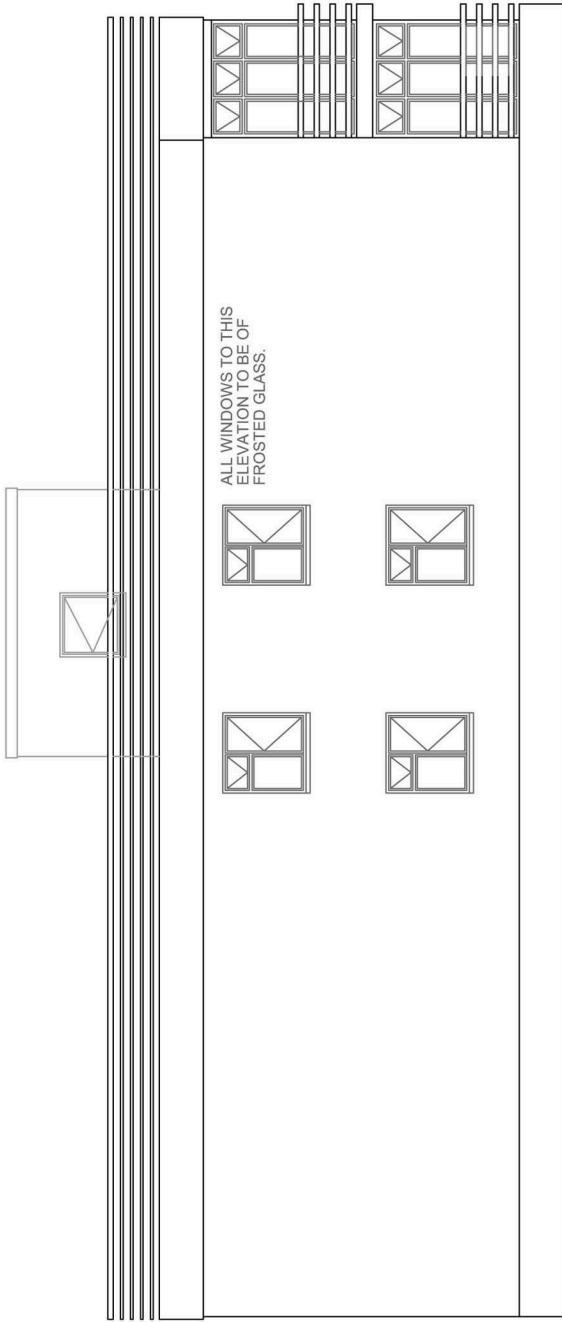
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London, W3 8GZ  
Tel: 020 89933435 Fax: 020 89933436

Job: 86-90 HIGH STREET  
YIEWSLY

Dwg: PROPOSED FRONT ELEVATION  
Scale: 1:100 Date: NOV 09 Dwn: W  
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ALL WINDOWS TO THIS  
ELEVATION TO BE OF  
FROSTED GLASS.

PROPOSED DEVELOPMENT

PROPOSED SIDE ELEVATION

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London, W3 8GZ

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Job:

86-90 HIGH STREET

YIEWSLY

Dwg: PROPOSED SIDE ELEVATION.

Scale: 1:100 Date: NOV 09 Dwn: W

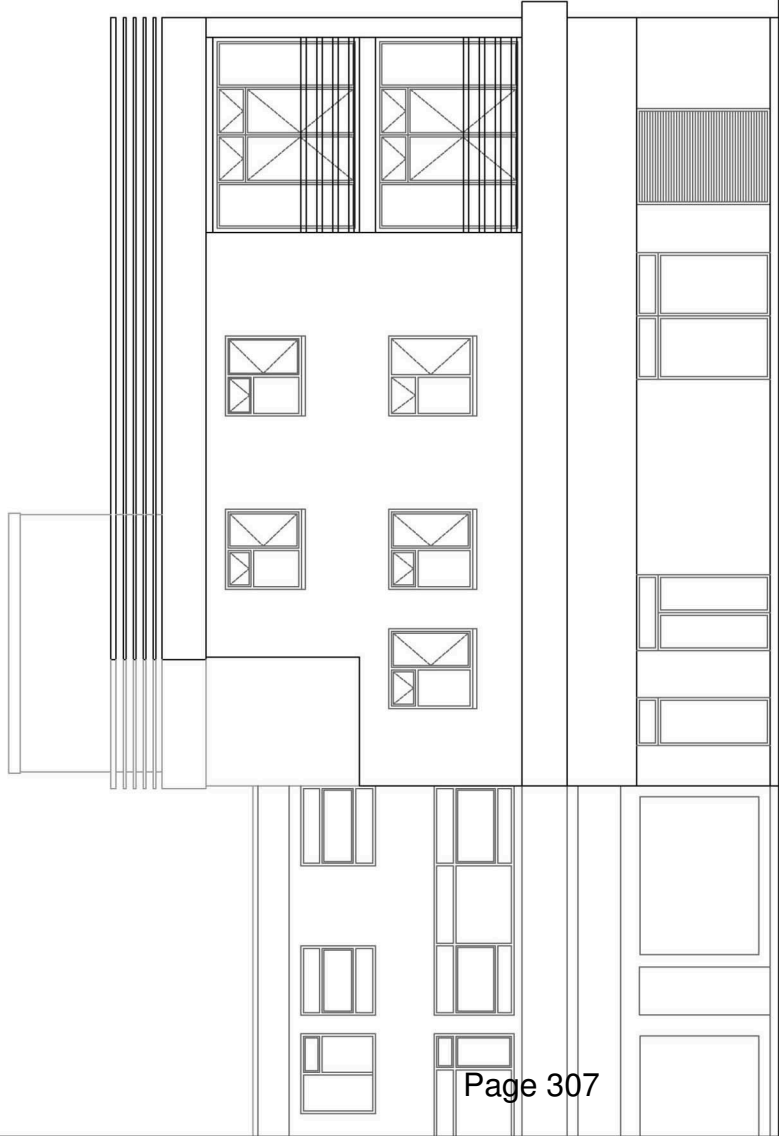
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PROPOSED REAR ELEVATION

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|                            |                         |
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| Dwg:                       | PROPOSED REAR ELEVATION |
| Scale:                     | 1:100                   |
| Date:                      | NOV 09                  |
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| Dwg No: GUG/2009/660/202 A |                         |

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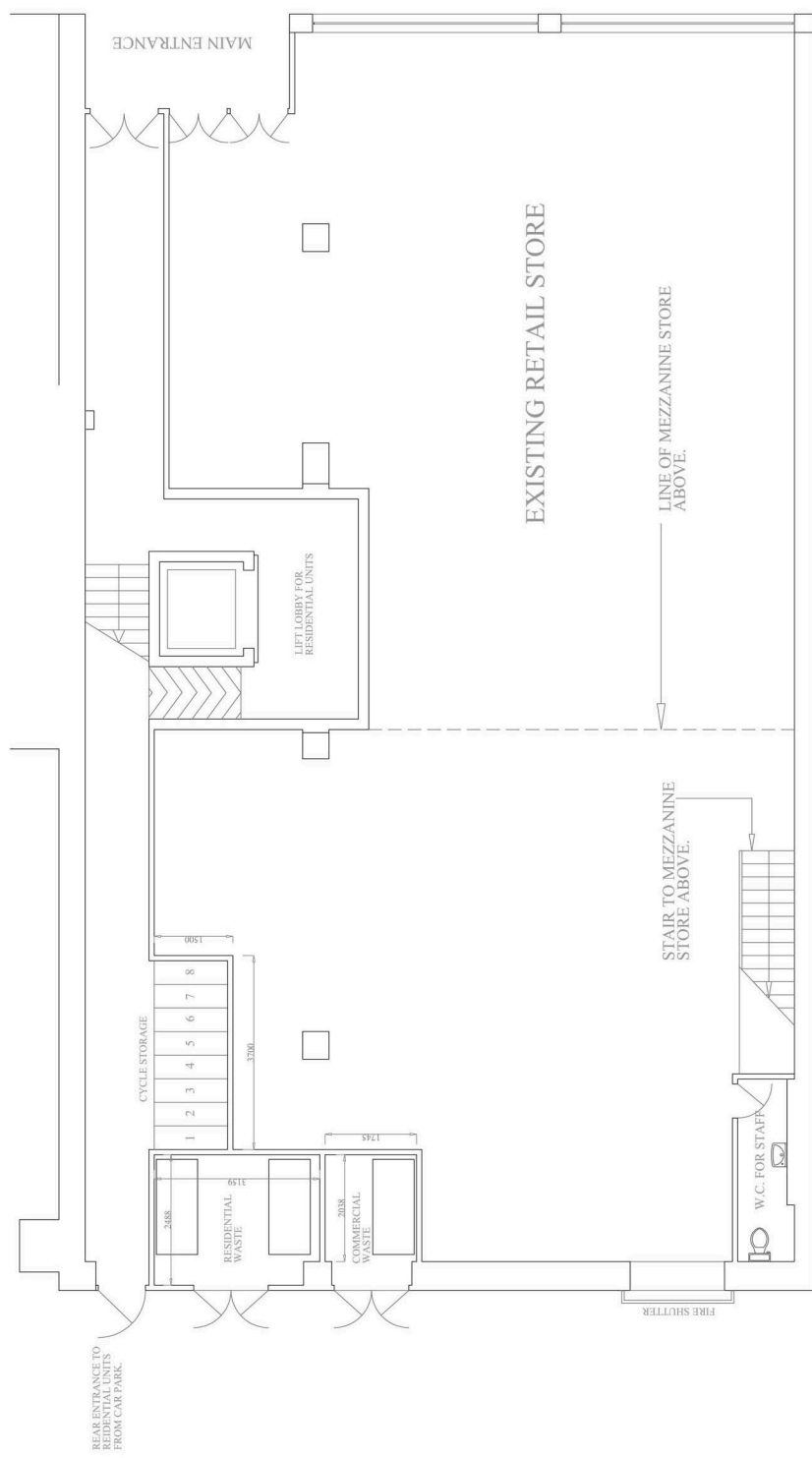
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YEWSLEY COUNTY

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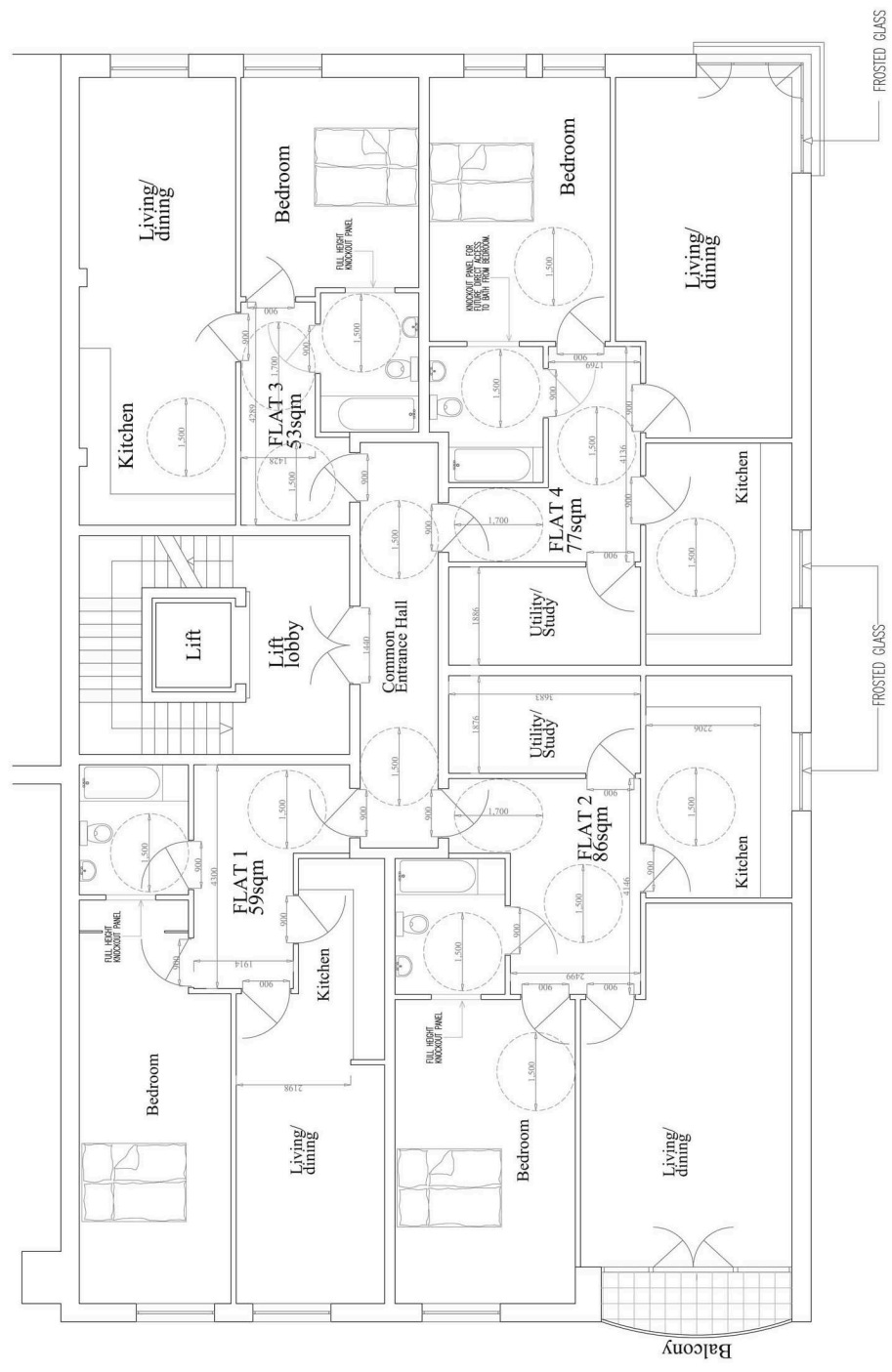


**PROPOSED GROUND FLOOR PLAN**

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Job: HIGH STREET  
YEWSLEY COUNTY

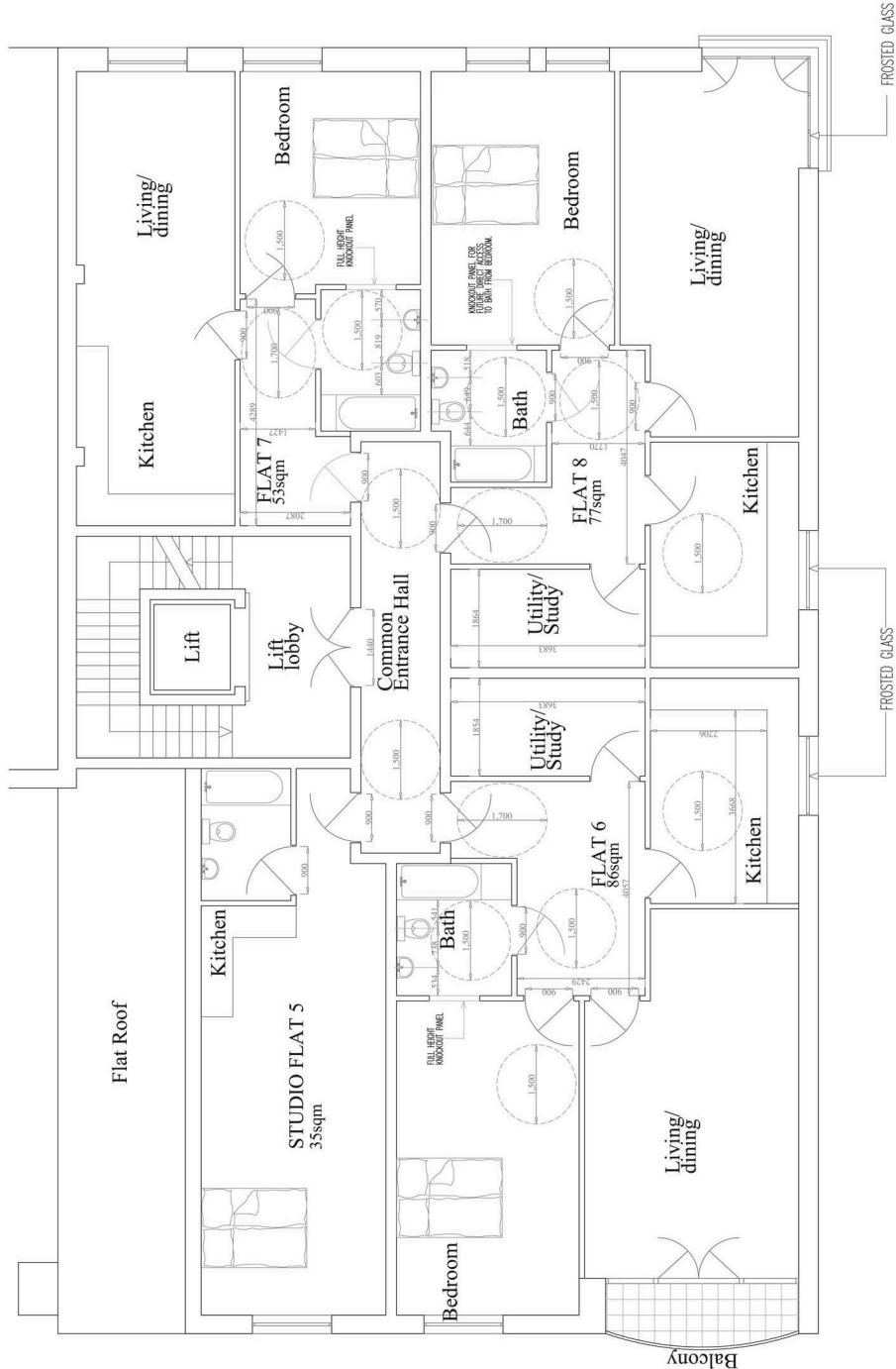
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London W3 6OZ  
Tel: 020 89933455 Fax: 020 89933436  
Job: HIGH STREET  
YEIWSLEY COUNTY  
Dwg: PROPOSED SECOND FLOOR PLAN  
Scale: 1:50 | Date: NOV 2009 | Dwnr: W  
Dwg No: GUG08/660/105A



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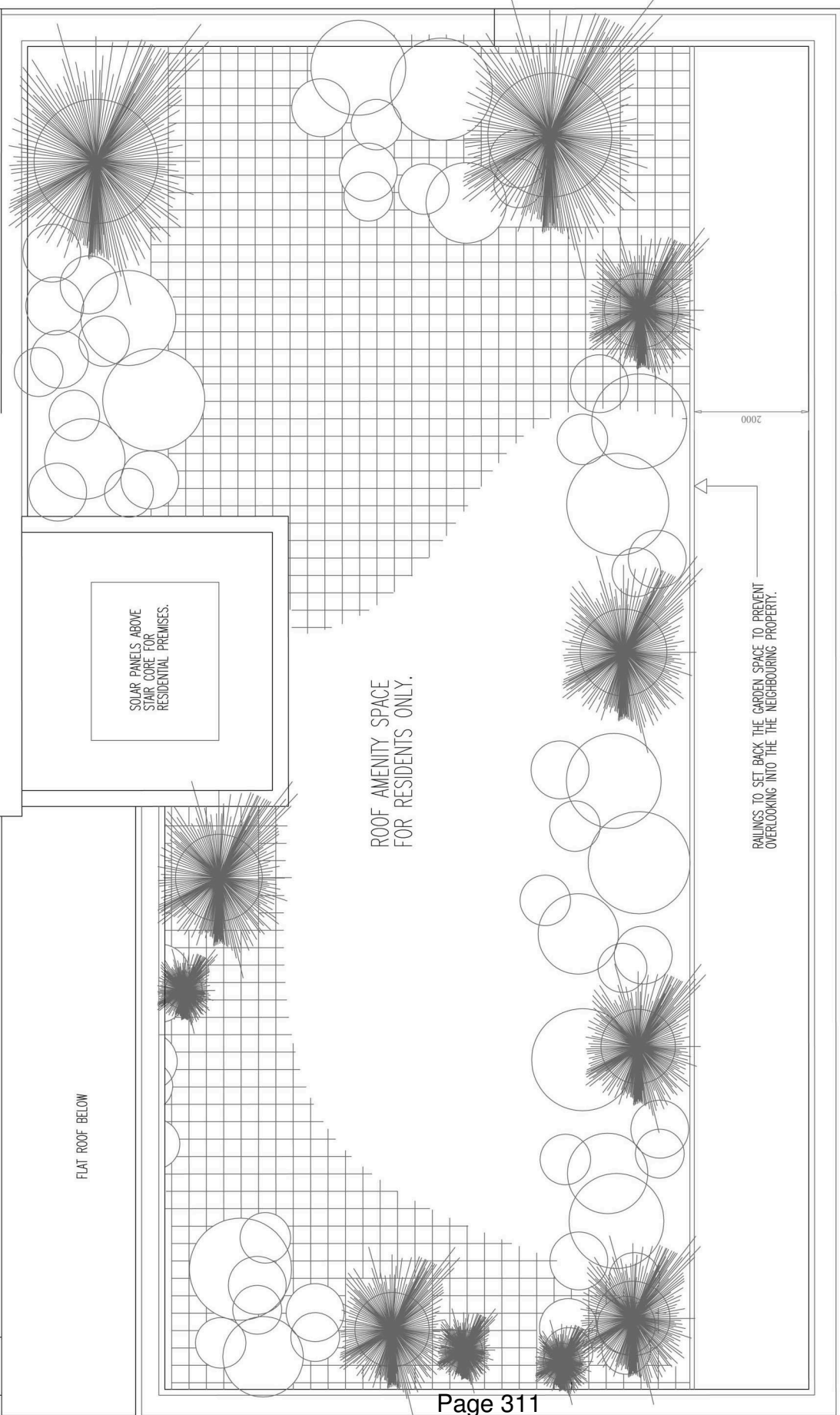
**GUG Architects**  
156A High Street, Acton  
London, W3 6QZ.  
Tel:020 89933435 Fax:020 89933436

Job: HIGH STREET  
YEWSLEY COUNTY

Dwg: PROPOSED ROOF PLAN

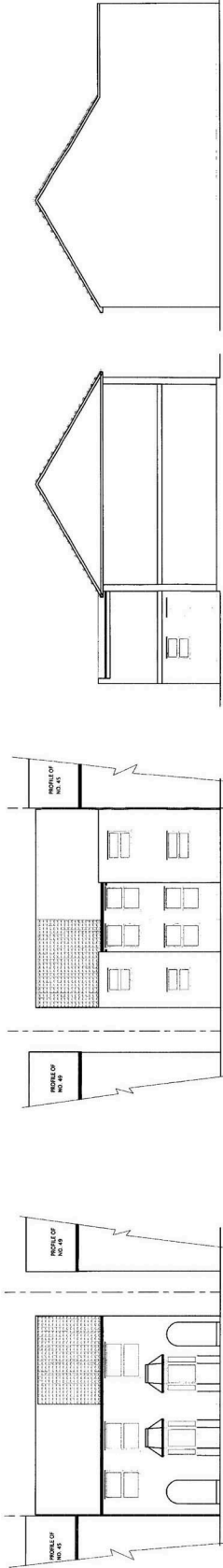
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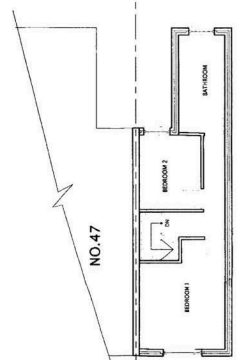


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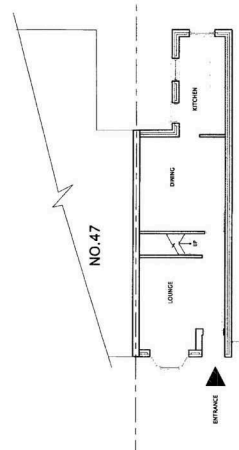
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PROPOSED REAR ELEVATION

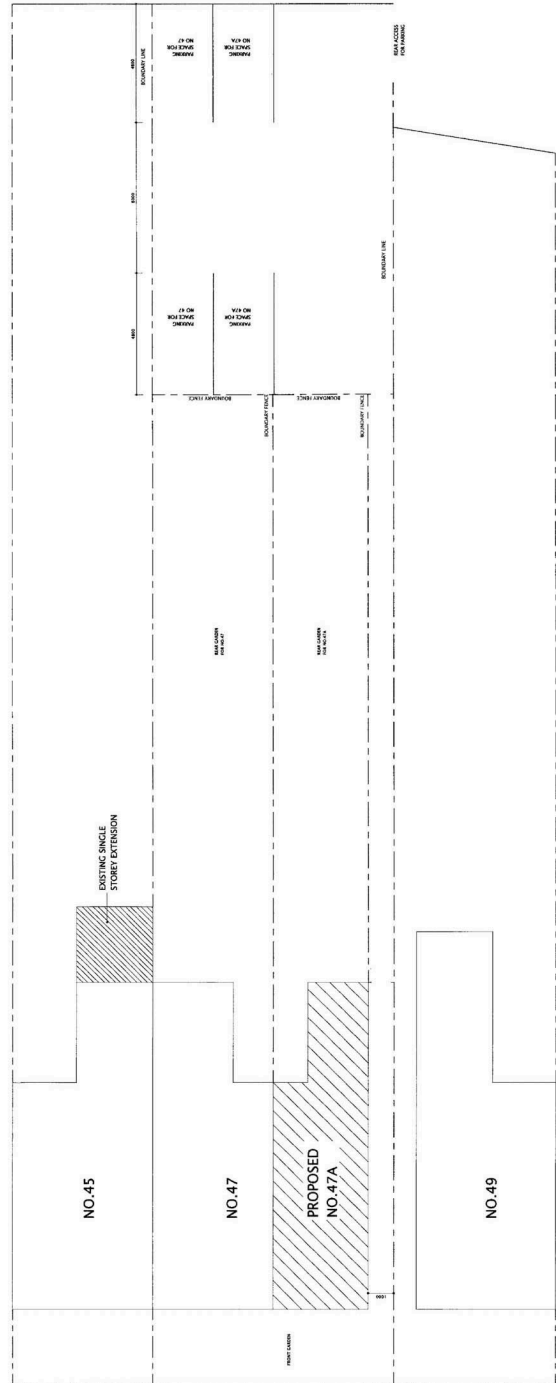
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PROPOSED FIRST FLOOR PLAN



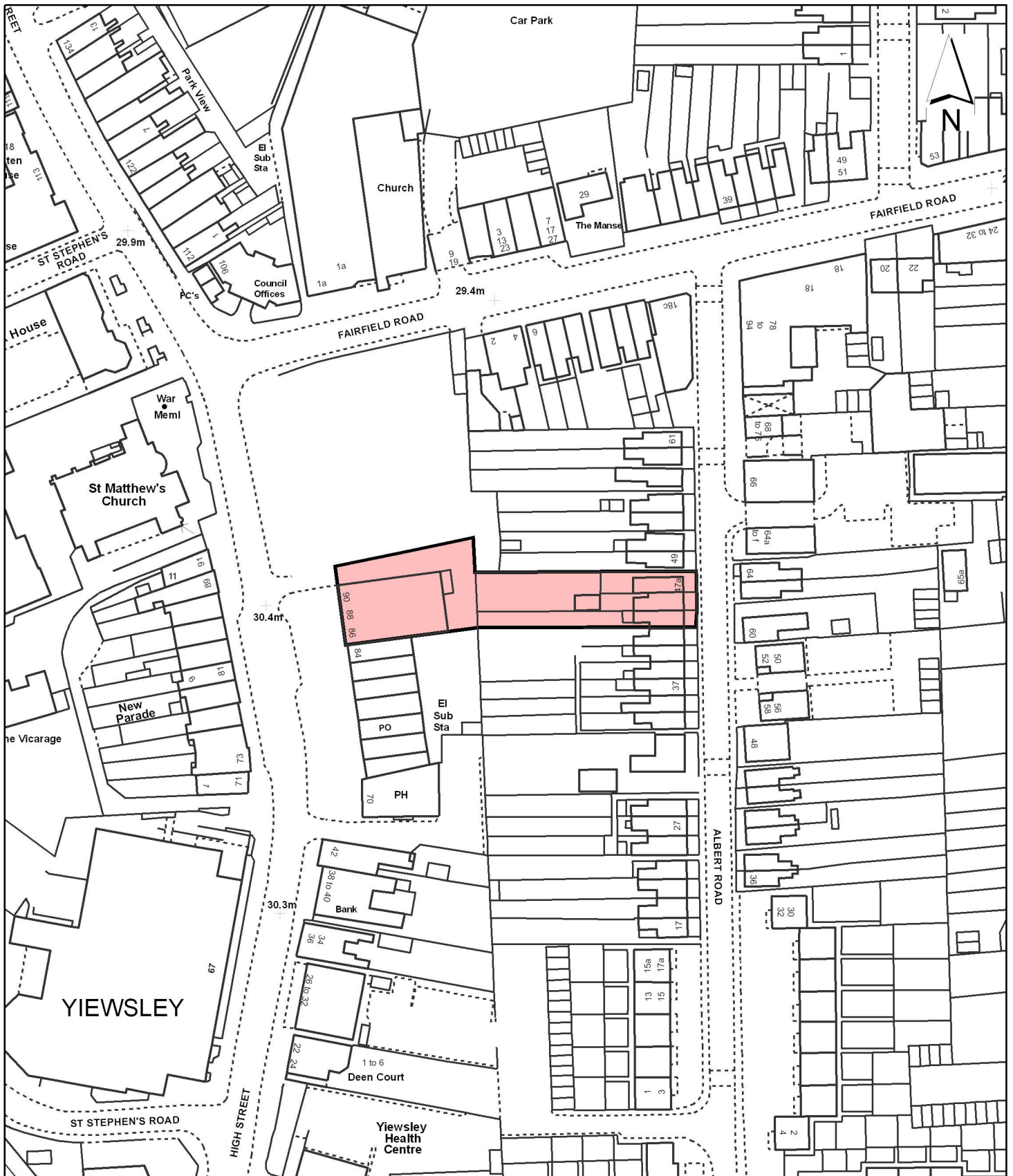
PROPOSED GROUND FLOOR PLAN




PROPOSED SITE PLAN

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| JOB TITLE:<br>PROPOSED SEMI DETACHED HOUSE<br>AT 47 ALBERT ROAD/WEST DRAYTON.                             |          |
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| ENVIRONMENTAL<br>SERVICES DESIGN  |          |
| SCALE: 1:100  |          |
| DATE: NOV 2004  |          |
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| <b>86-90 High Street,<br/>Yiewsley</b> |                   |
| Planning Application Ref:              | Scale             |
| <b>64714/APP/2009/778</b>              | <b>1:1,250</b>    |
| Planning Committee                     | Date              |
| <b>Central and South</b>               | <b>March 2010</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



HILLINGDON

LONDON

**Report of the Head of Planning & Enforcement**

**Address** 7 BOSANQUET CLOSE COWLEY

**Development:** First floor rear extension and change of use from 6- bedroom student hostel to 7-bedroom student hostel (Part retrospective application.)

**LBH Ref Nos:** 33492/APP/2009/2389

**Date Plans Received:** 04/11/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 04/11/2009

# H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 0582 SECTION K  
GREATER LONDON

Scale 1/1250

BOROUGH OF HILLINGDON



TO 0582 SE  
TO 0581 NE

Old Reference MIDDLESEX XIV 7 L

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PLANNING & COMMUNITIES  
SERVICES



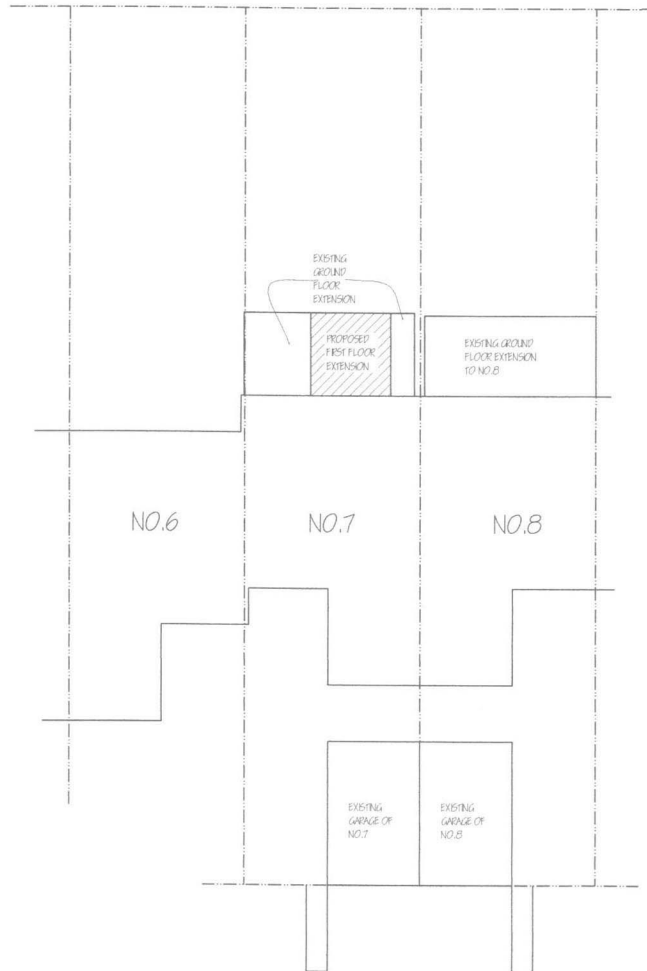
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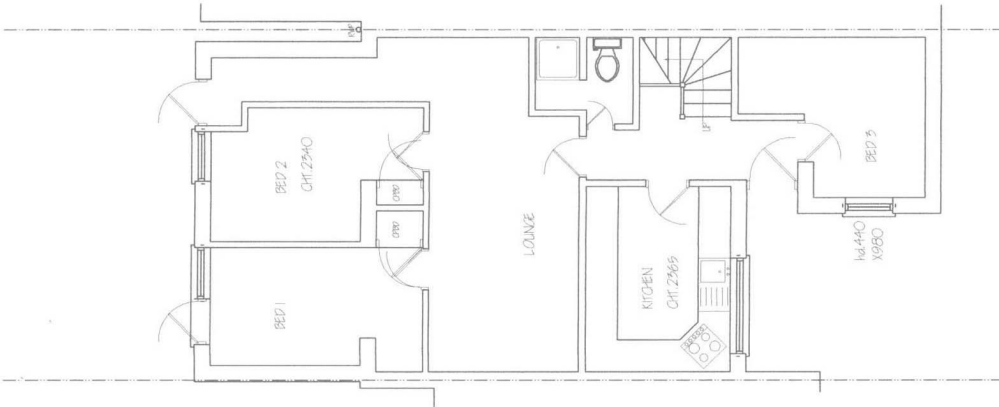


*Nigel Fallon 07768-408525*

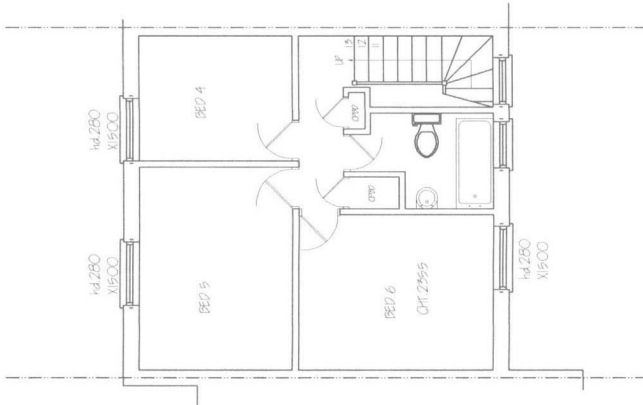
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| PROJECT:                           | CLIENT / ADDRESS:<br>7, BOSANQUET CLOSE,<br>COWLEY | NO.<br>02    |
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SERVICES



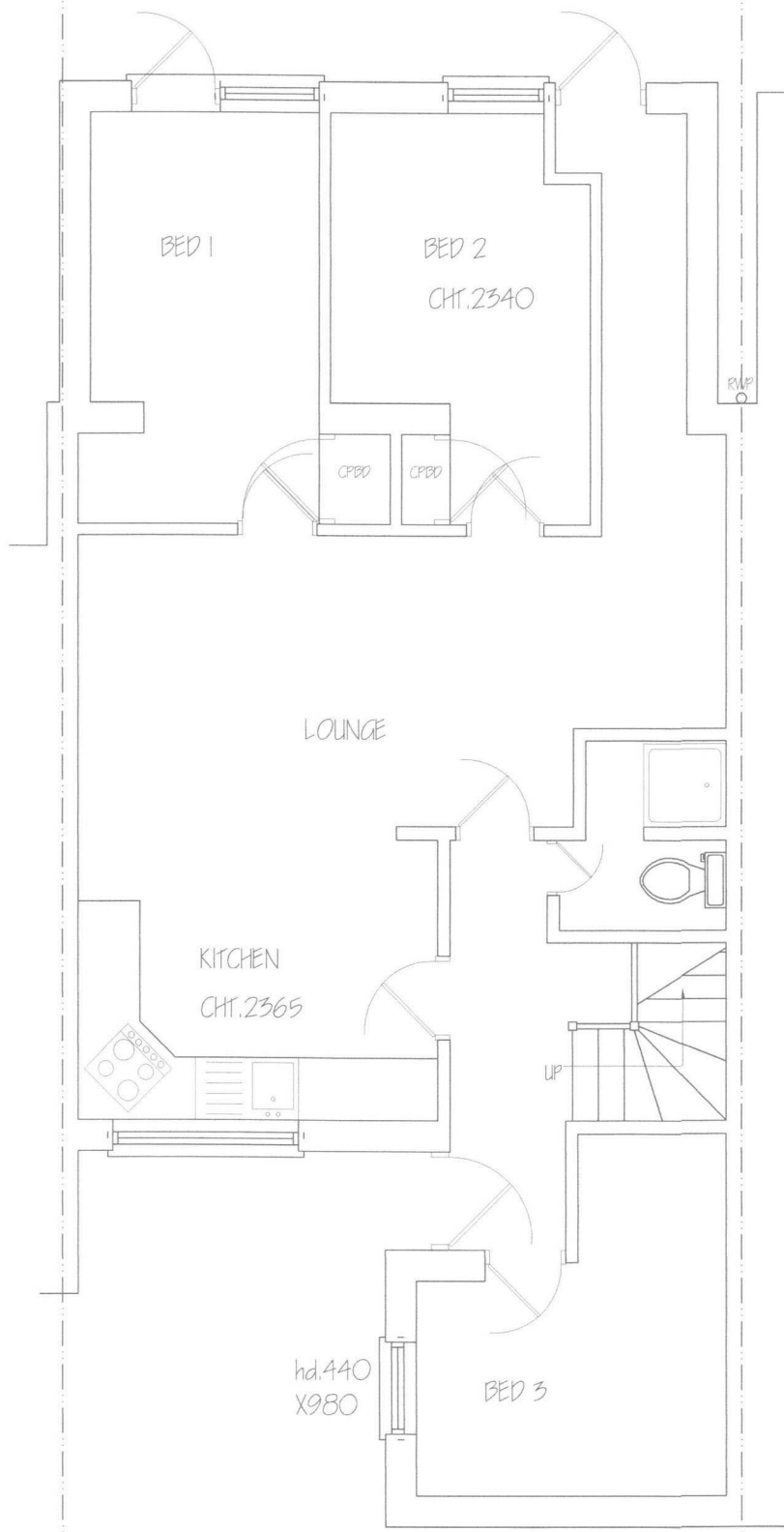
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

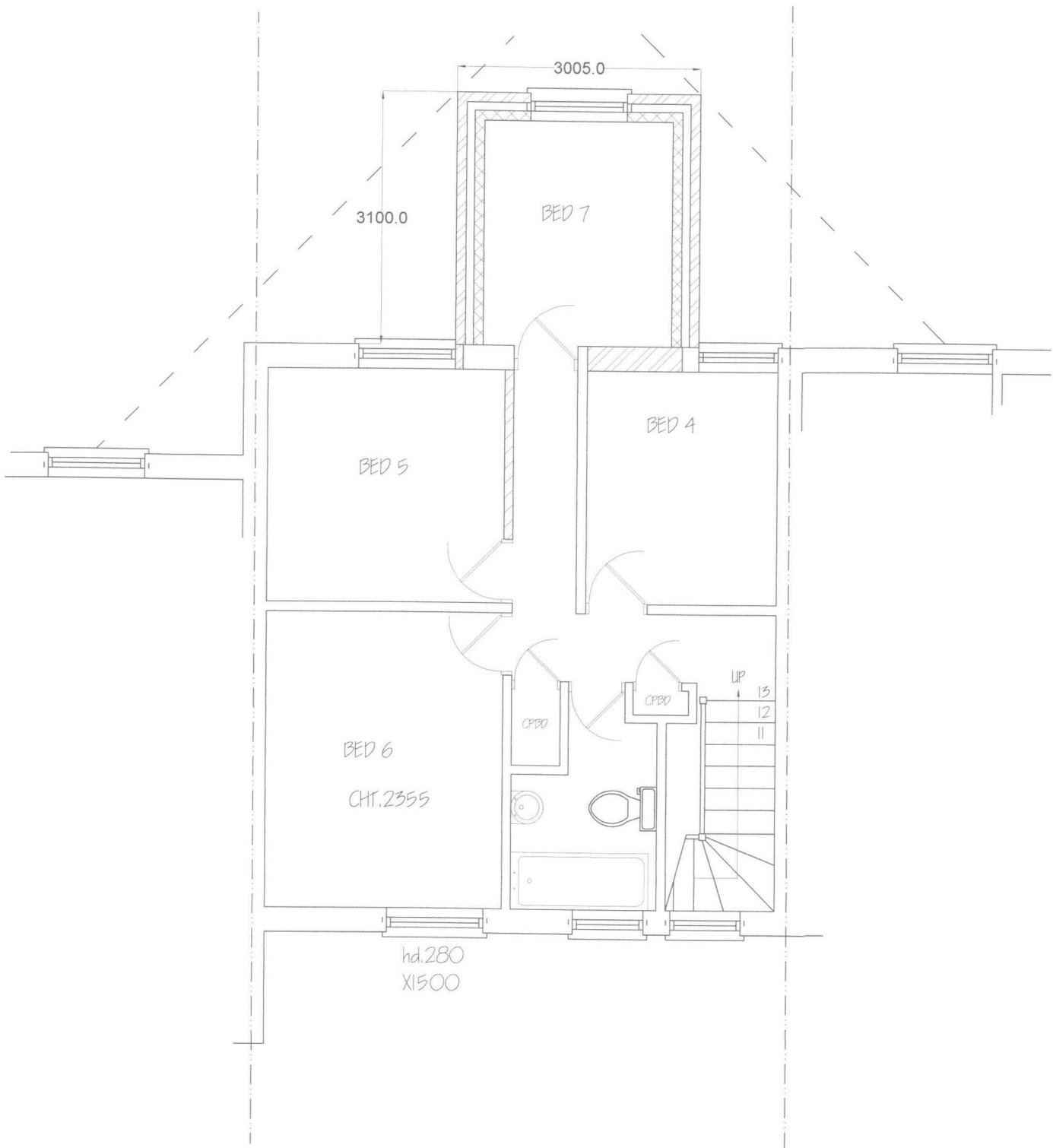
**Nigel Fallon 07768-408525**

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|-------------------------------------|---|--------------------|
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| DRAWN BY:                           | DATE: 20/11/2009                                  |                    |
| PROJECT:                            | CLIENT / ADDRESS:<br>7, BOSWELL CLOSE,<br>CONLEY. | NO. OF<br>101 REV. |



*Nigel Fallon 07768-408525*

|   |  |  |             |
|---|--|--|-------------|
| DRAWING TITLE: PROPOSED GROUND FLOOR PLAN |  |  |             |
| DRAWN BY:                                 |  | DATE: 20/7/2009  | SCALE: 1:50 |
| PROJECT:                                  |  | CLIENT/ ADDRESS:<br>7, BOSANQUET CLOSE,<br>COWLEY.                                     | NO.<br>03   |
|   |  | PLANNING & COMMUNITY SERVICES<br>- 4 NOV 2009<br>LONDON BOROUGH OF HILLINGDON RECEIVED | REV:        |

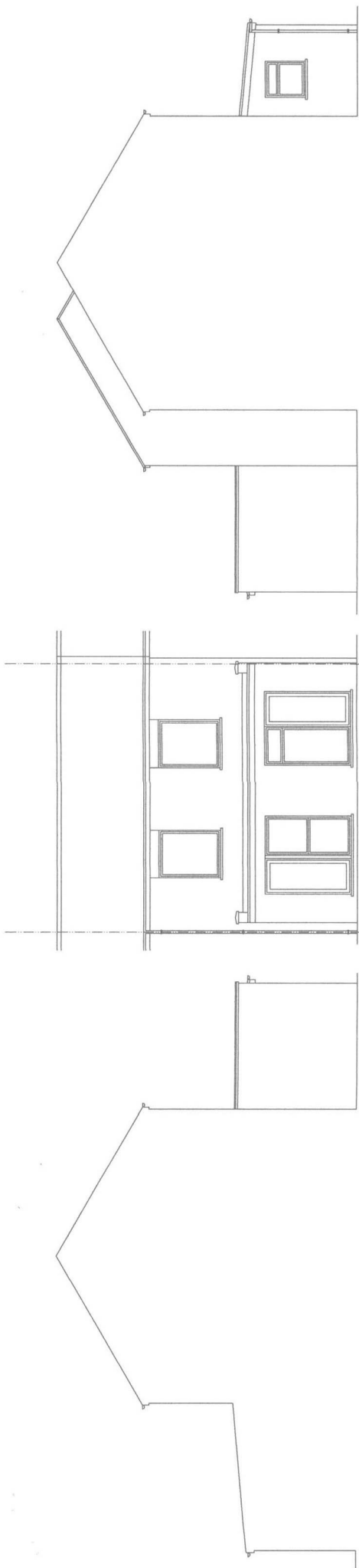


*Nigel Fallon 07768-408525*

|  |  |                |
|--|--|----------------|
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| DRAWN BY:                                | DATE: 20/7/2009                                    | SCALE: 1:50    |
| PROJECT:                                 | CLIENT / ADDRESS:<br>7, BOSANQUE CLOSE,<br>COWLEY. | NO. 04<br>REV: |

LONDON BOROUGH OF  
 HILLINGDON  
 RECEIVED  
 - 4 NOV 2009  
 PLANNING & COMMUNITY  
 SERVICES

LONDON BOROUGH OF  
HILLINGDON  
RECEIVED  
- 4 NOV 2009  
PLANNING & COMMUNITY  
SERVICES



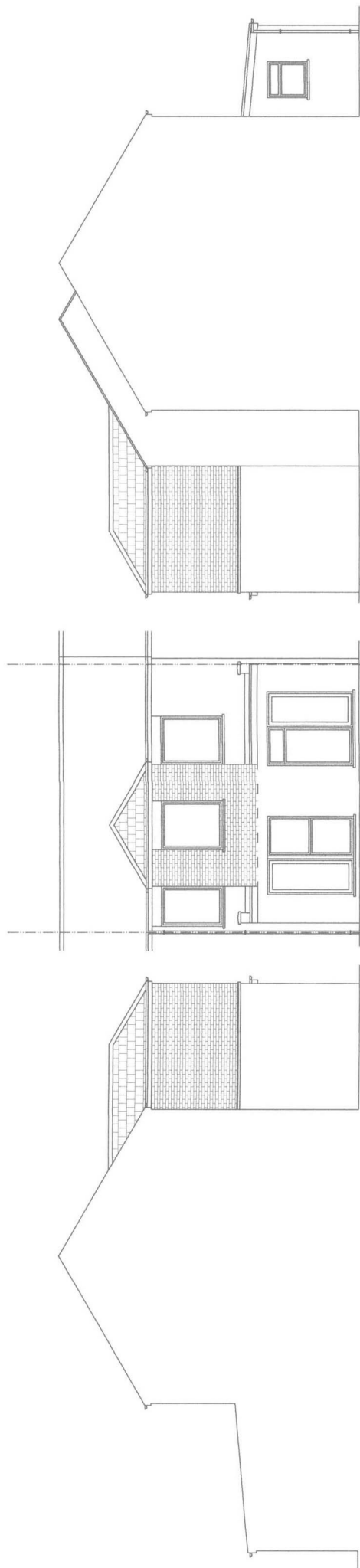
EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION

**Nigel Fallon 07768-408525**

|   |  |  |      |
|---|--|--|------|
| DRAWING TITLE: EXISTING / PROPOSED ELEVATIONS |  | SCALE: 1:100                                       |      |
| DRAWN BY:                                     |  | DATE: 20/11/2009                                   |      |
| PROJECT:                                      |  | CLIENT / ADDRESS:<br>7, BOSWALLET CLOSE,<br>CONLEY |      |
|   |  | NO.  | REV. |
|   |  | 02   |      |



PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION





**Notes**

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Site Address

**7 Bosanquet Close,  
Cowley**

Planning Application Ref:

**33492/APP/2009/2389**

Planning Committee

**Central and South**

Scale

**1:1,250**

Date

**March 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

## **Report of the Corporate Director of Planning & Community Services**

**Address** STOCKLEY PARK PHASE 3 IRON BRIDGE ROAD WEST DRAYTON

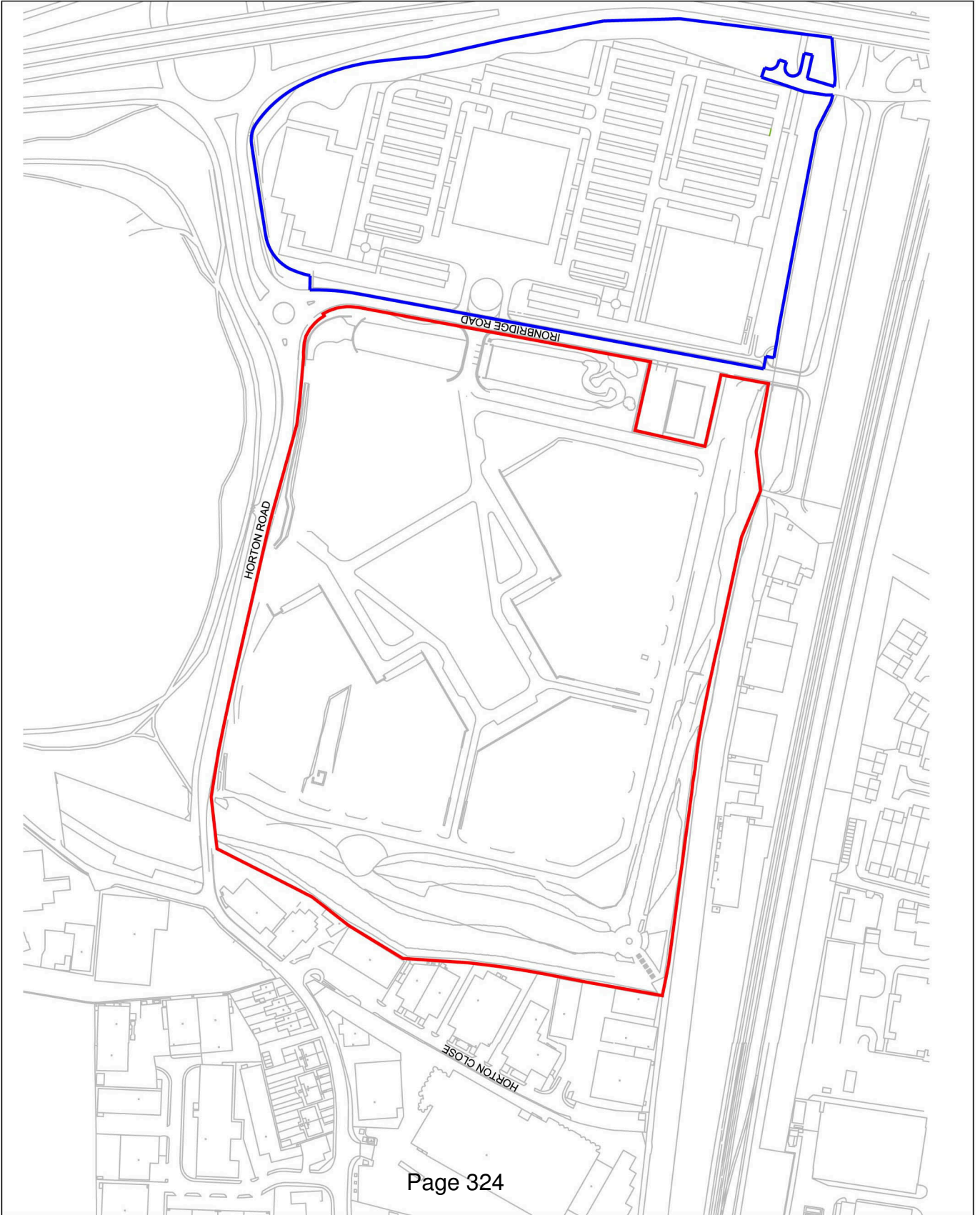
**Development:** Mixed use development comprising 25,000 sq.m office space (Class B1), 26,000 sq.m / 450-room hotel, including leisure facilities and energy centre (min 3 star) (Class C1), 18,135 sq.m data centre (Sui Generis), a single storey car parking building (Sui Generis) 3,500 sq.m mixed use building accommodating office (Class B1), non-residential institution including art exhibition space (Class D1), retail (Class A1), financial and professional services (Class A2), cafés and restaurants (Class A3) and associated car parking and landscaping (Outline application for full details for access.)

**LBH Ref Nos:** 37977/APP/2009/2079

**Date Plans Received:** 25/09/2009                      **Date(s) of Amendment(s):** 25/09/2009  
**Date Application Valid:** 25/09/2009                      12/11/2009



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KEY



Site Application Boundary



Land within the applicants ownership

JAC Architects

ARUP

JONES LANG  
LASALLE

stockley park

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**TURLEYASSOCIATES**

|                 |   |
|-----------------|---|
| CLIENT:         | STOCKLEY PARK CONSORTIUM LTD            |
| PROJECT:        | STOCKLEY PARK, PHASE 3                  |
| DRAWING TITLE:  | SITE LOCATION PLAN                      |
| DRAWING NUMBER: | REV: DRAWN: CHECK: STATUS: DATE: SCALE: |
| KAJL1001_108    | B KN SH DRAFT 16/09/09 1:2500@A3        |

**ILLUSTRATIVE MASTERPLAN (FOR ILLUSTRATIVE PURPOSES ONLY)**

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**Figure A6**

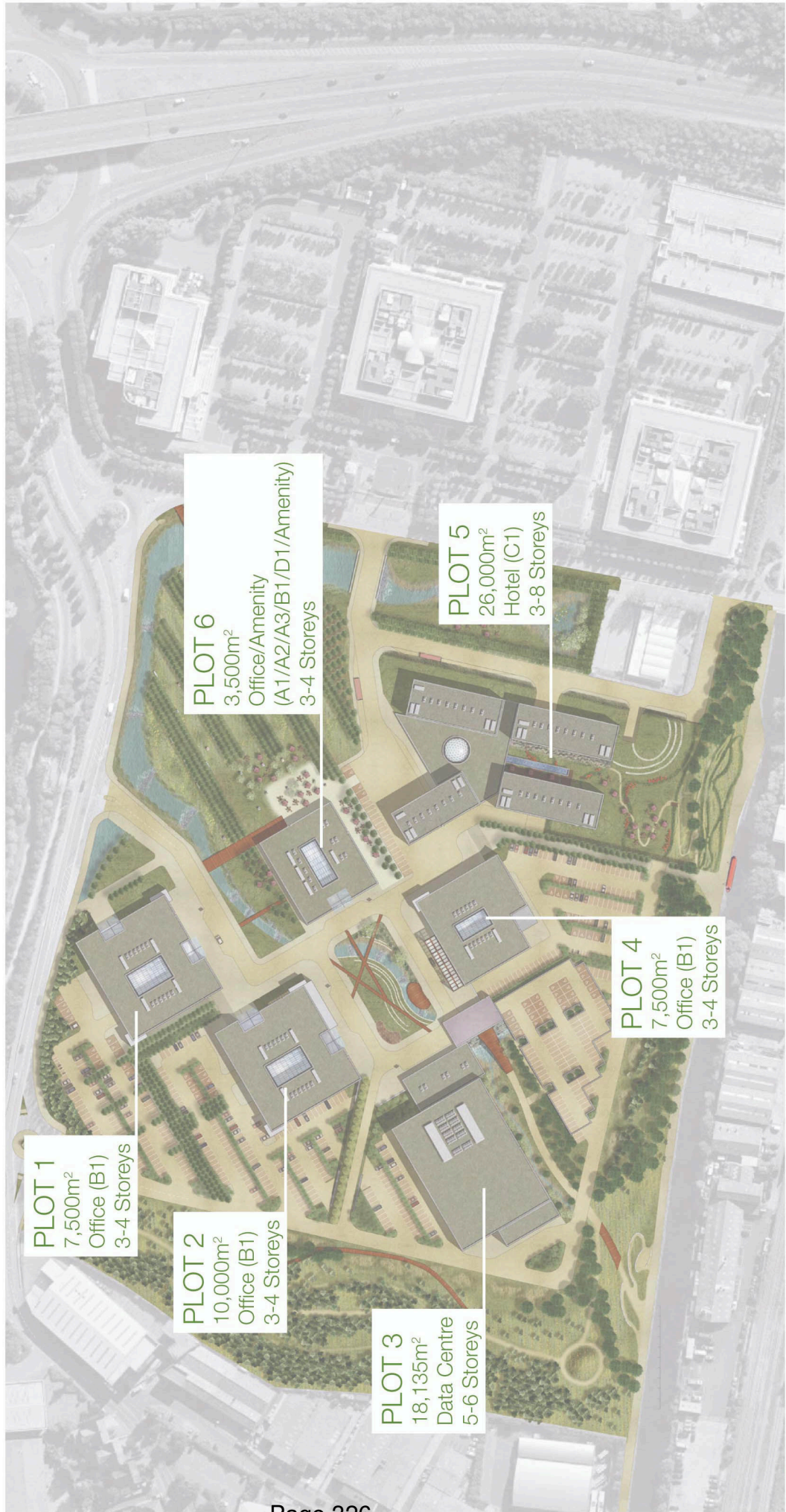


**KEY**  
 Site boundary

**JAC Architects**  
**ARUP**  
**JONES LANG LASALLE**  
**stockley park**

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|   |
|---|
| <b>TURLEYASSOCIATES</b>                                 |
| CLIENT: STOCKLEY PARK CONSORTIUM LTD                    |
| PROJECT: STOCKLEY PARK, PHASE 3                         |
| DRAWING TITLE: ILLUSTRATIVE MASTERPLAN                  |
| DRAWING NUMBER: REV: DRAWN: CHECK: STATUS: DATE: SCALE: |
| KAJL1001_108 7_0 MJU MR FINAL 10/11/09 1:2000@A3        |



## WOODED AVENUES

The striking mature avenues of red oak trees are framed by gently cascading water, accentuating the dominance of the planting on the roundabout at the north-east corner of the development.

The avenues extend into the business park using mature stock from elsewhere on the site, framing the buildings and providing a defined walkway along the primary pedestrian spine.

The removal of unnecessary internal roads facilitates a direct connection between the woodland environment and the building at plot six, allowing the avenues to extend without interruption and encompass the building.

To the south of Plot 6, the avenue continues along the pedestrian spine, with an open character to allow a relationship between this mixed use building and the character of the hotel court. The trees provide shelter to walk under and also for seating associated with the ground floor uses of Plot 6, while also minimising the effect of a small number of car parking spaces along this edge of the hotel court.

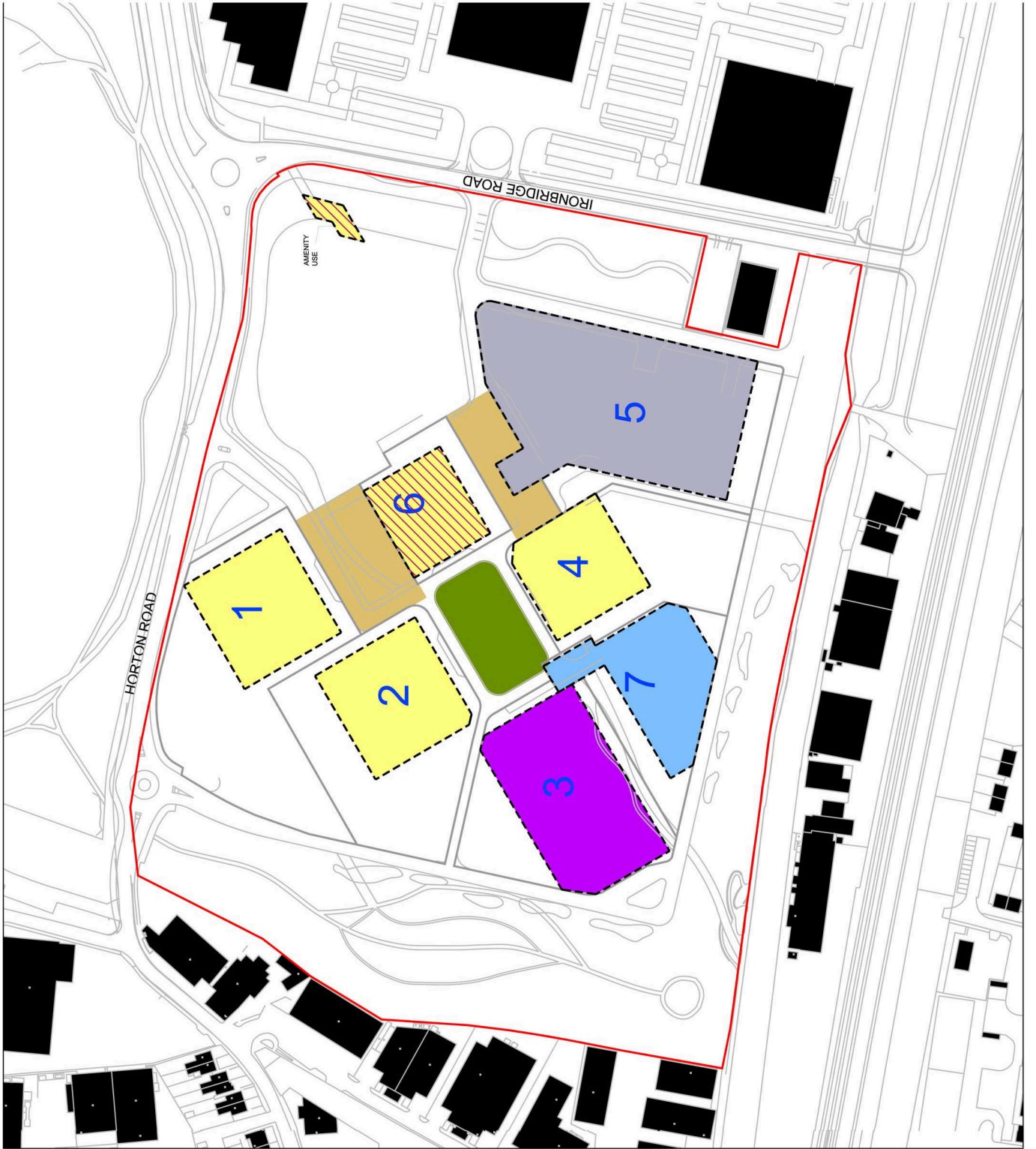


Image 34 View between the mature Red Oak trees



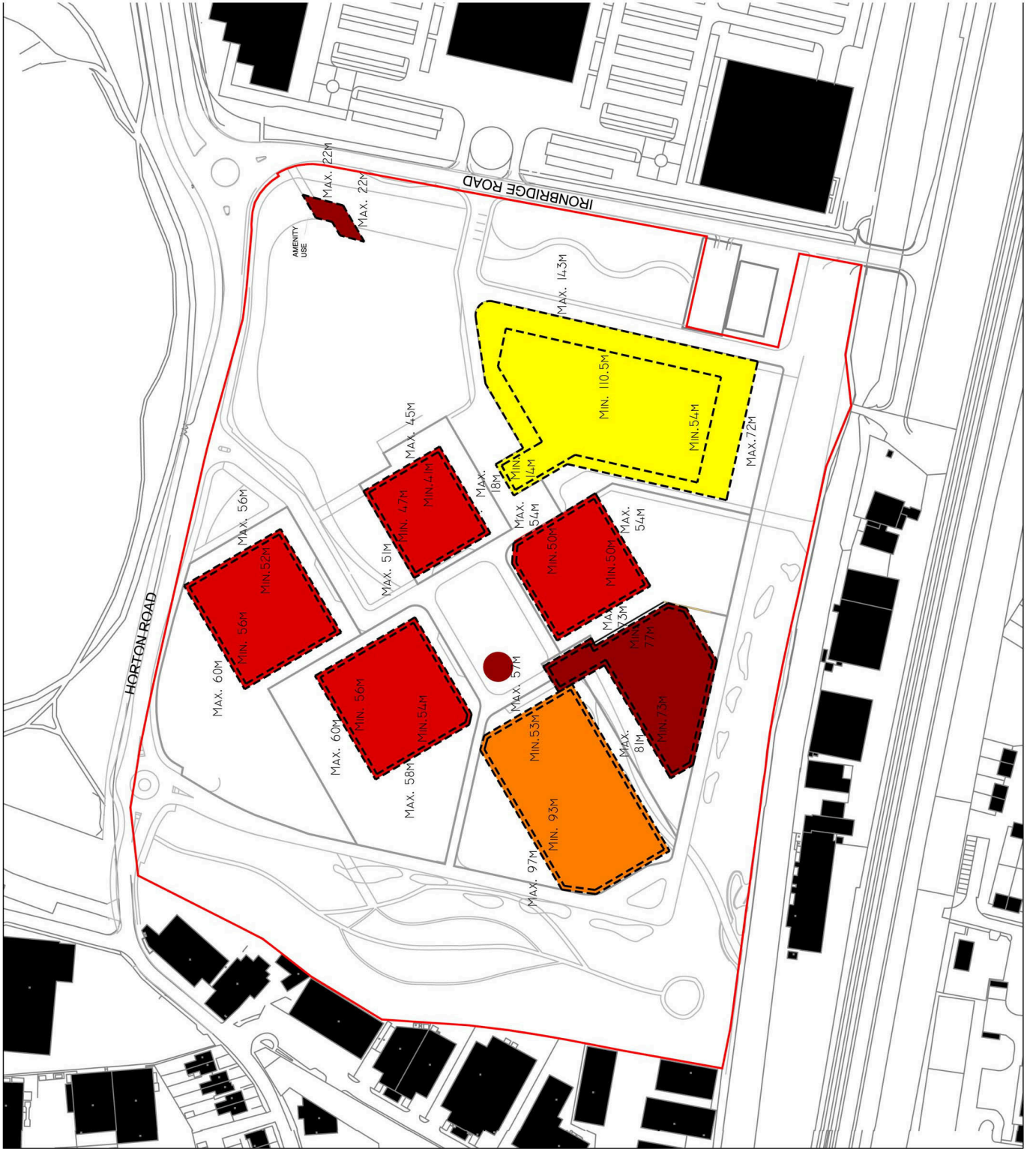
Image 35 View through the mature Red Oak avenues

**ZONES OF USE**

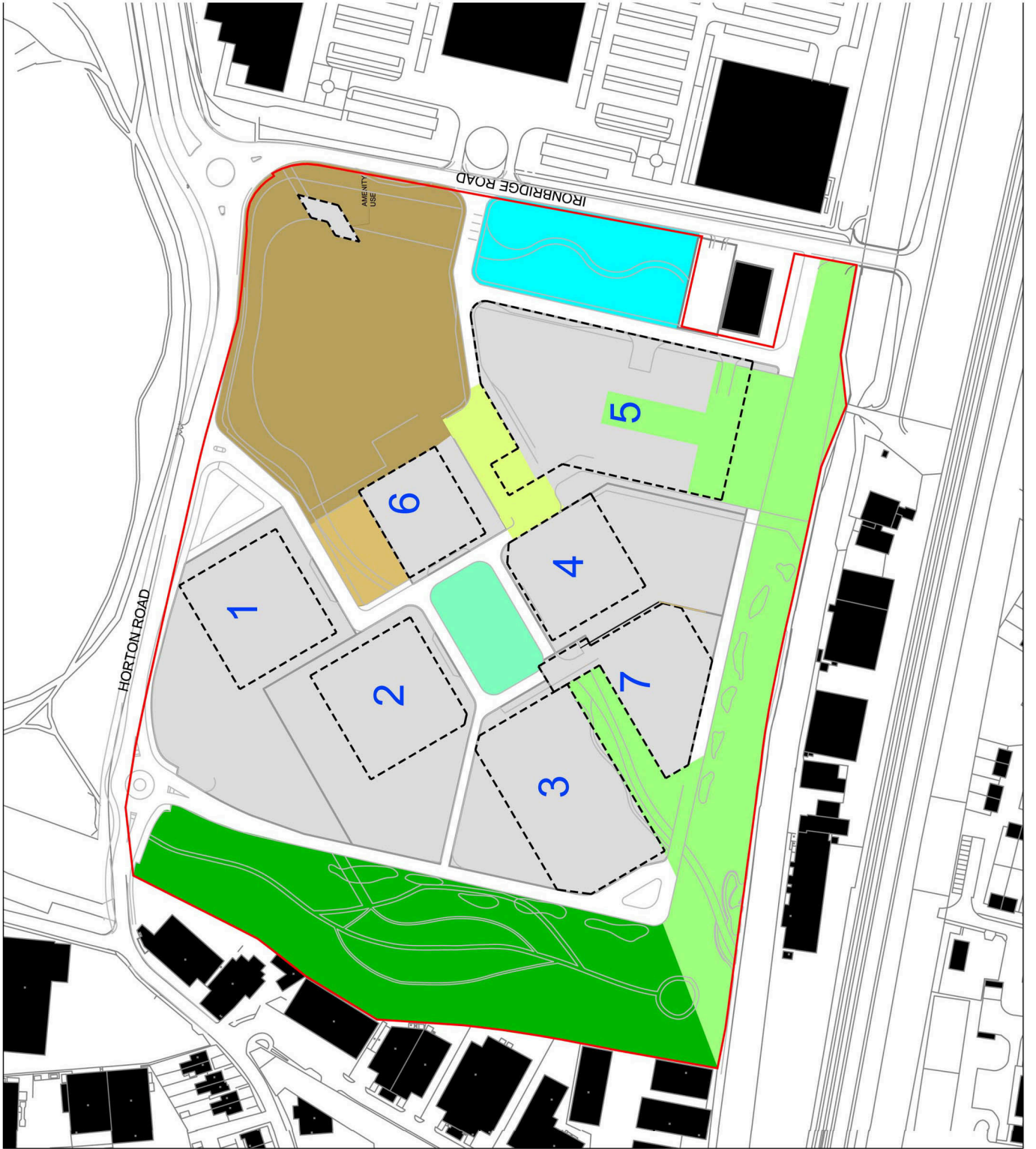




# SCALE PARAMETERS- BUILDING HEIGHTS, WIDTH AND LENGTH



**LANDSCAPE AND OPEN SPACE**



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Do not scale from this drawing



# ACCESS AND CIRCULATION

## Figure A5



- KEY**
- Proposed Plot Area
  - Proposed maximum building footprint
  - Transition spaces
  - Vehicular routes
  - Central Square/ Location of Pavilion
  - Primary pedestrian routes
  - Gateway entrance
  - Site boundary
  - Access into site

**JAC Architects**  
**ARUP**  
JONES LANG LASALLE  
**stockley park**

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|                         |   |
|-------------------------|---|
| <b>TURLEYASSOCIATES</b> |   |
| CLIENT:                 | STOCKLEY PARK CONSORTIUM LTD            |
| PROJECT:                | STOCKLEY PARK, PHASE 3                  |
| DRAWING TITLE:          | ACCESS AND CIRCULATION                  |
| DRAWING NUMBER:         | REV: DRAWN: CHECK: STATUS: DATE: SCALE: |
| K.A.L\1001_107          | 8_0 KN SH FINAL 17.09.09 1:2000@A3      |

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# PLOT AND BUILDING LAYOUT

## Figure A1



- KEY**
- Proposed Plot Area
  - Central Square/  
Location of Pavilion
  - Proposed maximum  
building footprint
  - Open Space/  
Transition Spaces
  - Open space
  - Site boundary

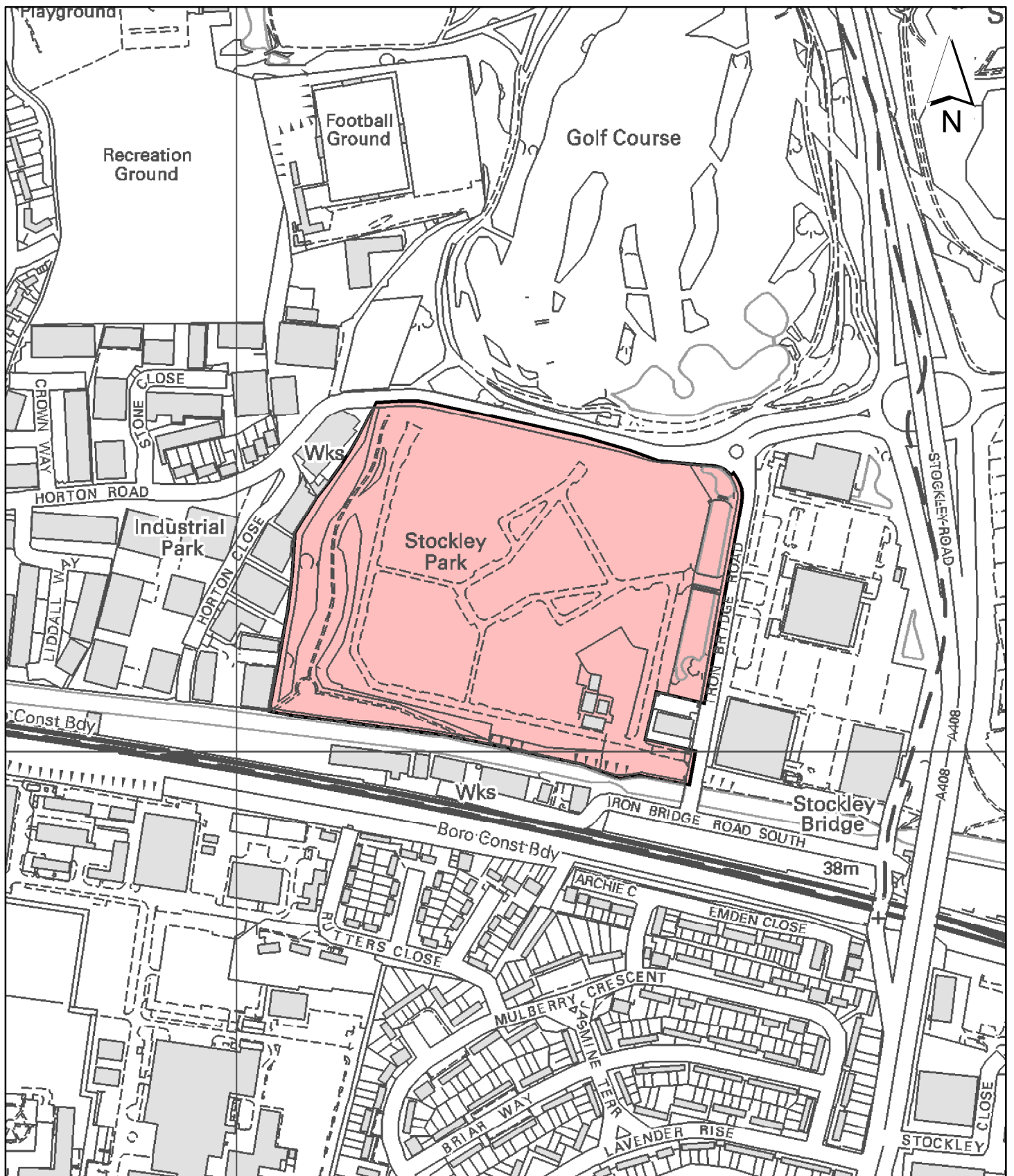


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|                 |                              |
|-----------------|------------------------------|
| CLIENT:         | TURLEYASSOCIATES             |
| PROJECT:        | STOCKLEY PARK CONSORTIUM LTD |
| DRAWING TITLE:  | STOCKLEY PARK, PHASE 3       |
| DRAWING NUMBER: | PILOT AND BUILDING LAYOUT    |
| REV:            | KN SH                        |
| DATE:           | 17/08/09                     |
| SCALE:          | 1:2000@A3                    |
| FINAL:          | 7_0                          |

Illustrative masterplan of the hotel plot





**Notes**

 Site boundary

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Site Address

**Stockley Park Phase 3  
Iron Bridge Road  
West Drayton**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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

Planning Application Ref:  
**37977/APP/2009/2079**

Scale  
**1:5,000**

Planning Committee  
**Central and South**

Date  
**November 2009**



**HILLINGDON**  
LONDON

**Report of the Corporate Director of Planning & Community Services**

**Address** HILLINGDON AND UXBRIDGE CEMETERY HILLINGDON HILL  
HILLINGDON

**Development:** Repair and Refurbishment of existing Chapel.

**LBH Ref Nos:** 64409/APP/2009/2268

**Date Plans Received:** 19/10/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 19/10/2009

**Report of the Director of Planning & Community Services Group**

**Address** HILLINGDON AND UXBRIDGE CEMETERY HILLINGDON HILL  
HILLINGDON

**Development:** Refurbishment of existing Chapel (Application for Listed Building Consent)

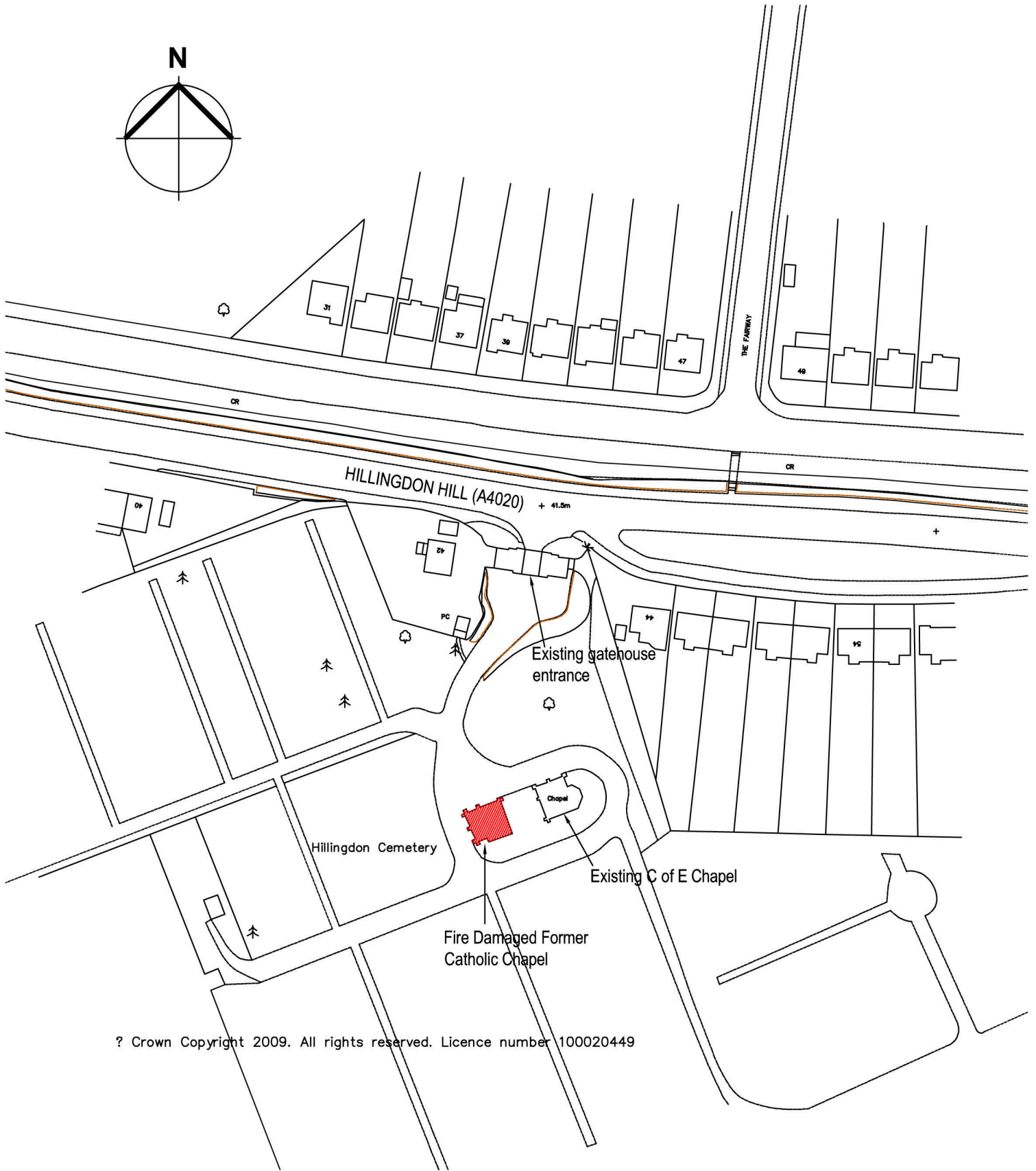
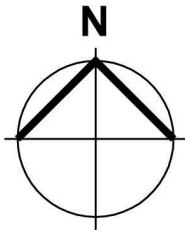
**LBH Ref Nos:** 64409/APP/2009/2269

**Date Plans Received:** 19/10/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 19/10/2009





**ISSUED**



SCALE 1:1250

| REVISION | DATE | DRAWN | CHECKED | DESCRIPTION | SCALE         | DATE        |
|----------|------|-------|---------|-------------|---------------|-------------|
|          |      |       |         |             | 1:1250 @ A4   | 10 Sep 2009 |
|          |      |       |         |             | DRAWN         | CHECKED     |
|          |      |       |         |             | PT            | PT          |
|          |      |       |         |             | JOB NUMBER    | DRAWING NO. |
|          |      |       |         |             | <b>231774</b> | <b>100</b>  |
|          |      |       |         |             |               | -           |

ST MARY'S HALL, RAWSTORN ROAD, COLCHESTER, ESSEX, CO3 3JH. TEL 01206 246844, FAX 01206 246845

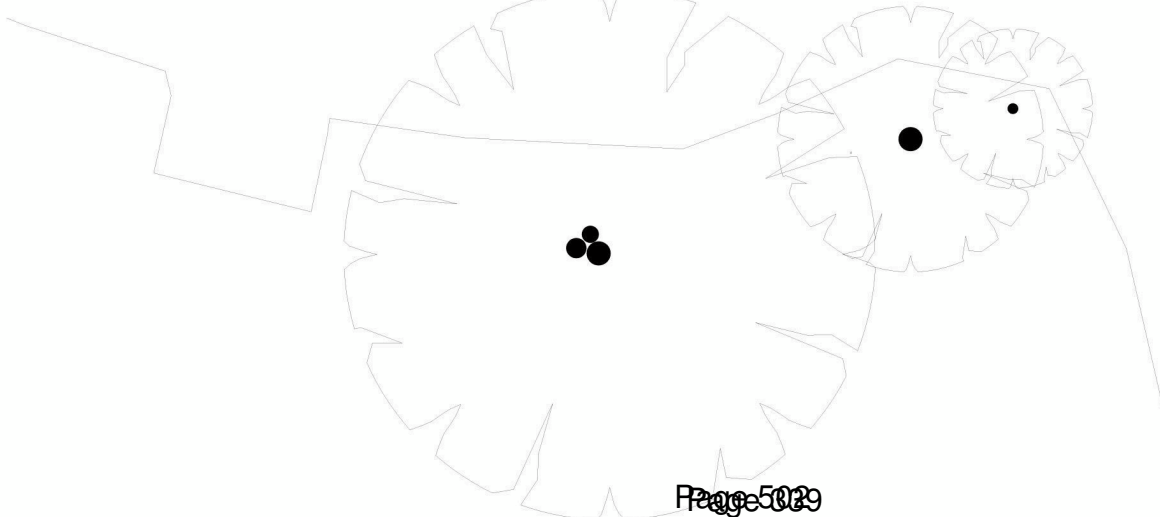
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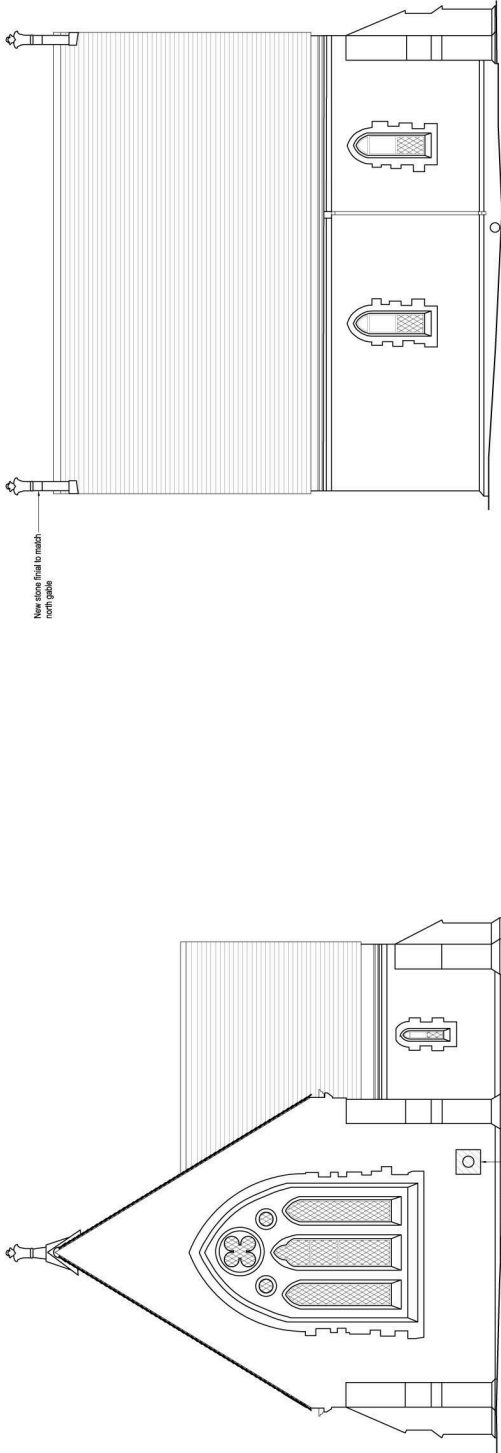
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| 2        | 20/07/2019 | SA @ A1 | SA      | Issue for Hillington |
| 3        | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 4        | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 5        | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 6        | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 7        | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 8        | 20/07/2019 | PT      | PT      | Issue for Hillington |
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| 11       | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 12       | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 13       | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 14       | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 15       | 20/07/2019 | PT      | PT      | Issue for Hillington |
| 16       | 20/07/2019 | PT      | PT      | Issue for Hillington |
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| 18       | 20/07/2019 | PT      | PT      | Issue for Hillington |
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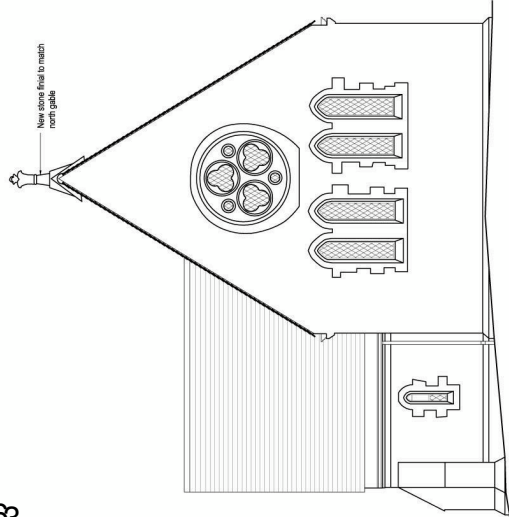


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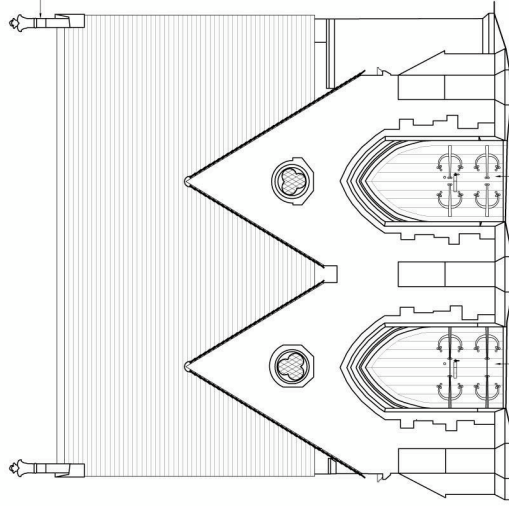
- New Roof Finishes:**  
Hairs made clay roof tiles to match existing C of E Chapel.  
Clay roof tiles on 200 x 100mm Purlin  
150 x 45mm rafters @ 400mm c/c  
190 x 45mm rafters @ 400mm c/c  
fixed to rafters to Structural Engineers detail
- Columns & Reinwater Pipes:**  
Supply & fix new cast iron gutters with open profile and connect to new cast iron box section downpipes to existing positions
- Windows:**  
Supply and fix new leaded light windows with clear float glass to specialist detail
- Doors:**  
Supply and fix new painted sw legged & braced gable ended double doors with gable fin to match existing  
Rebuild existing iron hinge plate for re-use if possible

EAST ELEVATION

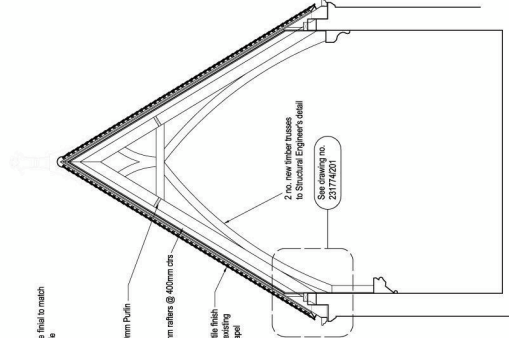
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



SECTION AA

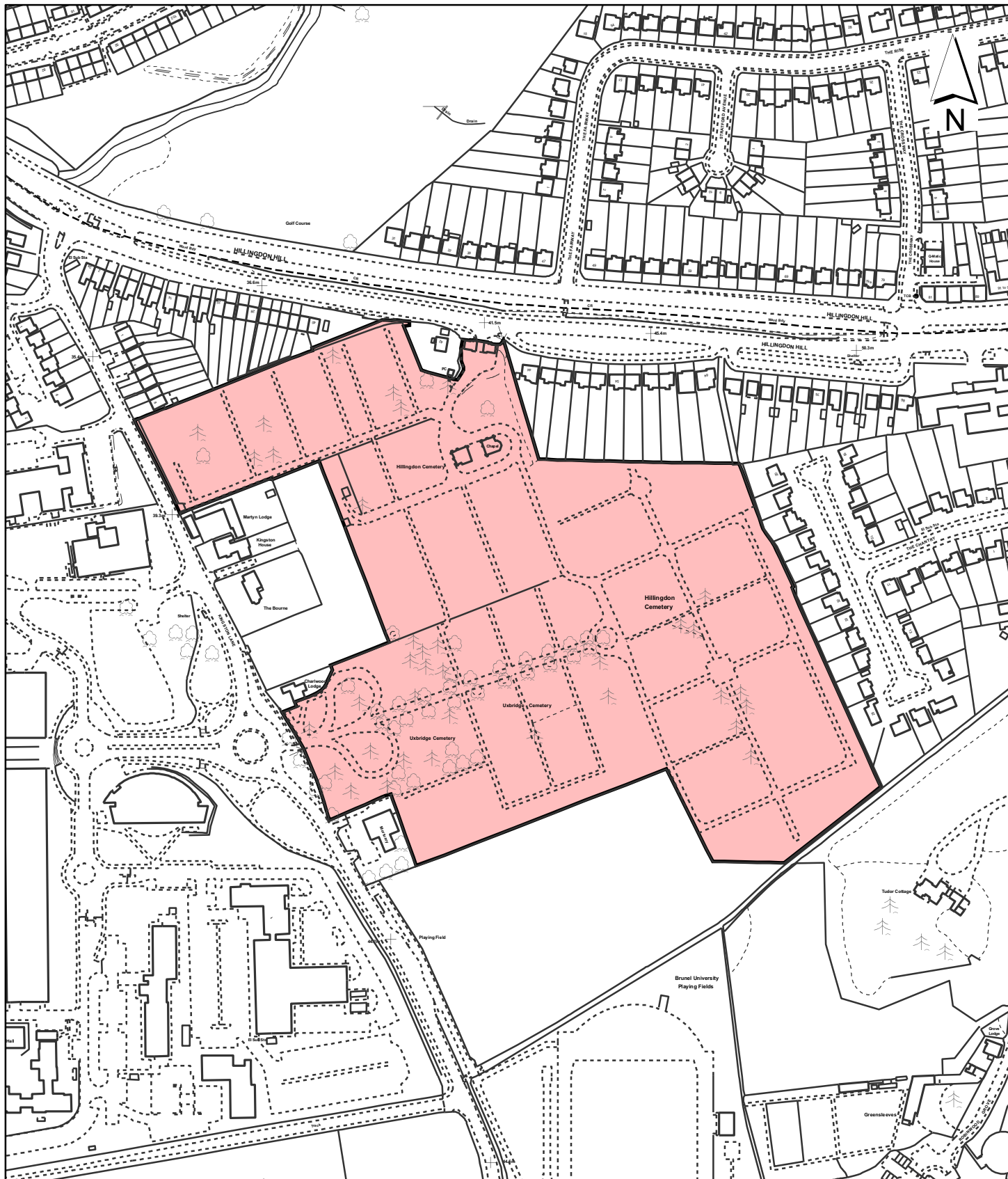


ISSUED

| REVISION | DATE       | DRAWN | CHECKED | DESCRIPTION       |
|----------|------------|-------|---------|-------------------|
| 1        | 15/09/2019 | A1    | PT      | ISSUED FOR PERMIT |
| 2        | 20/09/2019 | PT    | PT      | CHECKED           |

PROJECT: Borough of Hillington  
Hillington Cemetery - Fire Damaged Chapel  
DRAWN NO: 231774  
JOB NUMBER: 202  
REVISION NO: -





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Site Address

**Hillingdon & Uxbridge Cemetery  
Hillingdon Hill  
Hillingdon**

Planning Application Ref:  
**64409/APP/2009/2268**

Planning Committee  
**Central and South**

Scale  
**1:3,000**

Date  
**February 2010**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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



**HILLINGDON**  
LONDON



**Report of the Corporate Director of Planning & Community Services**

**Address** BISHOPSHALT SCHOOL ROYAL LANE HILLINGDON

**Development:** Two storey temporary building to provide additional classrooms.

**LBH Ref Nos:** 4277/APP/2009/2776

**Date Plans Received:** 23/12/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 13/01/2010

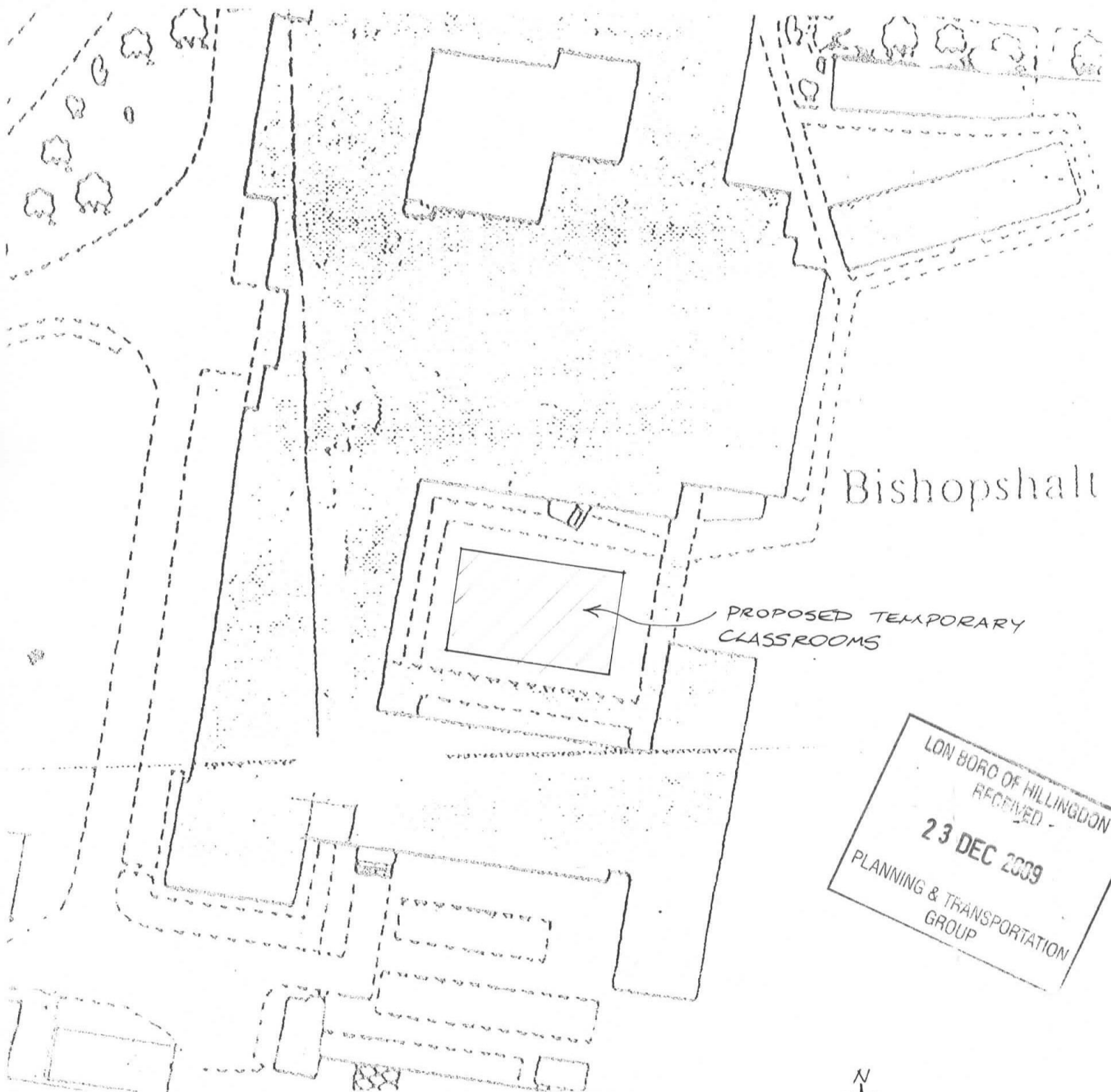
Address: Bishopshalt School, Royal Lane, Hillingdon

Drawing 4474-XI

Title: Block Plan

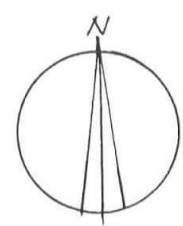
Scale 1:500

Date: Dec' 2009



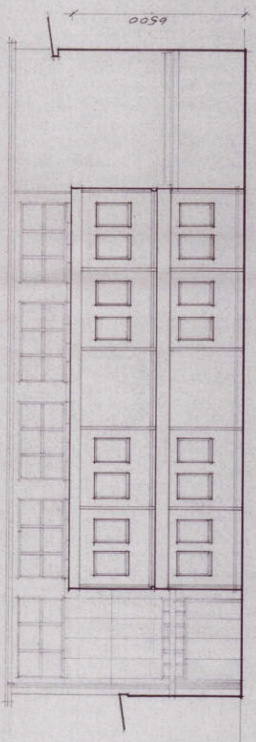
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23 DEC 2009  
PLANNING & TRANSPORTATION  
GROUP

Dale Venn Associates  
Chartered Architects, Planners & Surveyors  
High House, Harlington Road,  
Hillingdon, Middlesex. UB8 3HX.

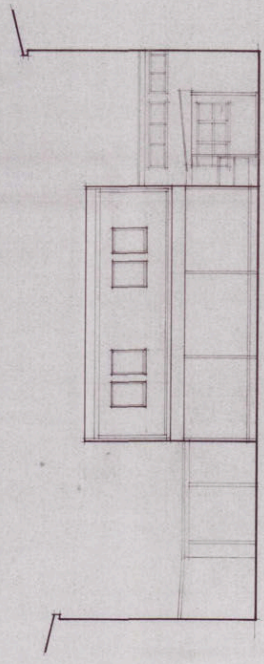


Tel: 01895 237345 Fax: 01895 237346

MATERIALS  
 ROOF : FLAT FELTED  
 WALLS : GREY PLASTIC COATED  
 STEEL



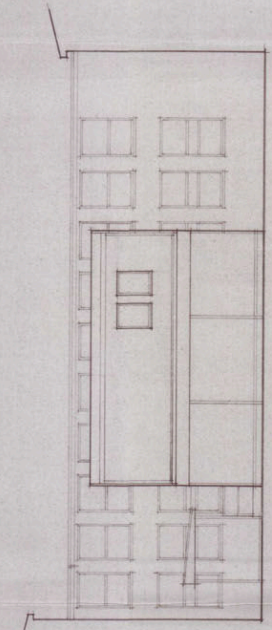
NORTH ELEVATION



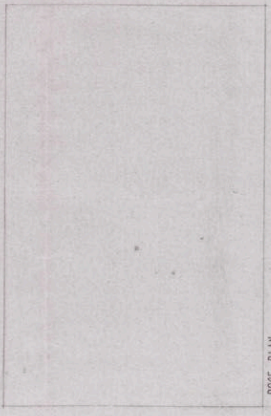
WEST ELEVATION



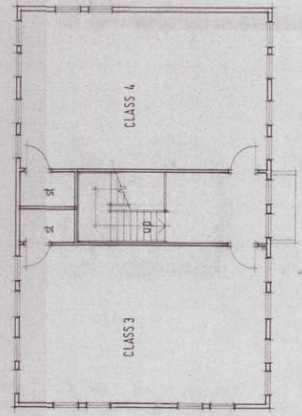
SOUTH ELEVATION



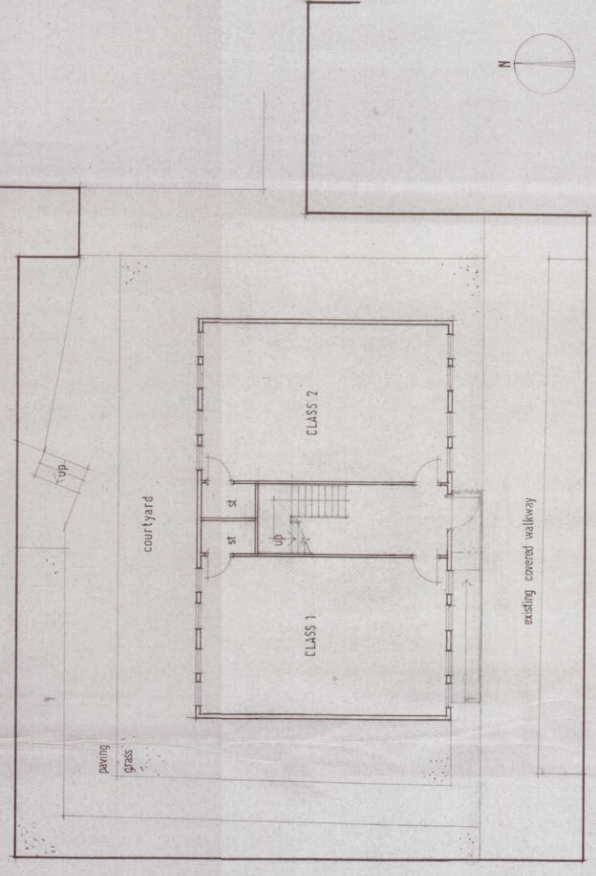
EAST ELEVATION



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



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 23 DEC 2023  
 Planning & Surveying  
 Group

AMBERIALS  
 ARCHITECTS  
 CONSULTANTS  
 DATE: DEC 2023  
 REV: A

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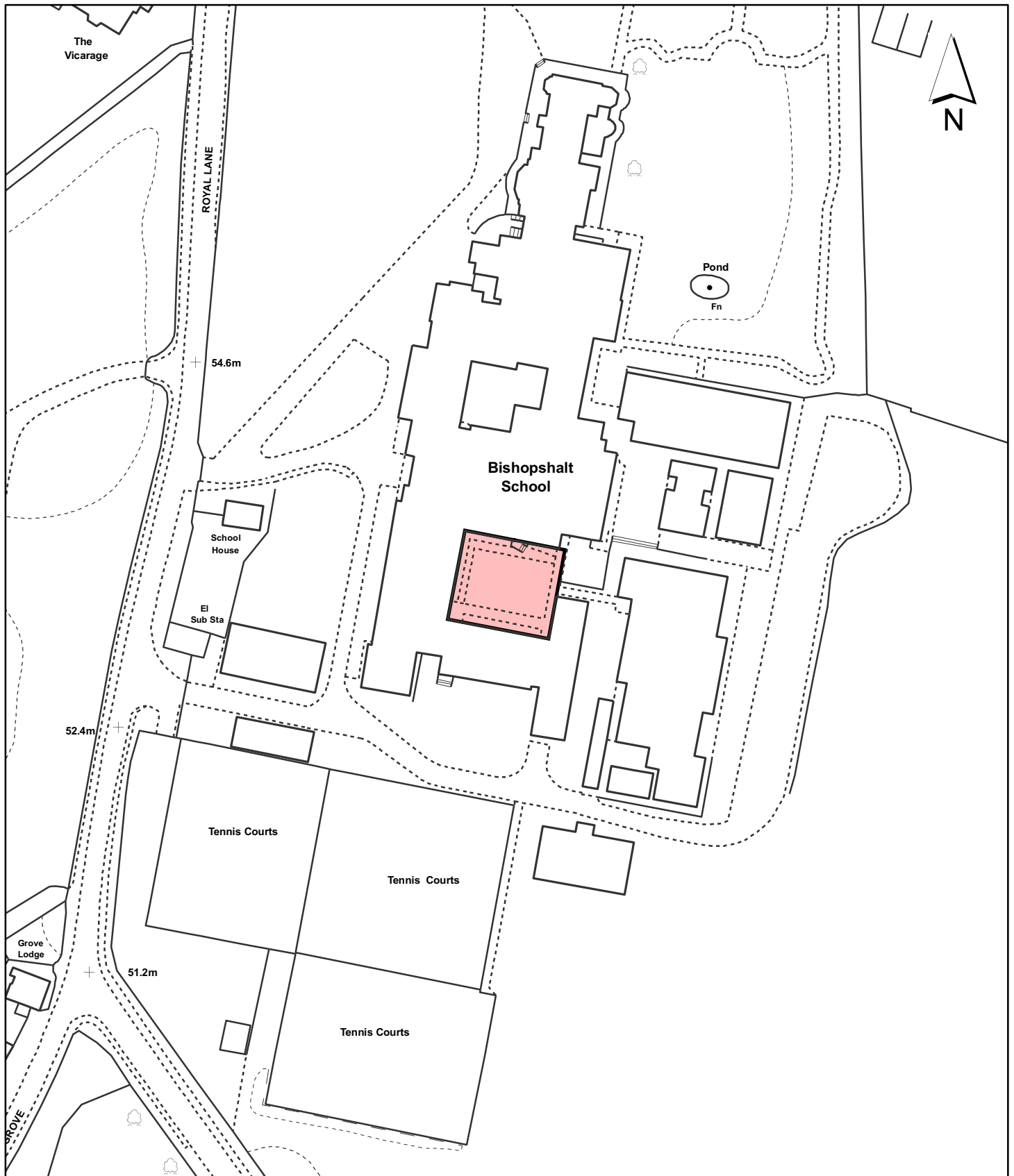
JOB  
 BISHOPSHALT SCHOOL  
 ROYAL LANE  
 HILLINGTON

CLIENT  
 BISHOPSHALT SCHOOL


DRAWING  
 PROPOSED CLASSROOM BLOCK

DALE VENN ASSOCIATES  
 Architects, Planners & Surveyors  
 HIGH HOUSE, HARTINGTON ROAD,  
 HILLINGTON, MIDDLESEX. HX85 3JL

|       |        |             |      |
|-------|--------|-------------|------|
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Site Address

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Royal Lane, Hillingdon**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**4277/APP/2009/2776**

Scale  
**1:1,250**

Planning Committee  
**Central and South**

Date  
**February 2010**



**HILLINGDON**  
LONDON

**Report of the Director of Planning & Community Services Group**

**Address** 44 BLOSSOM WAY WEST DRAYTON

**Development:** Erection of a single storey boiler enclosure to rear (Part Retrospective application)

**LBH Ref Nos:** 28321/APP/2009/1782

**Date Plans Received:** 13/08/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 22/09/2009

NEIGHBOURING BUILDING

NEIGHBOURING S/S  
REAR EXTENSION

45 deg line

S.W

SVP

HALL

LOUNGE

KITCHEN

DINING

EXISTING REAR EXTENSION

Boiler

1700

1400

ADDRESS  
**44 BLOSSOM WAY  
WEST DRAYTON  
UB7 9HF**

PROJECT TITLE  
**Retention of Boiler Enclosure**

DRAWING NO.  
**09/015/1**

DATE  
**Aug 09**

SCALE  
**1:50**

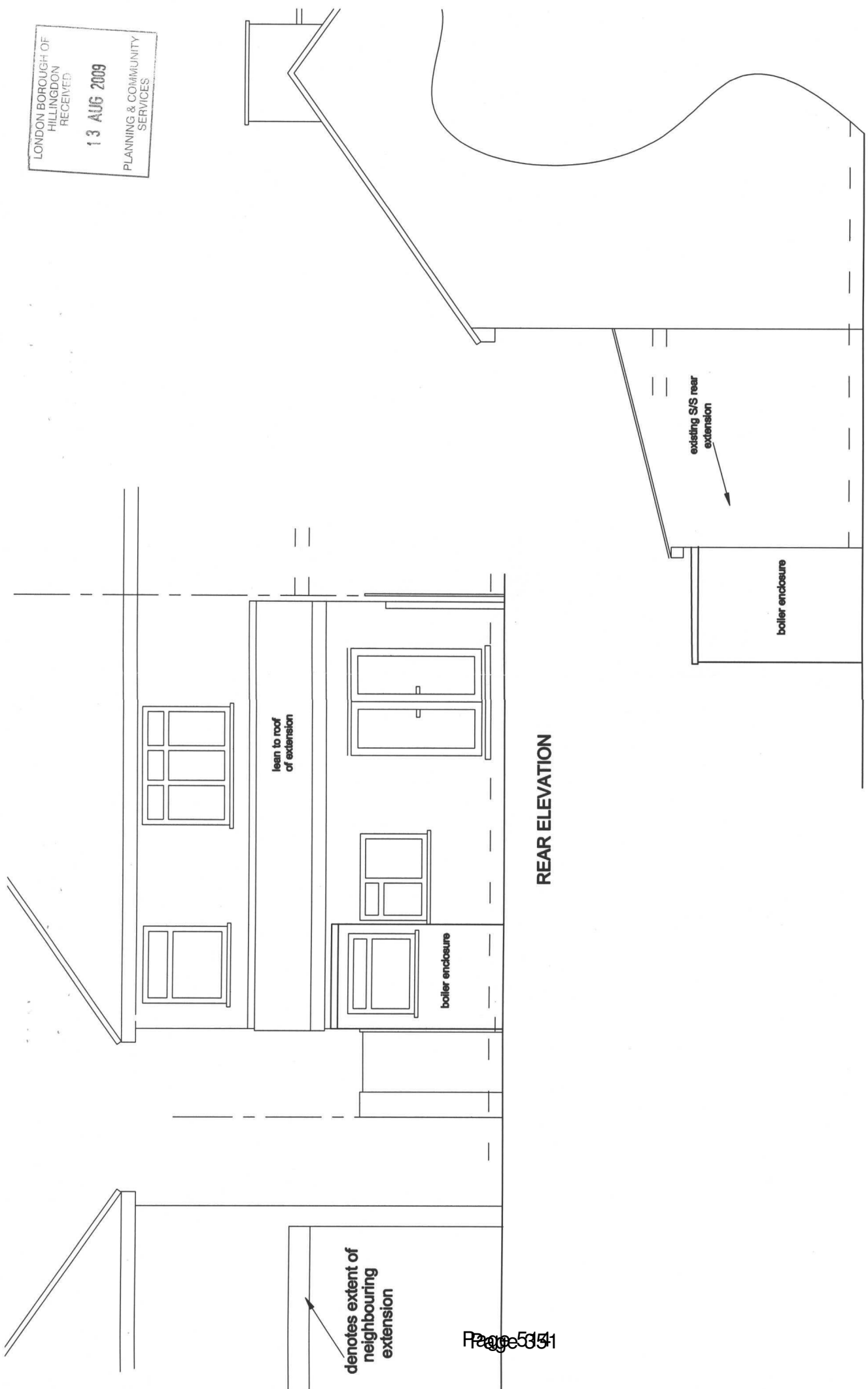
DRAWING TITLE  
**EXISTING GROUND FLOOR PLAN**

CLIENT  
**MR S. SINGH**

Page 3 of 3

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HILLINGDON  
RECEIVED  
**13 AUG 2009**  
PLANNING & COMMUNITY  
SERVICES

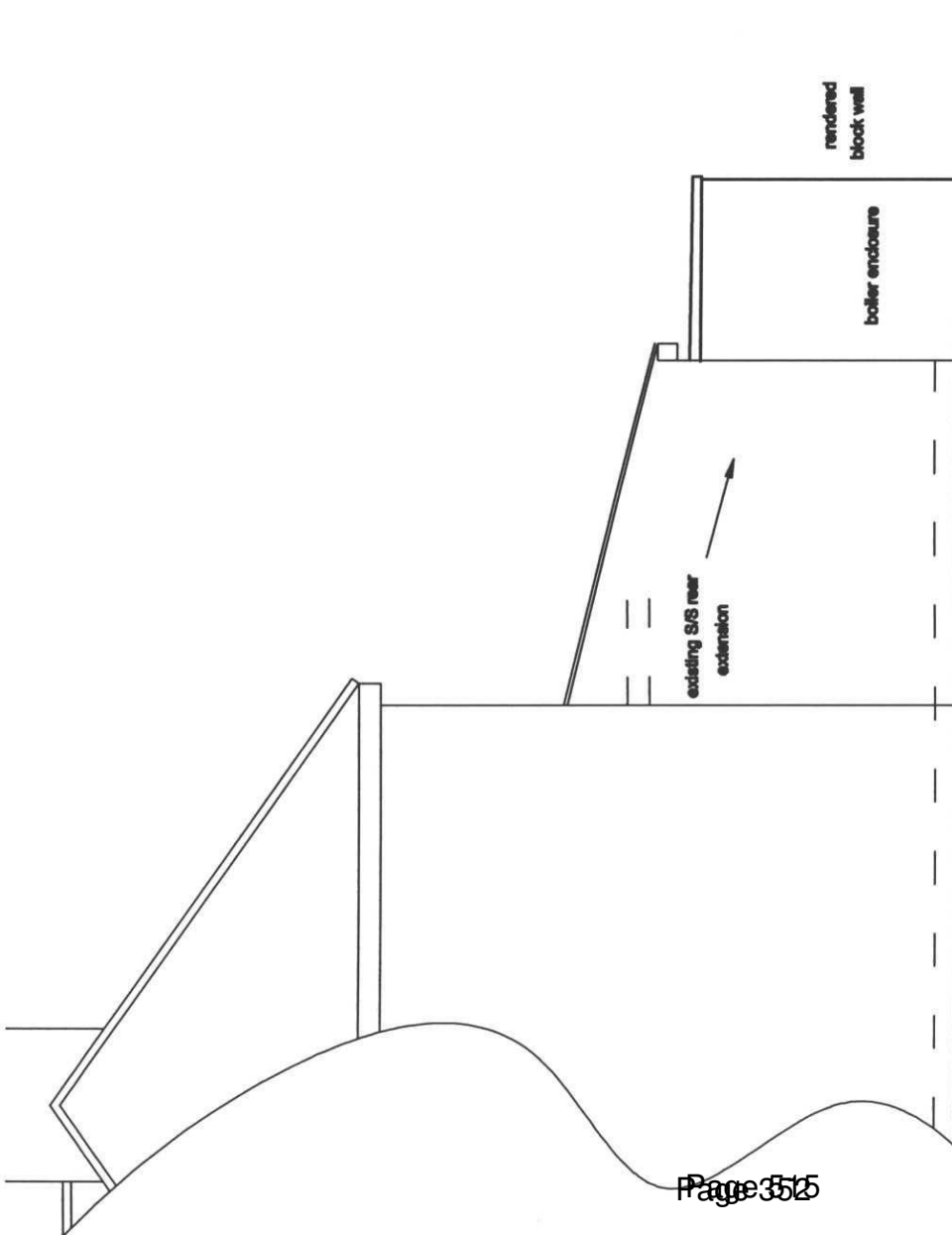
LONDON BOROUGH OF  
HILLINGDON  
RECEIVED  
13 AUG 2009  
PLANNING & COMMUNITY  
SERVICES



REAR ELEVATION

|   |   |                                |                                 |
|---|---|--------------------------------|---------------------------------|
| ADDRESS<br><b>44 BLOSSOM WAY<br/>WEST DRAYTON<br/>UB7 9HF</b> | PROJECT TITLE<br><b>Retention of Boiler Enclosure</b> | DRAWING NO.<br>09/015/2<br>Rev | DATE<br>Aug 09<br>SCALE<br>1:50 |
|   | DRAWING TITLE<br><b>EXISTING ELEVATIONS</b>           | CLIENT<br><b>MR S. SINGH</b>   |                                 |

LONDON BOROUGH OF  
HILLINGDON  
RECEIVED  
**13 AUG 2009**  
PLANNING & COMMUNITY  
SERVICES



**FLANK ELEVATION**

|   |   |                                |                       |
|---|---|--------------------------------|-----------------------|
| <b>ADDRESS</b><br>44 BLOSSOM WAY<br>WEST DRAYTON<br>UB7 9HF | <b>PROJECT TITLE</b><br>Retention of Boiler Enclosure | <b>DRAWING NO.</b><br>09/015/3 | <b>DATE</b><br>Aug 09 |
|   |   | Rev                            | <b>SCALE</b><br>1:50  |
| <b>DRAWING TITLE</b><br>EXISTING ELEVATIONS                 |   | <b>CLIENT</b><br>MR S. SINGH   |                       |





**Notes**

 Site boundary

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|  |                      |
|--|----------------------|
| Site Address                           |                      |
| <b>44 Blossom Way<br/>West Drayton</b> |                      |
| Planning Application Ref:              | Scale                |
| <b>28321/APP/2009/1782</b>             | <b>1:1,250</b>       |
| Planning Committee                     | Date                 |
| <b>Central and South</b>               | <b>February 2010</b> |

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



**Report of the Corporate Director of Planning & Community Services**

**Address** WILLIAM BYRD POOL VICTORIA LANE HARLINGTON

**Development:** Erection of single-storey modular extension.

**LBH Ref Nos:** 66699/APP/2010/72

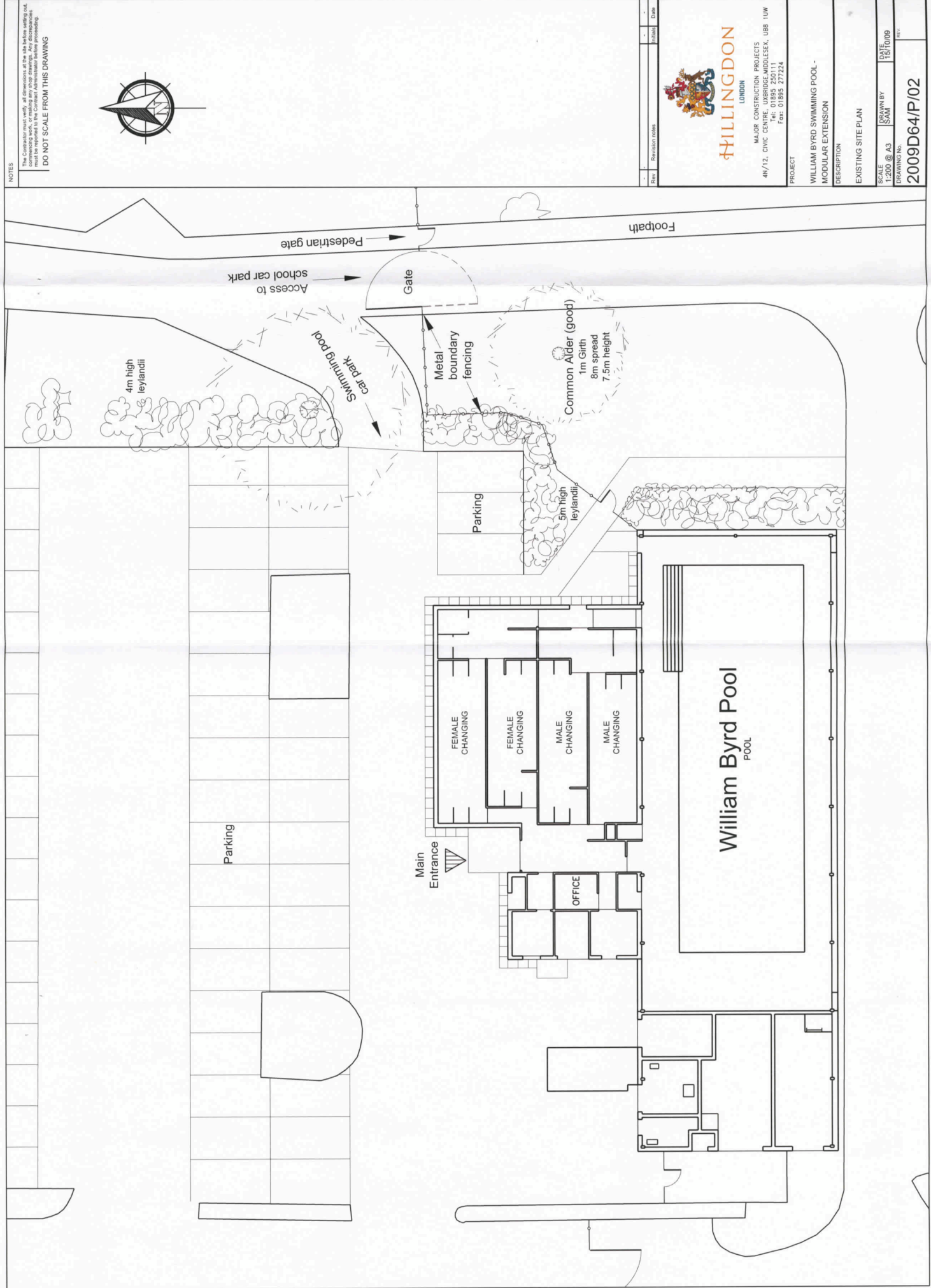
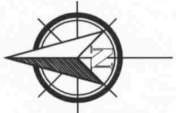
**Date Plans Received:** 13/01/2010

**Date(s) of Amendment(s):**

**Date Application Valid:** 13/01/2010

NOTES

The Contractor must verify all dimensions at the site before setting out commencing work, or making any other drawings. Any discrepancies must be reported immediately to the Designer.  
DO NOT SCALE FROM THIS DRAWING



|     |                |        |      |
|-----|----------------|--------|------|
| Rev | Revision notes | Issued | Date |
|     |                |        |      |

**HILLINGDON**  
LONDON

MAJOR CONSTRUCTION PROJECTS  
4N/12, CIVIC CENTRE, WINDLESHAM, URB 10W  
TEL: 01895 271224  
FAX: 01895 271224

PROJECT  
WILLIAM BYRD SWIMMING POOL -  
MODULAR EXTENSION

DESCRIPTION  
EXISTING SITE PLAN

SCALE  
1:200 @ A3

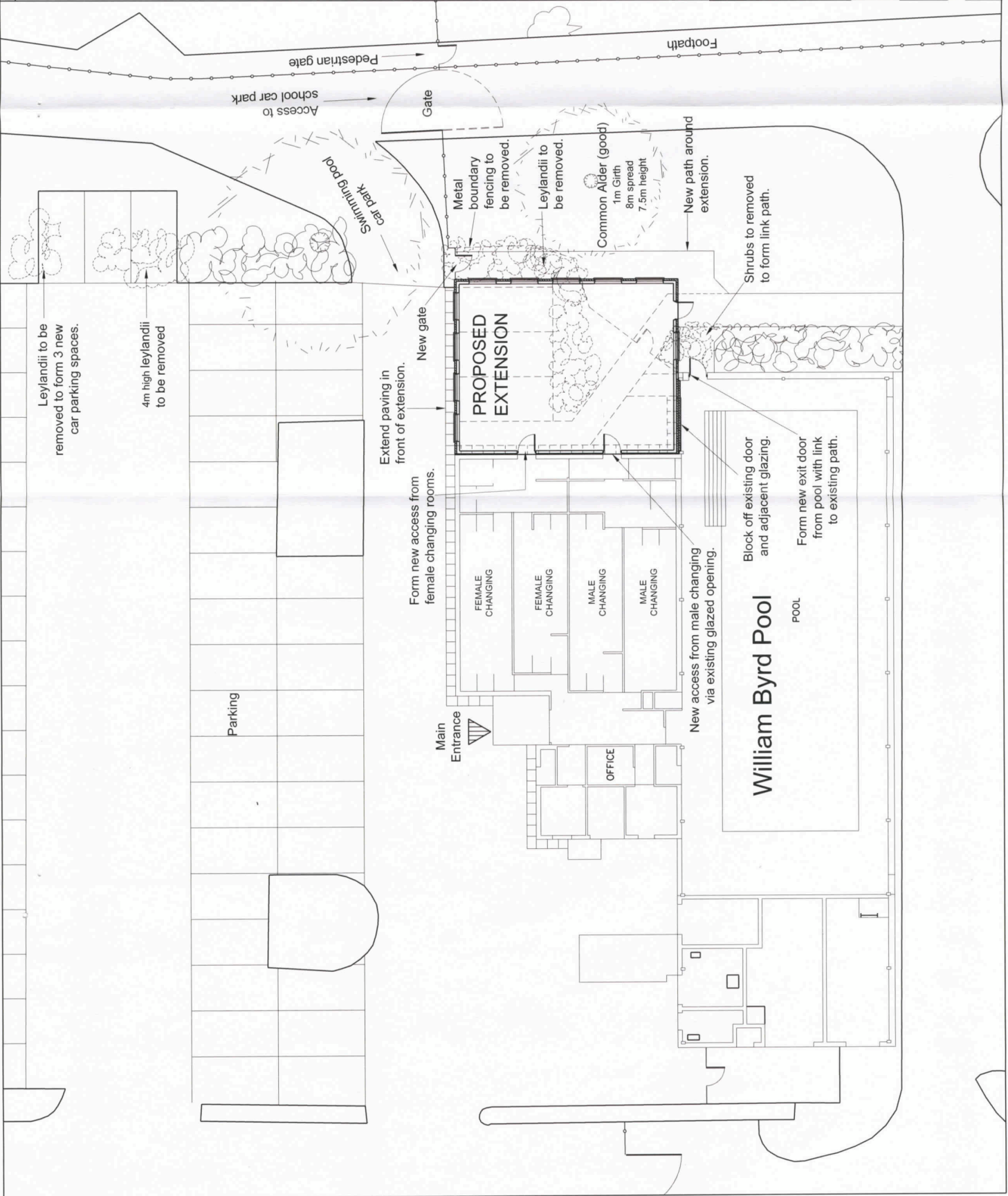
DRAWN BY  
SAM

DATE  
15/10/09

DRAWING No.  
2009D64/P/02

**NOTES**

The Contractor must verify all dimensions at the site before setting out. Dimensions are given to the centre of the structure unless otherwise stated. All dimensions are to be taken to the finished ground level unless otherwise stated. **DO NOT SCALE FROM THIS DRAWING**



|     |                |      |
|-----|----------------|------|
| Rev | Revision notes | Date |
|     |                |      |

**HILLINGDON**  
LONDON

MAJOR CONSTRUCTION PROJECTS  
4N/12, CIVIC CENTRE, URBAN DEVELOPMENT, URBAN  
Tel: 01895 250111 Fax: 01895 277224

PROJECT  
WILLIAM BYRD SWIMMING POOL -  
MODULAR EXTENSION

DESCRIPTION  
PROPOSED SITE PLAN

SCALE  
1:200 @ A3

DRAWN BY  
SAM

DATE  
15/10/09

DRAWING No.  
2009D64/P/04

NOTES

The Contractor must verify all dimensions at the site before setting out. All dimensions must be reported to the Contract Administrator before proceeding.  
**DO NOT SCALE FROM THIS DRAWING**

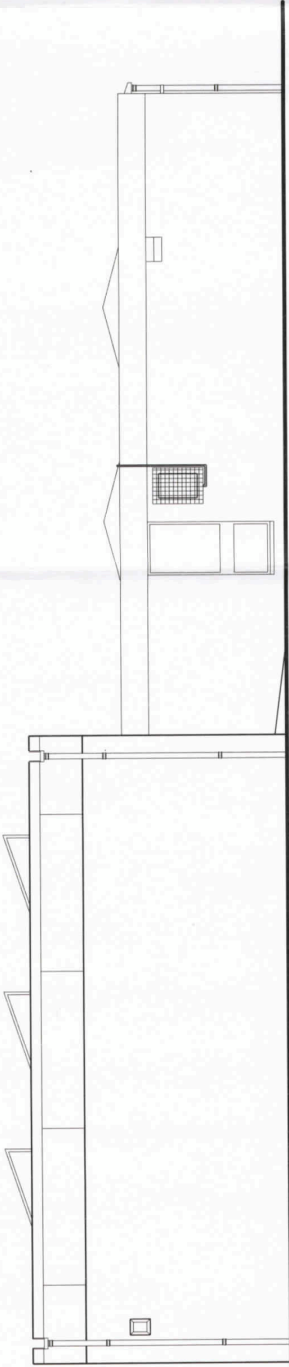
| Rev | Revision notes | Issued | Date |
|-----|----------------|--------|------|
|     |                |        |      |



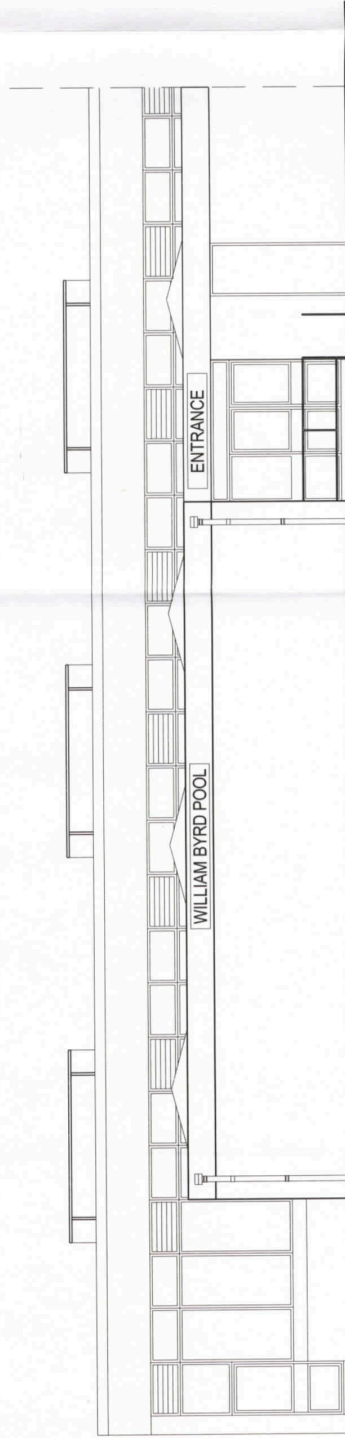
**HILLINGDON**  
LONDON

MAJOR CONSTRUCTION PROJECTS  
4N/12, CIVIC CENTRE, URBIDGE, MIDDLESEX, UB8 1UW  
Tel: 01895 250111  
Fax: 01895 277224

|             |   |
|-------------|---|
| PROJECT     | WILLIAM BYRD SWIMMING POOL -<br>MODULAR EXTENSION |
| DESCRIPTION | EXISTING ELEVATIONS                               |
| SCALE       | 1:100 @ A3  |
| DRAWN BY    | SAWEN   |
| CHECKED BY  | 18/11/09  |
| DRAWING No. | 2009D64/P/03                                      |



EAST ELEVATION



NORTH ELEVATION

NOTES

The Contractor must verify all dimensions on the site before setting out. Any discrepancies between the drawings and the site must be reported to the Contract Administrator before proceeding.  
DO NOT SCALE FROM THIS DRAWING

| Rev | Revision notes | Issued | Date |
|-----|----------------|--------|------|
|     |                |        |      |



**HILLINGDON**  
LONDON

MAJOR CONSTRUCTION PROJECTS  
4N/12, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW  
Tel: 01895 256111  
Fax: 01895 277224

PROJECT

WILLIAM BYRD SWIMMING POOL -  
MODULAR EXTENSION

DESCRIPTION

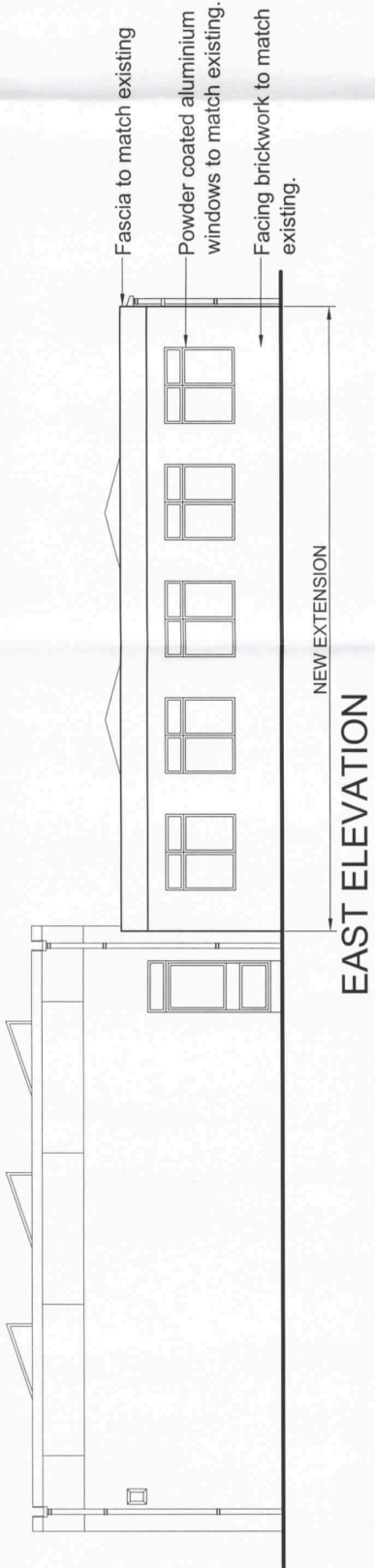
PROPOSED ELEVATIONS

SCALE  
1:100 @ A3

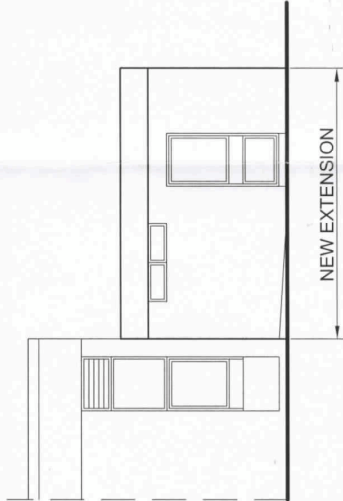
DRAWN BY  
SAM

DATE  
2011/09

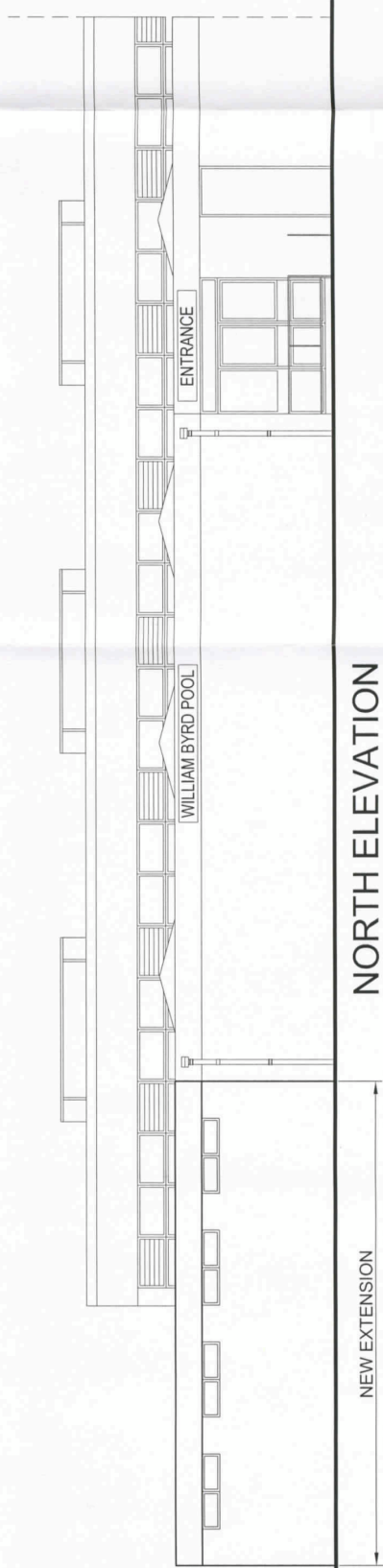
DRAWING No.  
2009D64/P/05



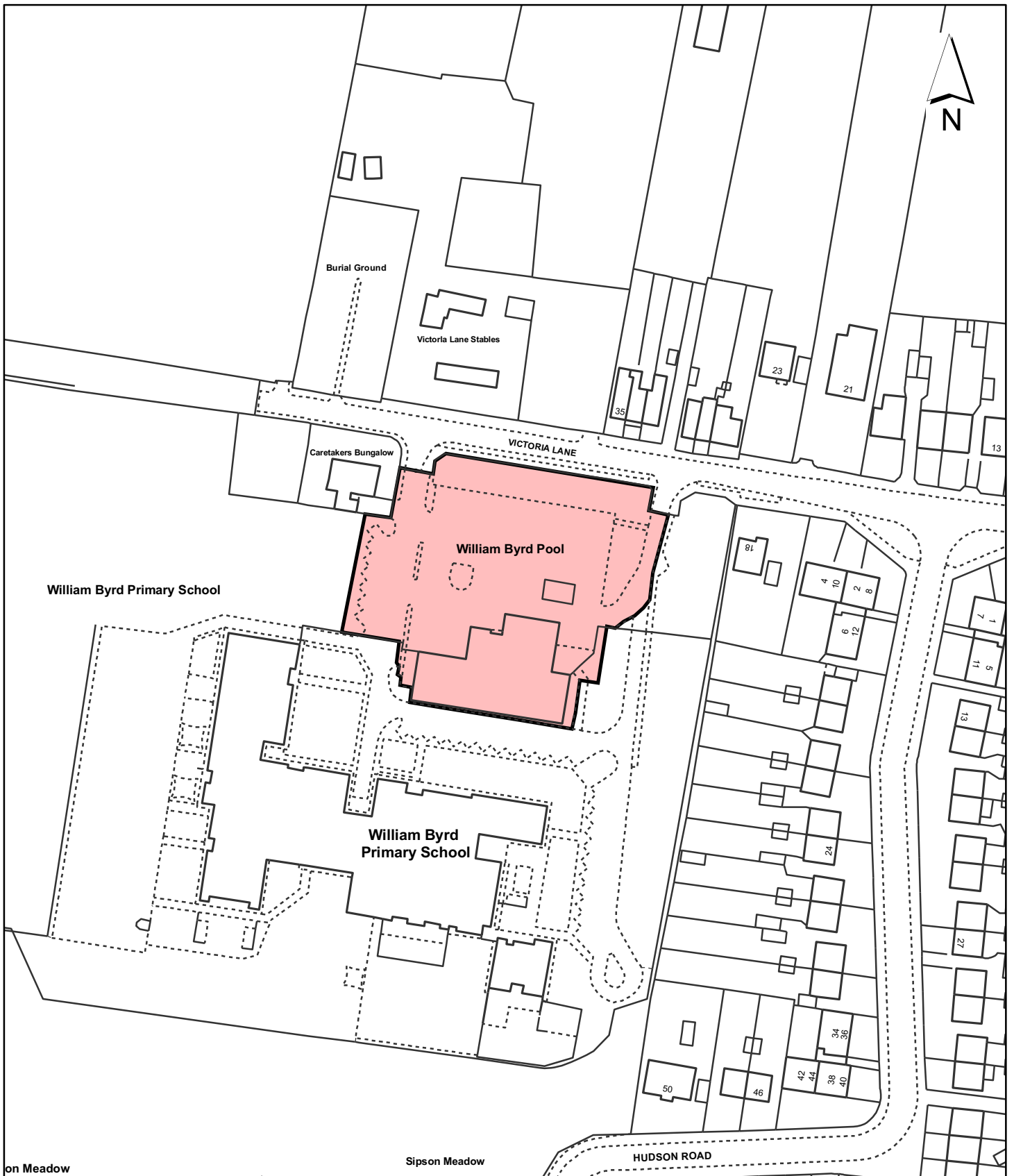
**EAST ELEVATION**



**SOUTH ELEVATION**



**NORTH ELEVATION**




on Meadow

Sipson Meadow

HUDSON ROAD

**Notes**

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Site Address

**William Byrd Pool  
Victoria Lane  
Harlington**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**66699/APP/2010/72**

Scale  
**1:1,250**

Planning Committee  
**Central and South**

Date  
**February 2010**



**HILLINGDON**  
LONDON

**Report of the Corporate Director of Planning & Community Services**

**Address** 65 BELMONT ROAD UXBRIDGE

**Development:** Continued use of premises as Class D1 (Non- Residential Institutions) for use as an educational, training and rehabilitation centre.

**LBH Ref Nos:** 13326/APP/2009/1876

**Date Plans Received:** 27/08/2009

**Date(s) of Amendment(s):** 27/08/0009

**Date Application Valid:** 09/09/2009



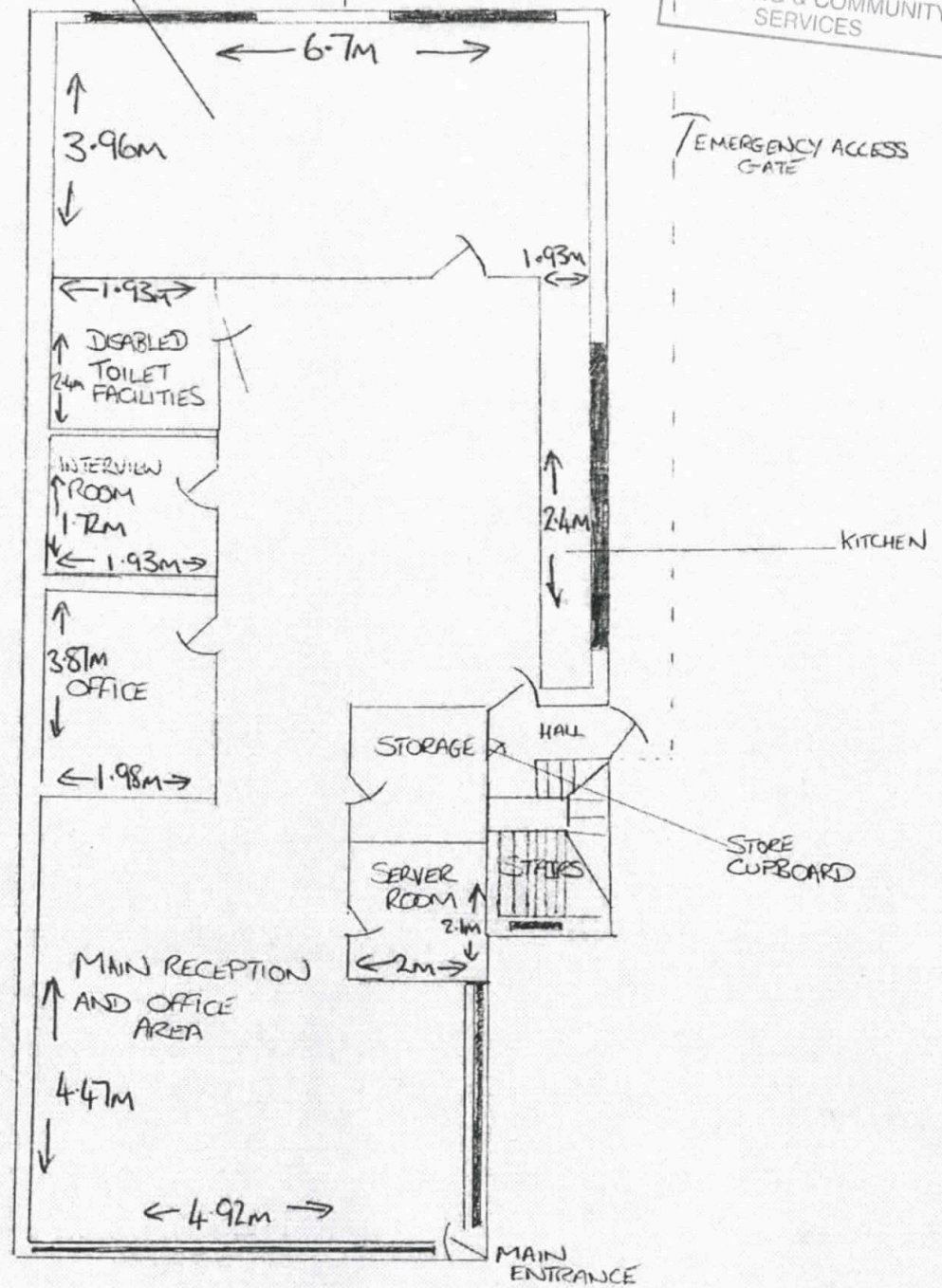
COMMUNAL AREA / MEETING ROOM

AREA OUTSIDE BUILDING SURROUNDED BY NEW FENCING TO PROVIDE SECURE SMOKING AREA

LONDON BOROUGH OF HILLINGDON RECEIVED

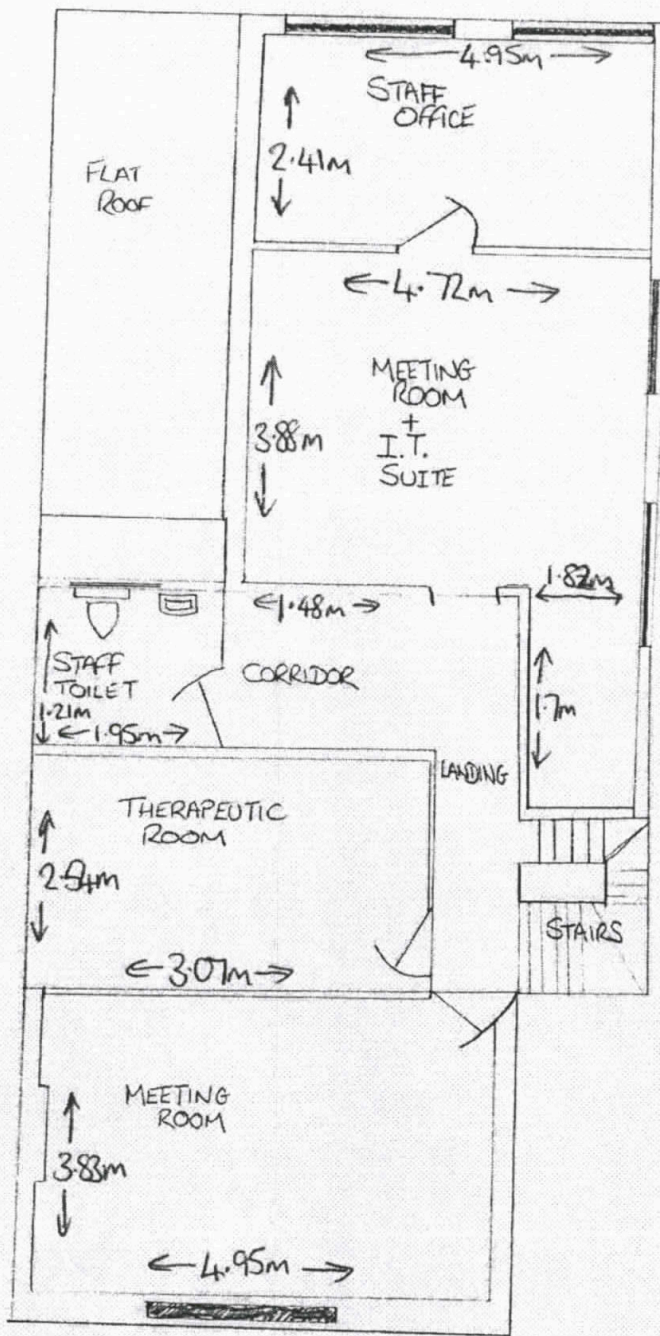
27 AUG 2009

PLANNING & COMMUNITY SERVICES



Proposed Floor Plan.

GROUND FLOOR




LONDON BOROUGH OF  
HILLINGDON  
RECEIVED  
27 AUG 2009  
PLANNING & COMMUNITY  
SERVICES

Proposed Floor Plan.

1st FLOOR



**Notes**

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Site Address

**65 Belmont Road  
Uxbridge**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**13326/APP/2009/1876**

Scale  
**1:1,250**

Planning Committee  
**Central and South**

Date  
**February 2010**



**HILLINGDON**  
LONDON

**Report of the Corporate Director of Planning & Community Services**

**Address** 128 THE CHIMES SHOPPING CENTRE HIGH STREET UXBRIDGE

**Development:** Variation of Condition 3 of planning permission ref. 55479/APP/2009/2008 (Change of use of part lower mall and cinema level floors from Class A1 (Shops) to a mixed A1/D1 (retail/non-residential institutions) and associated internal alterations) dated 24/12/2009, to allow undertenants and lawful occupiers authorised by Boots UK Limited to occupy the premises.

**LBH Ref Nos:** 55479/APP/2010/149

**Date Plans Received:** 25/01/2010 **Date(s) of Amendment(s):**

**Date Application Valid:** 03/02/2010

|  |
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NOTTINGHAM  
NG9 1BS  
Tel No 015 9506111

Contractors Name  
Contractors Details  
Contractor's Ref

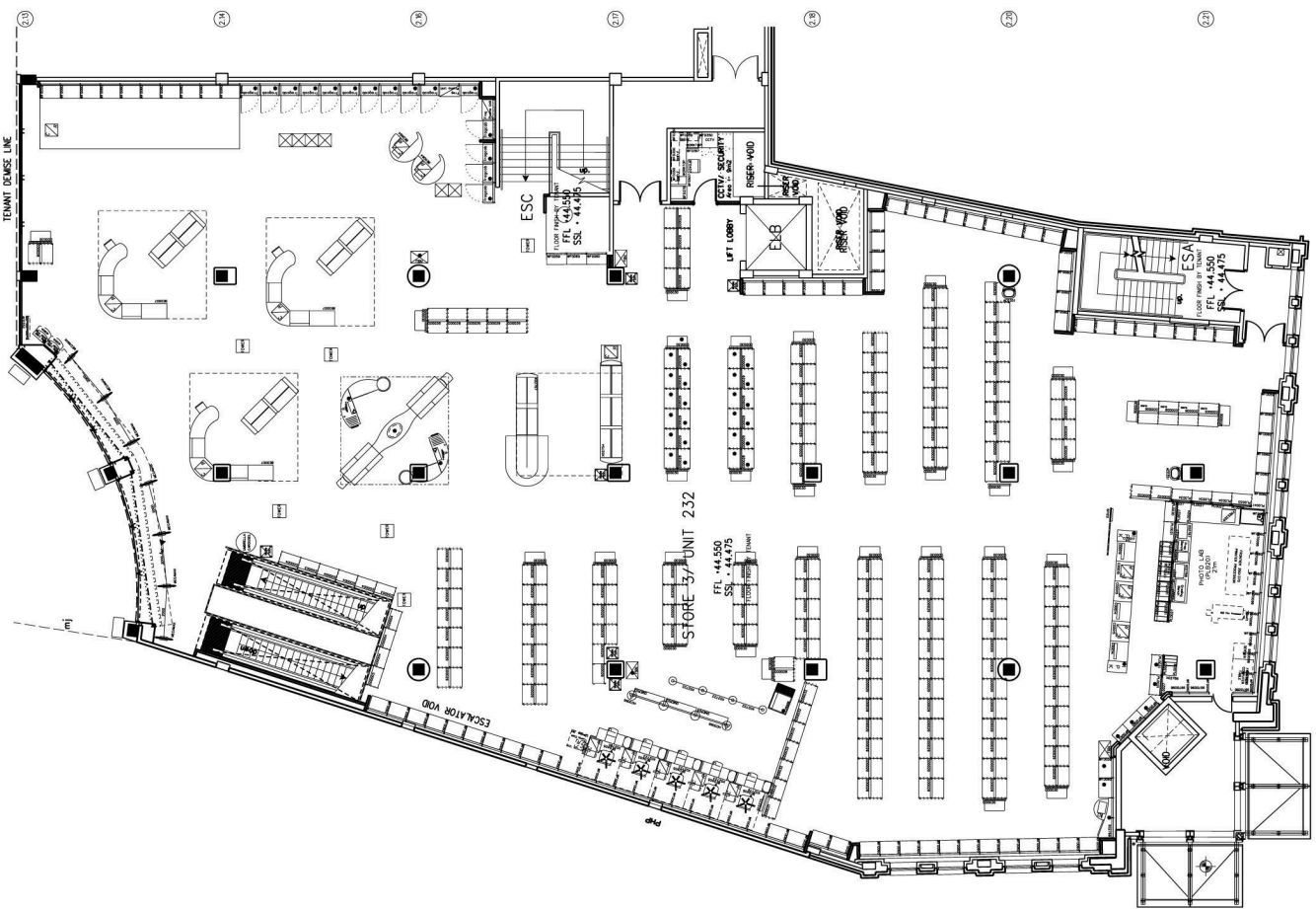
Project Name  
**Store 0132**  
Uxbridge

Drawing Title  
**FIRST FLOOR**  
**SALES AREA LAYOUT**

Dept Property  
Drawn BY/DH  
Approved  
Scale: 1:100  
Date: 08/10/09

Draw No  
**0132** /  
Rev  
**/101**

Original Sheet Size A1

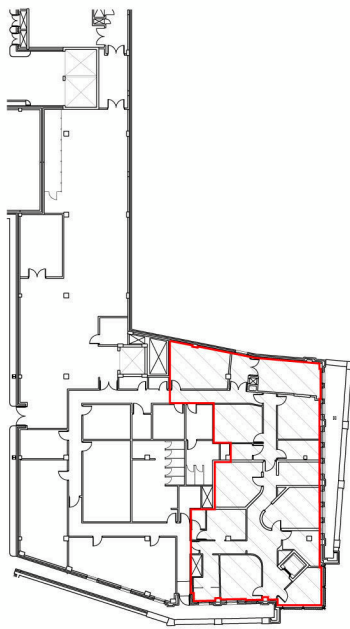


Start Db Key



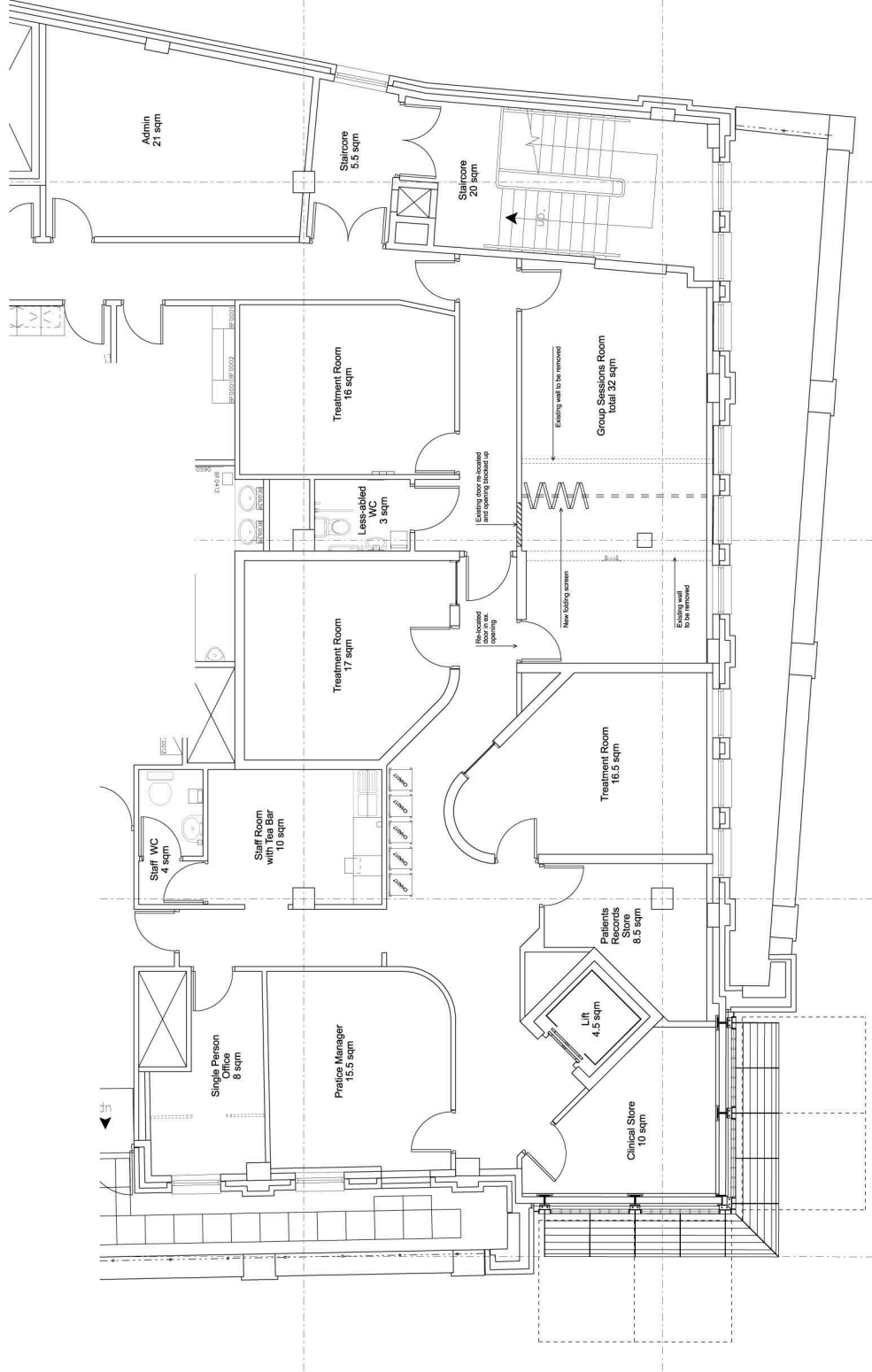


- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.



Existing First Floor  
General Arrangement Plan  
Demise Line  
scale 1:250

Proposed Surgery Areas  
First Floor Total Gross Area - 258 sqm (Shown Red)  
of which 79 sqm is circulation (inc. staircase and lift)



Proposed First Floor  
General Arrangement Plan  
scale 1:50

A 05.12.08 Staff changing room intended to replace person office

# Alliance Boots

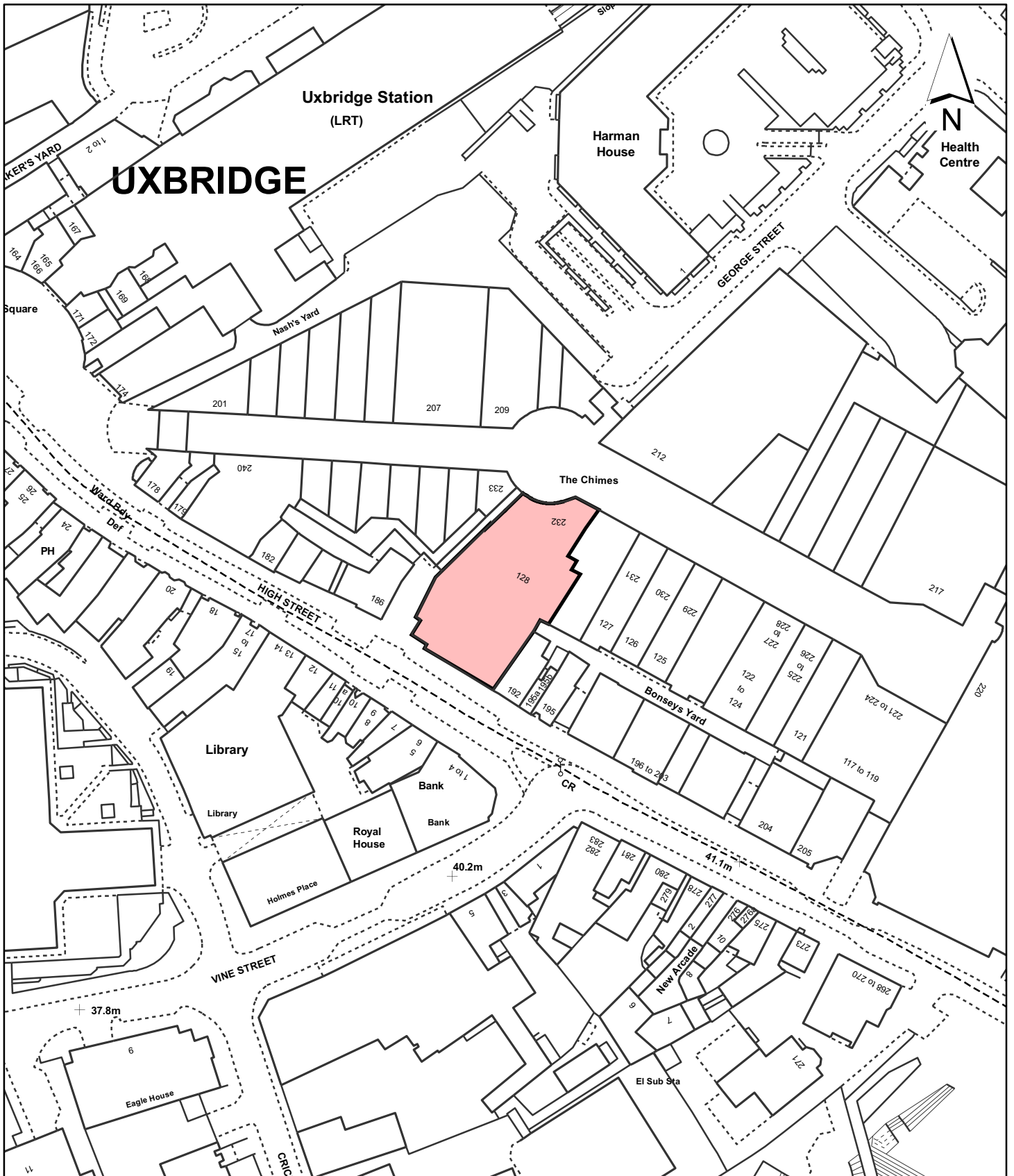
PROJECT  
Doctor Surgery  
Uxbridge st0132

BRAND  
Proposed  
First Floor  
Feasibility Layout


344 - 354 Gray's Inn Road  
London,  
WC1X 8BP  
www.wates.co.uk  
Tel 0207 164 2100  
Fax 0207 164 2001



| CONTRACT NO. | SCALE      | DATE        | DRAWN | CHECKED |
|--------------|------------|-------------|-------|---------|
| st0132       | 1:50@A1    | 14.8.08     | TH    | -       |
| PROJECT NO.  | DISCIPLINE | DRAWING NO. | SHEET | REV     |
| 73017058     | A          | 011         | F     | A       |



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Site Address

**128 The Chimes Shopping Centre  
High Street  
Uxbridge**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**55479/APP/2010/149**

Scale  
**1:1,250**

Planning Committee  
**Central and South**

Date  
**February 2010**



**HILLINGDON**  
LONDON



**Report of the Corporate Director of Planning & Community Services**

**Address** 69 ROCKINGHAM ROAD UXBRIDGE

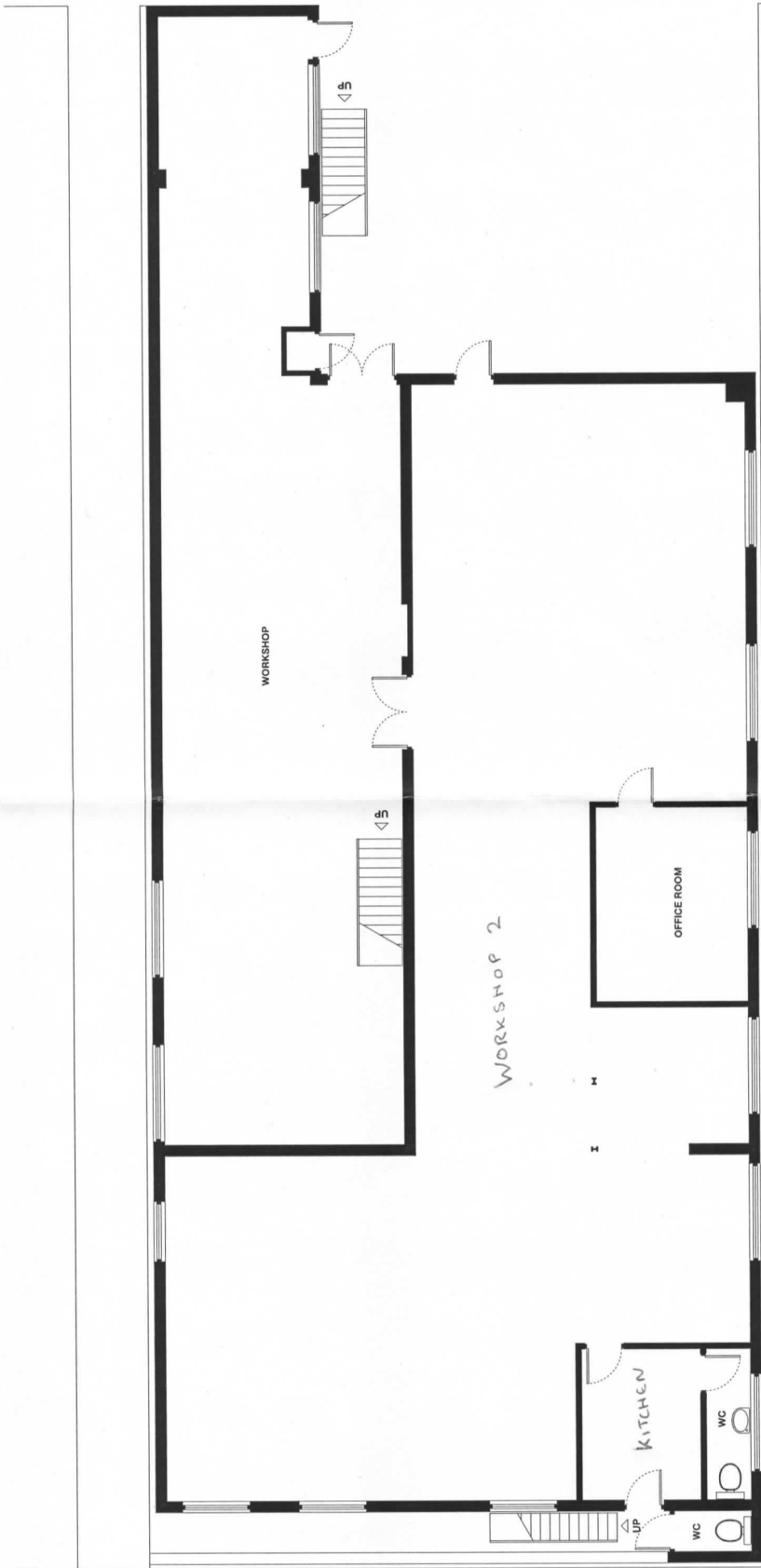
**Development:** Change use from Class B1 (Business) to Class D1 (Non-Residential Institutions) and alterations to ground and first floor elevations.

**LBH Ref Nos:** 15676/APP/2009/1628

**Date Plans Received:** 24/07/2009

**Date(s) of Amendment(s):**

**Date Application Valid:** 23/10/2009



**client THE CROWN CHURCH**

location 69 Rockingham Road, Uxbridge, UB8 2JA

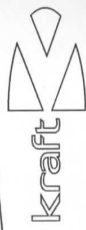
project Community Centre Rel refurbishment

drawing Existing Internal Ground Floor Layout

date 05.05.09

org no. 2582 / GFL / aut

scale 1 : 100 @ A3



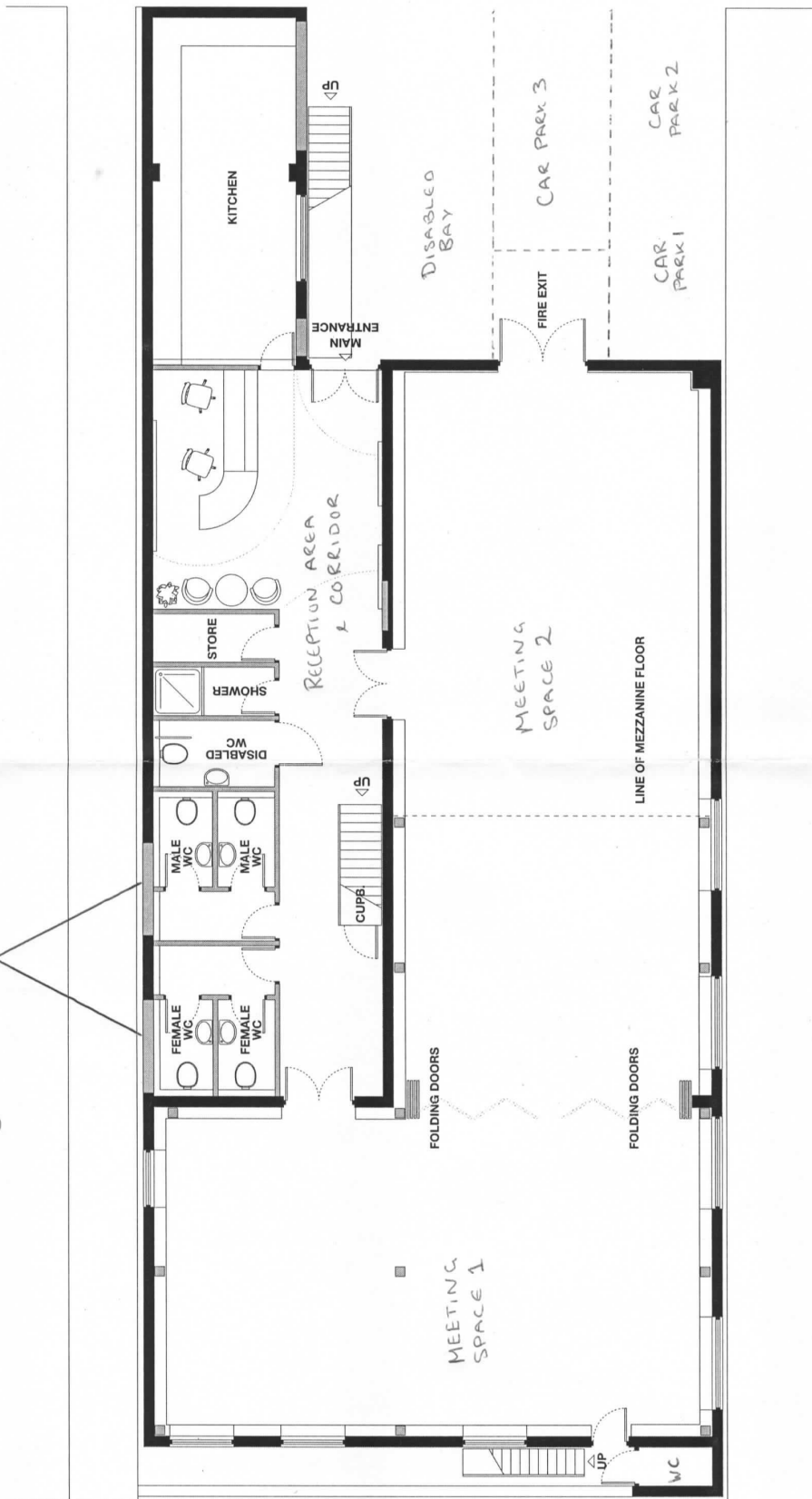
workspace design & refurbishment

01252 810 888

enquiries@kraftdesign.co.uk

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PLEASE NOTE: THESE WINDOWS ARE TO BE INTERNALLY BOARDED UP. THERE IS TO BE NO CHANGE TO THE EXTERNAL ELEVATION.



client **THE CROWN CHURCH**  
 location 69 Roddington Road, Uxbridge, UB8 2JA  
 project Community Centre Refurbishment  
 drawing Proposed Internal Ground Floor Layout - **Option 3**.  
 date 27.05.09  
 dfg no. 2582 / OFL3 / aut  
 scale 1 : 100 @ A3



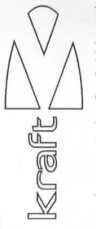
**THE CROWN CHURCH**

client 69 Rodegrum Road, Uxbridge, UB8 2UA  
 location Community Centre Refurbishment  
 project Existing Internal First Floor Layout  
 drawing

date 05.05.09

dig no. 2582 / FFL / a1t

scale 1 : 100 @ A3



**kraft**

workspace design & refurbishment

01252 810 888

enquiries@kraftdesign.co.uk

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**THE CROWN CHURCH**

client 69 Rockingham Road, Uttridge, LE18 2JA

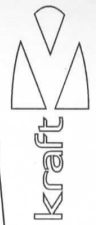
location Community Centre Refurbishment

project Proposed Internal First Floor Layout - **Option 1.**

drawing 06.05.09

date 2582 / FFL1 / aot

scale 1 : 100 @ A3

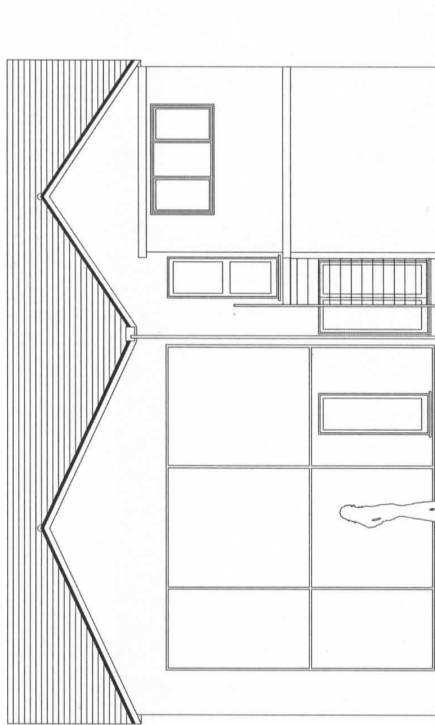


workspace design & refurbishment

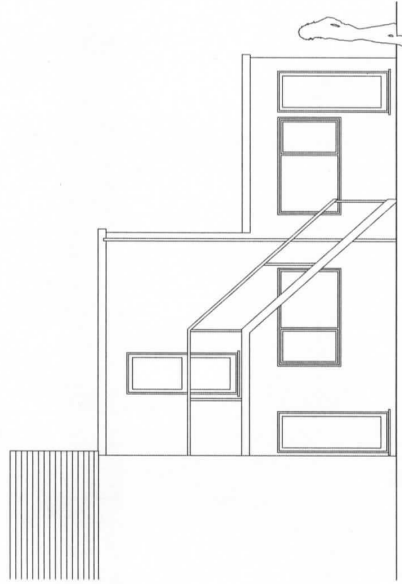
01252 810 888

enquires@kraftdesign.co.uk

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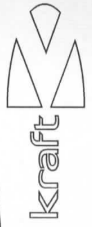
Existing Front Elevation



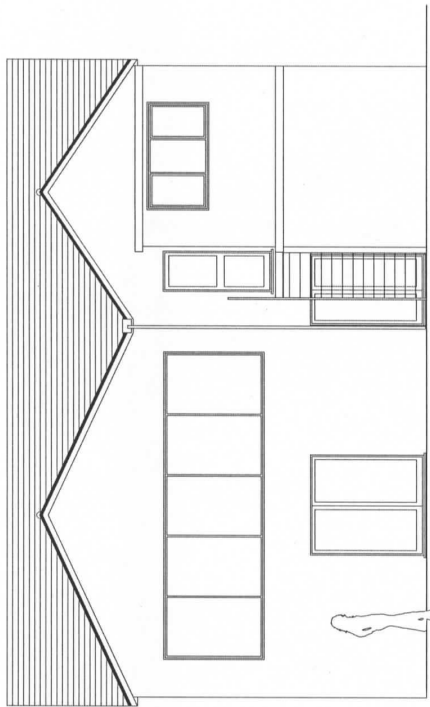
Existing Side Elevation

**THE CROWN CHURCH**

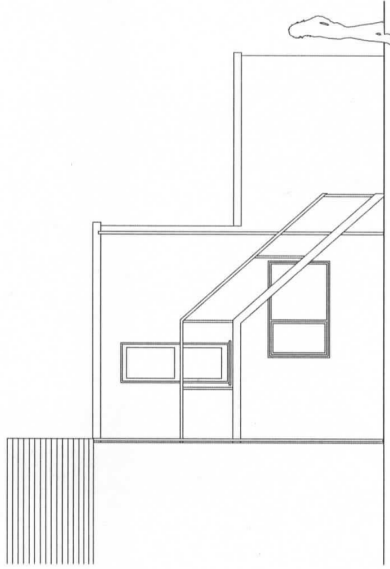
client  
 location 69 Rockingham Road, Uxbridge, UB8 2JA  
 project Community Centre Refurbishment  
 - drawing Existing Frontage Elevations  
 date 05.05.09  
 dfg no. 2582/FE/aut  
 scale 1:100 @ A3



**kraft**  
 workspace design & refurbishment  
 01252 810 888  
 enquiries@kraftdesign.co.uk  
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Proposed Front Elevation



Proposed Side Elevation

**THE CROWN CHURCH**

client THE CROWN CHURCH  
 location 60 Rockingham Road, Uxbridge, UB8 2UA

project Community Centre Refurbishment

drawing Proposed Frontage Elevations - **Option 2.**

date 20.05.09

drg no. 2582 / FE2 / ext

scale 1 : 100 @ A3


## Crown Church Proposed use of 69 Rockingham Rd, Uxbridge

| Day               | Event Type                | Expected Attendance       | Notes   |
|-------------------|---------------------------|---------------------------|---|
| Monday Day        | Minimal Office Use        | 3                         | Usually just 2 or 3 administrative staff in the office                        |
| Monday Evening    | Alpha Course              | 30-50                     |   |
| Tuesday Day       | Office Use                | 4-10 staff and volunteers | At present average around 5 but occasionally can peak around 10               |
| Tuesday Evening   | Alpha Course              | 30-50                     |   |
| Wednesday Day     | Office Use                | 4-10 staff and volunteers | At present average around 5 but occasionally can peak around 10               |
| Wednesday Evening | Volunteer Meeting         | 30-50                     |   |
| Thursday Day      | Office Use                | 4-10 staff and volunteers | At present average around 5 but occasionally can peak around 10               |
| Thursday Evening  | Choir Practice            | 10-30                     |   |
| Friday Day        | Office Use                | 4-10 staff and volunteers | At present average around 5 but occasionally can peak around 10               |
| Friday Evening    | Volunteer Meeting         | 30-50                     |   |
| Saturday Am       | Prayer Breakfast          | 30-50                     |   |
| Saturday PM       | No planned use at present |                           |   |
| Sunday AM         | Little or no use planned  |                           |   |
| Sunday Lunchtime  | Student Lunch             | 30-60                     | Lunch for students attending the church                                       |
| Sunday Evening    | Leaders meeting           | 40-80                     | Currently averaging nearer 40 people but expected to be bigger in the future. |





**Notes**

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|  |                      |
|--|----------------------|
| Site Address                           |                      |
| <b>69 Rockingham Road<br/>Uxbridge</b> |                      |
| Planning Application Ref:              | Scale                |
| <b>15676/APP/2009/1628</b>             | <b>1:1,250</b>       |
| Planning Committee                     | Date                 |
| <b>Central and South</b>               | <b>February 2010</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

**Report of the Corporate Director of Planning & Community Services**

**Address** YIEWSLEY GRANGE HIGH STREET YIEWSLEY

**Development:** Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to planning permission ref.866/APP/2009/1884 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.

**LBH Ref Nos:** 866/APP/2009/2641

|                                |            |                                 |            |
|--------------------------------|------------|---------------------------------|------------|
| <b>Date Plans Received:</b>    | 07/12/2009 | <b>Date(s) of Amendment(s):</b> | 23/12/2009 |
| <b>Date Application Valid:</b> | 23/12/2009 |                                 | 25/02/2010 |

**Report of the Director of Planning & Community Services Group**

**Address** YIEWSLEY GRANGE HIGH STREET YIEWSLEY

**Development:** Amendment (to allow for widening of entrance gates and increase in number of car parking spaces) to Listed Building Consent ref. 866/APP/2009/1885 dated 30/11/2009: Change of use from Class B1 (Business) to Class D1 (Non-Residential Institution) for use as a specialist educational day centre, including re-siting of existing garden sheds and new fencing to rear.

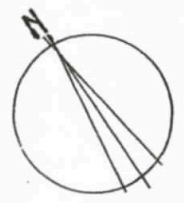
**LBH Ref Nos:** 866/APP/2009/2642

**Date Plans Received:** 07/12/2009

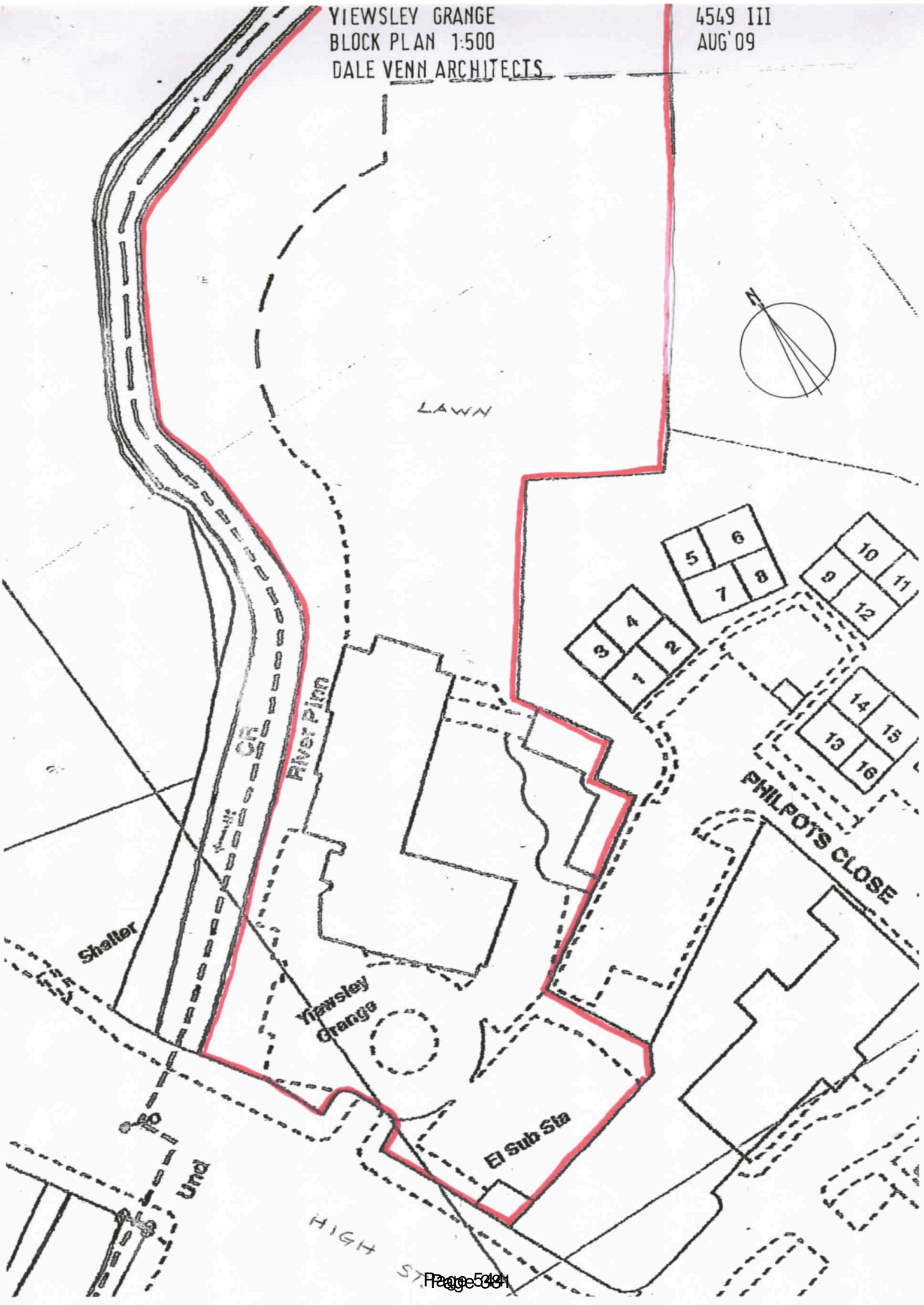
**Date(s) of Amendment(s):** 25/02/2010

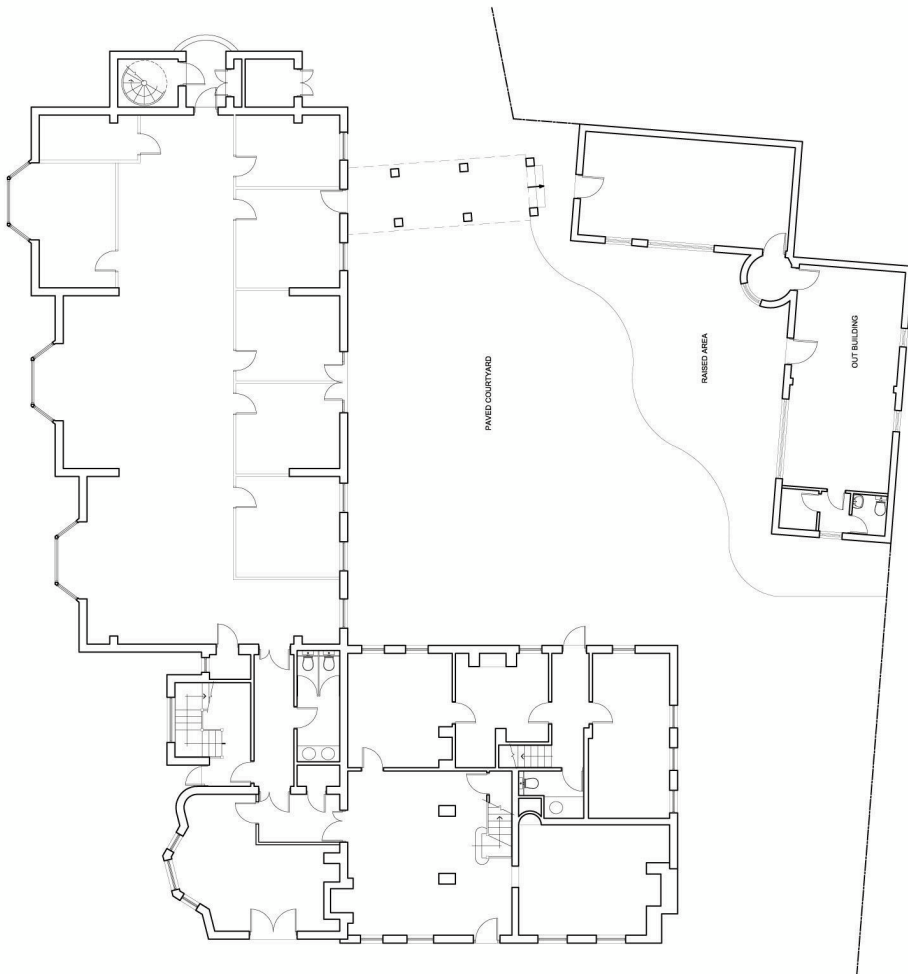
**Date Application Valid:** 23/12/2009





LAWN





AMENDMENTS      COPYRIGHT RESERVED      DATE      REV.  
 ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE

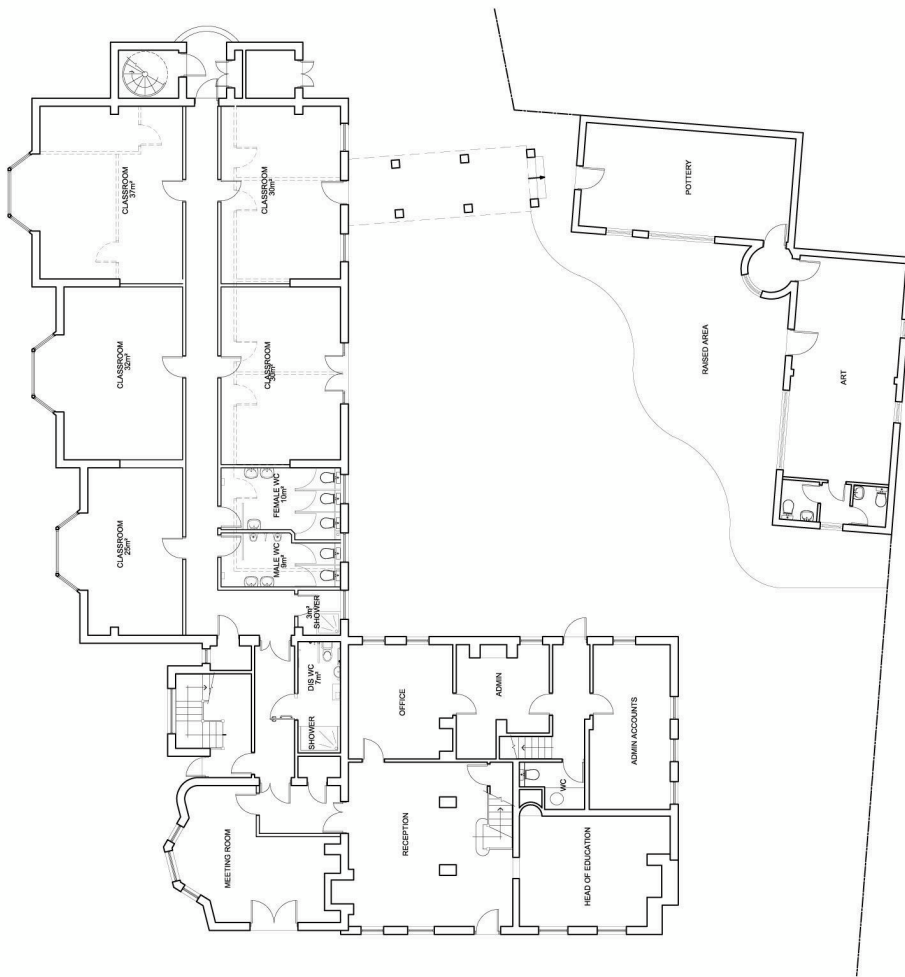
JOB  
 YIEWSLEY GRANGE  
 HIGH STREET  
 YIEWSLEY

CLIENT  
 MOORCROFT MANOR LTD

DRAWING  
 AS EXISTING  
 GROUND FLOOR PLAN

**DALE VENN ASSOCIATES**  
 Architects, Planners & Surveyors  
 HIGH HOUSE, HARLINGTON ROAD,  
 HILLINGDON, MIDDLESEX. 01895-23745

|         |         |             |      |
|---------|---------|-------------|------|
| SCALE   | 1:100   | DRAWING No. | REV. |
| DATE    | JUNE 09 | 4549-4      |      |
| DRAWN   | JR      |             |      |
| CHECKED |         |             |      |



DEMOLITION

AMENDMENTS      DATE      BY

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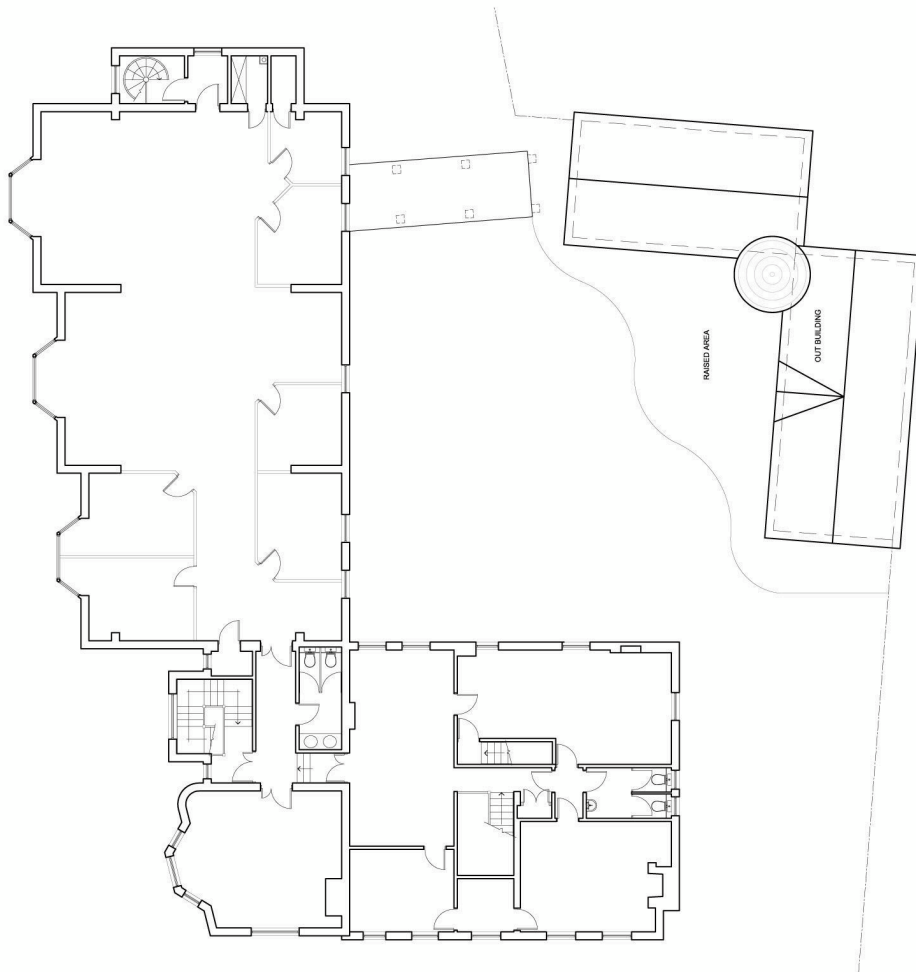
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**HIGH STREET**  
**YIEWSLEY**

**CLIENT**  
**MOORCROFT MANOR LTD**

**DRAWING**  
**PROPOSED**  
**GROUND FLOOR PLAN**

**DALE VENN ASSOCIATES**  
 Architects, Planners & Surveyors  
 HIGH HOUSE, HARLINGTON ROAD,  
 HILLINGDON, MIDDLESEX. 01895-23745

|         |          |               |      |
|---------|----------|---------------|------|
| SCALE   | 1:100    | DRAWING No.   | REV. |
| DATE    | JUNE '09 | <b>4549-6</b> |      |
| DRAWN   | JR       |               |      |
| CHECKED |          |               |      |



AMENDMENTS      DATE      BY

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ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE

FOR  
VIEWSLEY GRANGE  
HIGH STREET  
VIEWSLEY

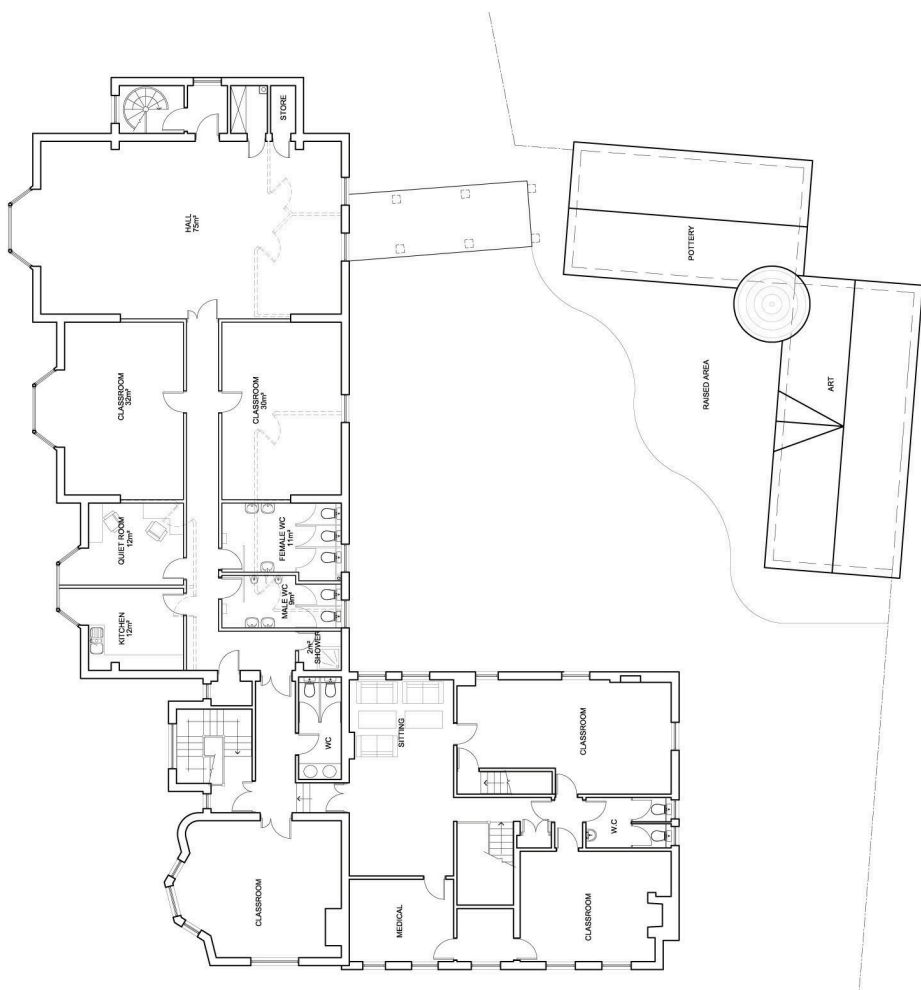
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MOORCROFT MANOR LTD

DRAWING  
AS EXISTING  
FIRST FLOOR PLAN

**DALE VENN ASSOCIATES**  
Architects, Planners & Surveyors  
HIGH HOUSE, HARLINGTON ROAD,  
HILLINGDON, MIDDLESEX. 01895-23745

|         |          |             |      |
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| SCALE   | 1:100    | DRAWING No. | REV. |
| DATE    | JUNE '09 | 4549-5      |      |
| DRAWN   | JR       |             |      |
| CHECKED |          |             |      |





DEMOLITION

HALLWAY/STAIRS  
DIMENSIONS

5/07/09 JR  
2/1/10 JR  
CONTRACT BANNED

ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE

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HIGH STREET  
YIEWSLEY

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MOORCROFT MANOR LTD

DRAWING  
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FIRST FLOOR PLAN

**DALE VENN ASSOCIATES**  
Architects, Planners & Surveyors  
HIGH HOUSE, HARLINGTON ROAD,  
HILLINGDON, MIDDLESEX UB8 3JH

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|---------|---------|-------------|---------------|
| SCALE   | 1:100   | DRAWING No. | REV.          |
| DATE    | JUNE 09 |             |               |
| DRAWN   | JR      |             |               |
| CHECKED |         |             |               |
|         |         |             | <b>4549-7</b> |



**KEY**

- WOOLAND AREA
- LOW LEVEL BOX HEDGING
- 2ND HIGH CLIMBING FENCING AND/OR SUBSIDIARY
- EXISTING TPO'S

**FENCING** AUG A REV.

**AMENDMENTS** DATE DATE REV.

ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE.

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**JOB**  
YIEWSLEY GRANGE  
HIGH STREET  
YIEWSLEY

**CLIENT**  
MOORCROFT MANOR LTD

**DRAWING**  
PROPOSED  
LANDSCAPING

**DALE VENN ASSOCIATES**  
Architects, Planners & Surveyors  
HIGH HOUSE, HARLINGTON ROAD,  
HILLINGDON, MIDDLESEX. 01895-23745

|          |        |                |          |
|----------|--------|----------------|----------|
| SCALE    | 1:100  | DRAWING No.    | REV.     |
| DATE     | AUG 09 | <b>4549-11</b> | <b>A</b> |
| DRAWN BY | JR     | CHECKED        |          |



**PLANTING SCHEDULE:**  
 PLANTING TO BE COMPLETED BY 15/03/2021  
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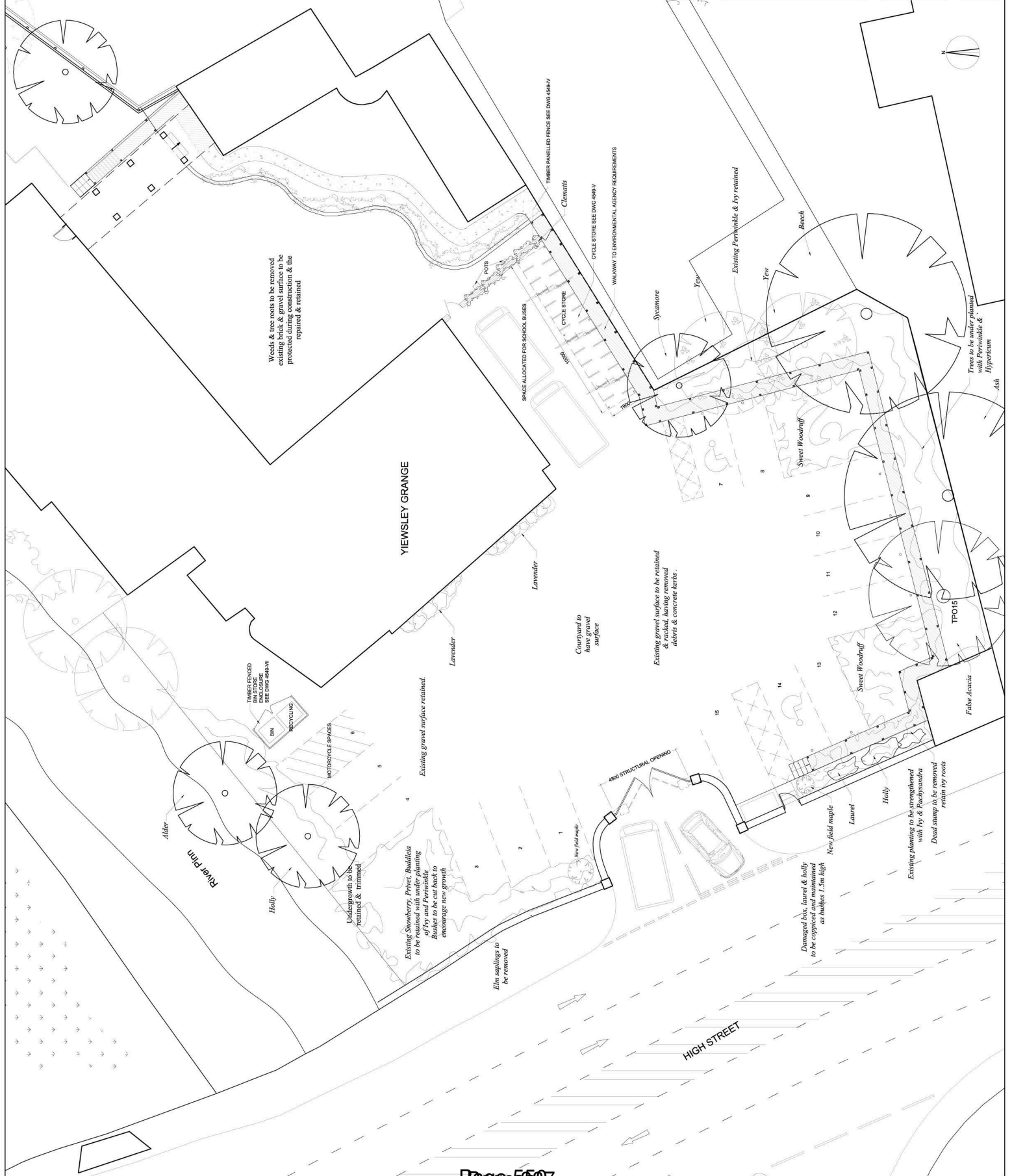
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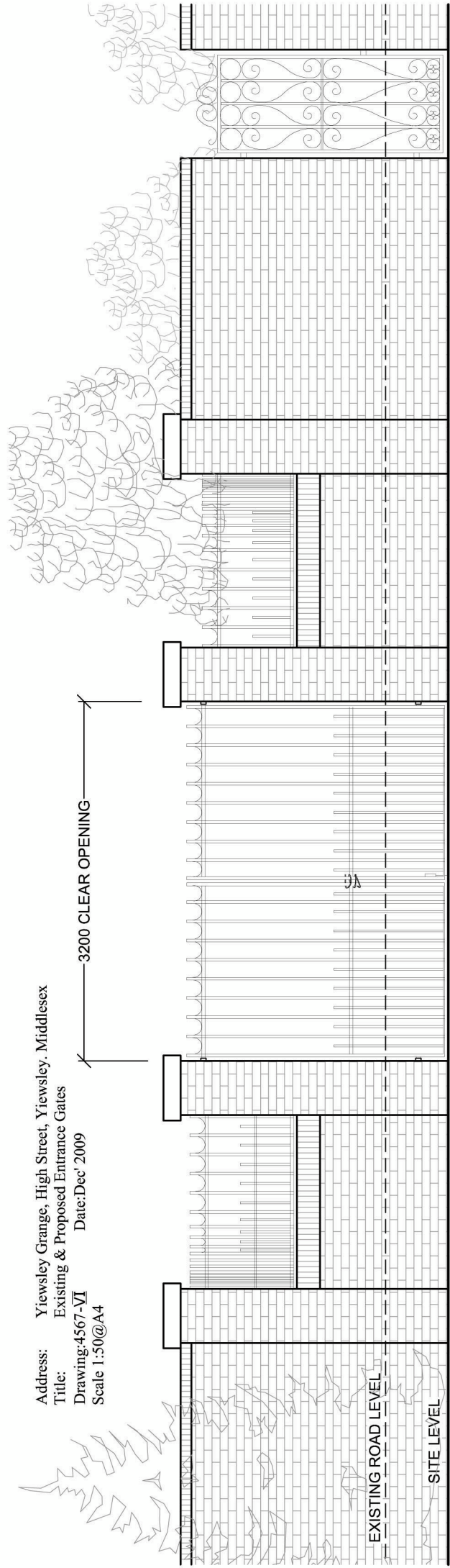
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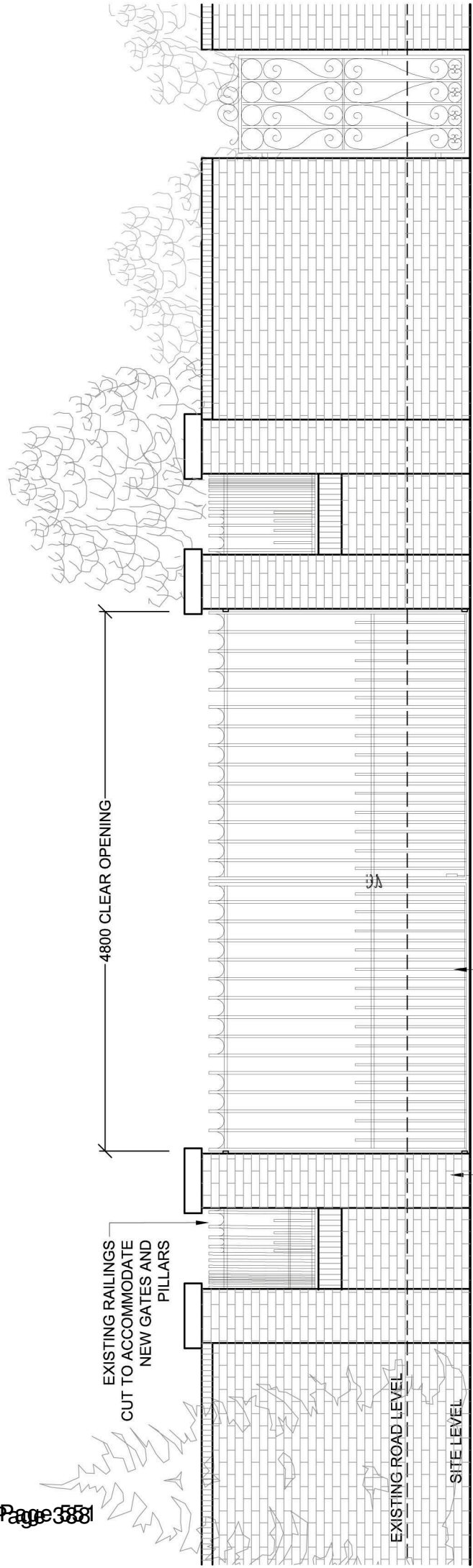


|   |  |
|---|--|
| <b>JOB</b>  | YIEWSLEY GRANGE<br>HIGH STREET<br>YIEWSLEY |
| <b>CLIENT</b>   | MOORCROFT MANOR LTD                        |
| <b>DRAWING</b>  | PROPOSED LANDSCAPING                       |
| <b>DALE VENN ASSOCIATES</b><br>Architects, Planners & Surveyors<br>HIGH HOUSE, HARLINGTON ROAD,<br>HILLINGDON, MIDDLESEX. 01895-23745 |  |
| SCALE 1:100   | DRAWING No.                                |
| DATE DEC '09  | REV. <b>4549-19B</b>                       |
| DRAWN JR  | CHECKED                                    |

Address: Yiewsley Grange, High Street, Yiewsley, Middlesex  
 Title: Existing & Proposed Entrance Gates  
 Drawing: 4567-VI Date: Dec' 2009  
 Scale: 1:50@A4



EXISTING ENTRANCE GATE ELEVATION



NEW BRICK PILLARS TO MATCH EXISTING

PROPOSED ENTRANCE GATE ELEVATION

Dale Venn Associates  
 Chartered Architects, Planners & Surveyors  
 High House, Harlington Road,  
 Hillingdon, Middlesex, UB8 3HX  
 Tel: 01895 237345 FAX: 01895 237346

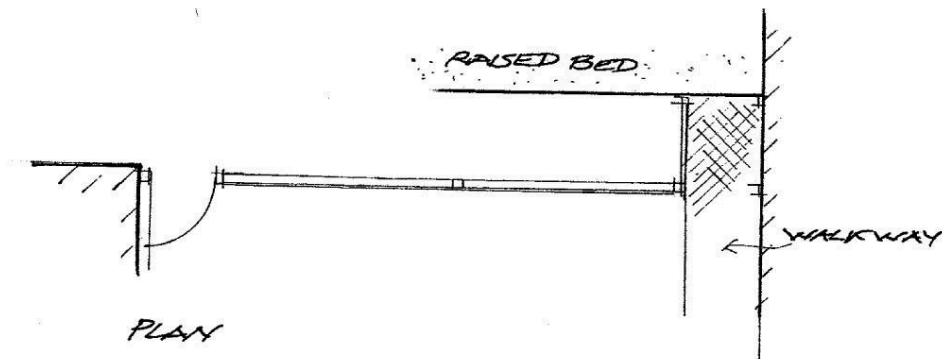
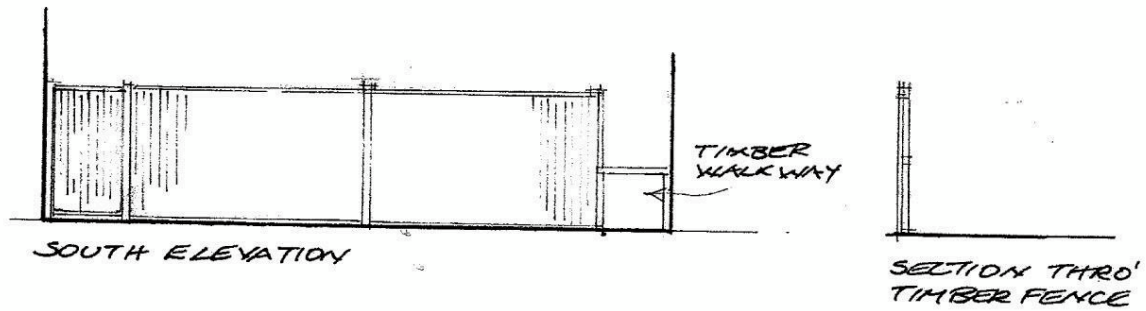
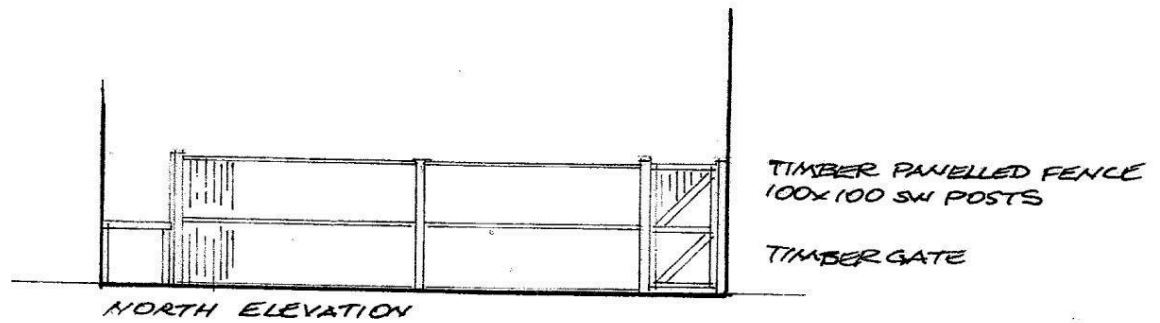
Address: Yiewsley Grange, High Street, Yiewsley

Drawing 4549-IV

Title: Details of fence to side of listed building

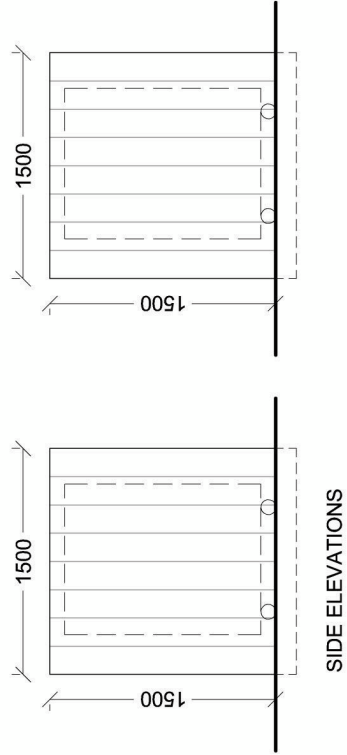
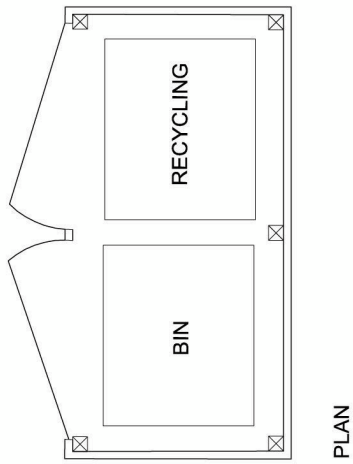
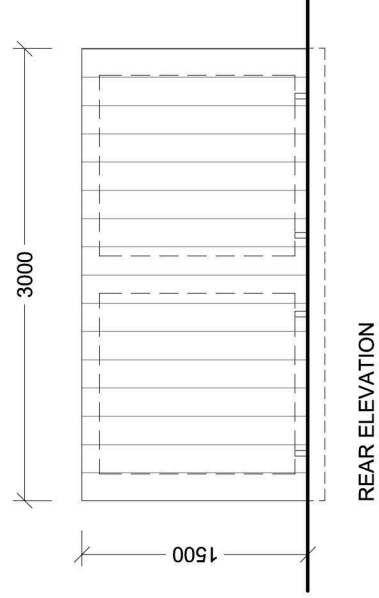
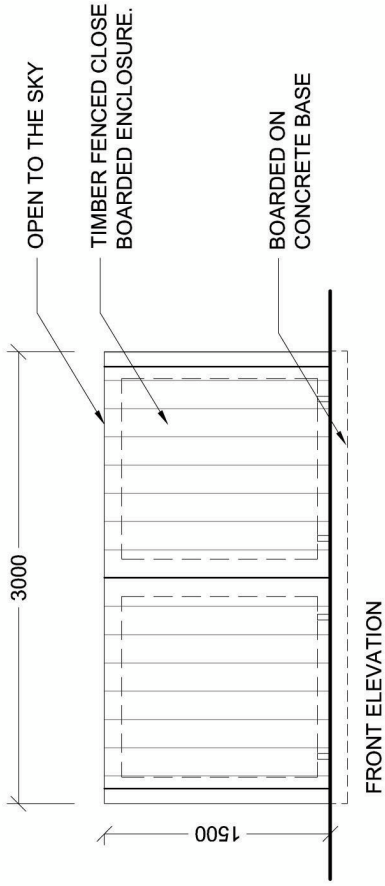
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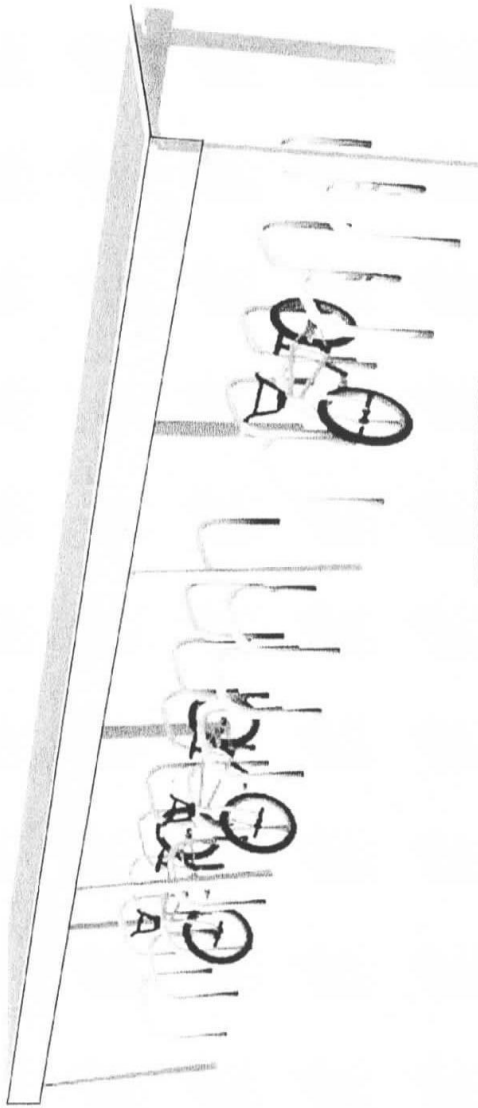
Date: Nov' 2009



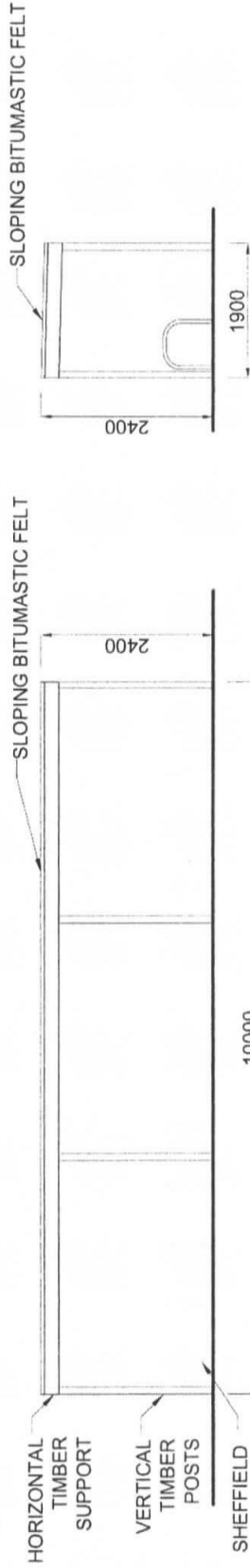
Dale Venn Associates  
Chartered Architects, Planners & Surveyors  
High House, Harlington Road,  
Hillingdon, Middlesex. UB8 3HX.

Tel: 01895 237345 Fax: 01895 237346



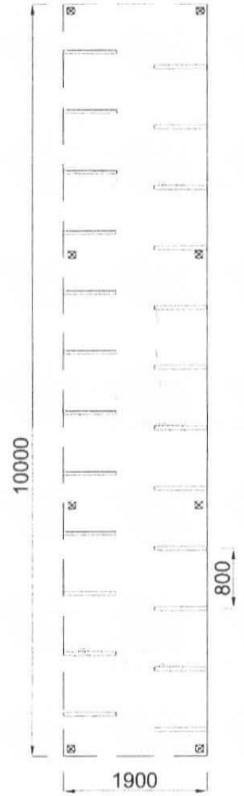


PERSPECTIVE VIEW

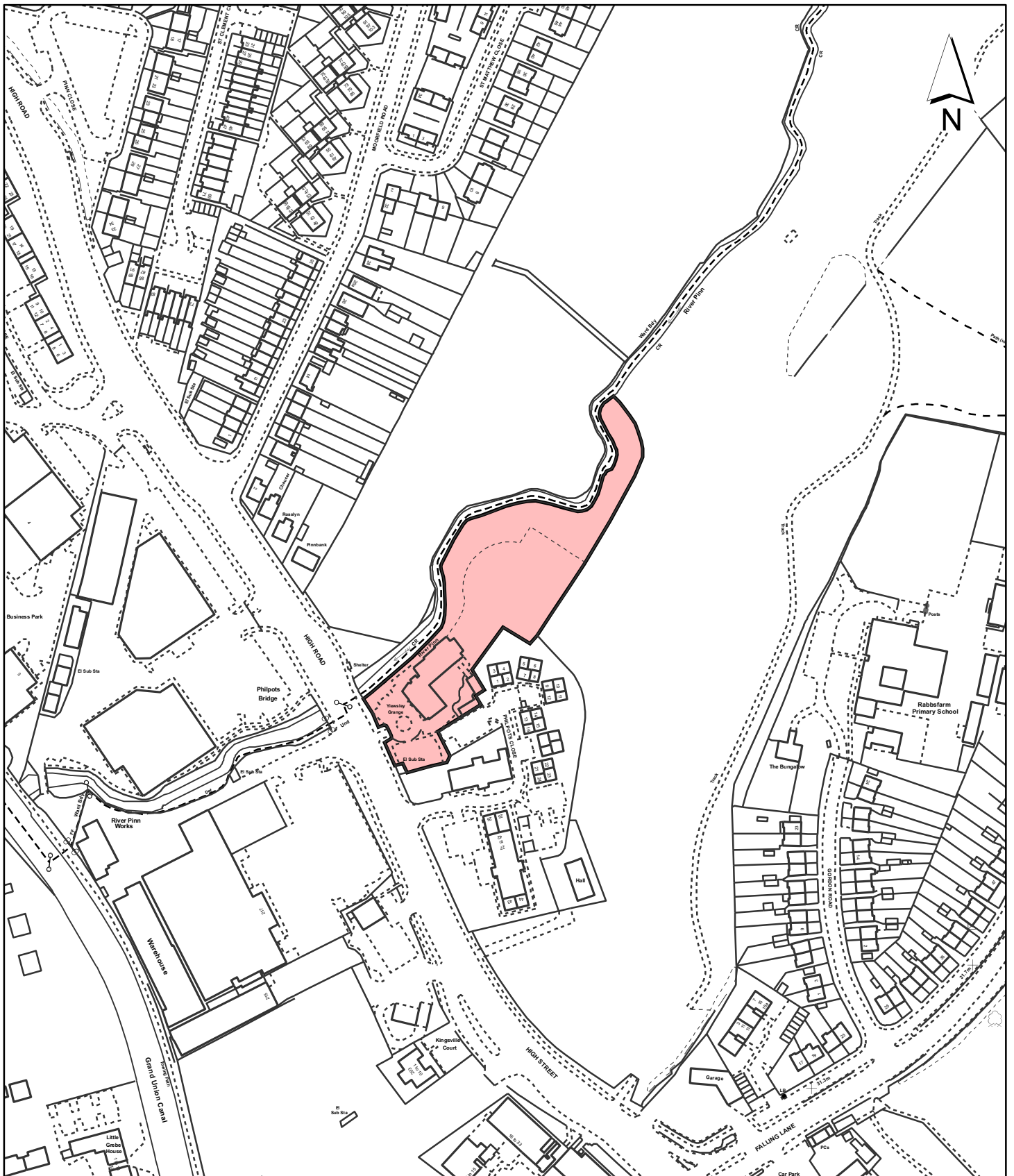


FRONT ELEVATION


SIDE ELEVATION



PLAN



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Yiewsley Grange  
High Street  
Yiewsley**

**LONDON BOROUGH  
OF HILLINGDON  
Planning &  
Community Services**

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

Planning Application Ref:  
**866/APP/2009/2641**

Scale  
**1:2,500**

Planning Committee  
**Central and South**

Date  
**February 2010**



**HILLINGDON**  
LONDON



### **Report of the Head of Planning & Enforcement**

**Address** TRISCOTT HOUSE AVONDALE DRIVE HAYES

**Development:** Demolition of existing building, and replacement with a purpose designed and built 'Extra Care Accommodation' scheme, Comprising of 41 one-bed flats and 6 two-bed flats, with associated communal facilities, landscaping and parking.

**LBH Ref Nos:** 36261/APP/2010/215

**Date Plans Received:** 29/01/2010                      **Date(s) of Amendment(s):** 29/01/2010

**Date Application Valid:** 29/01/2010

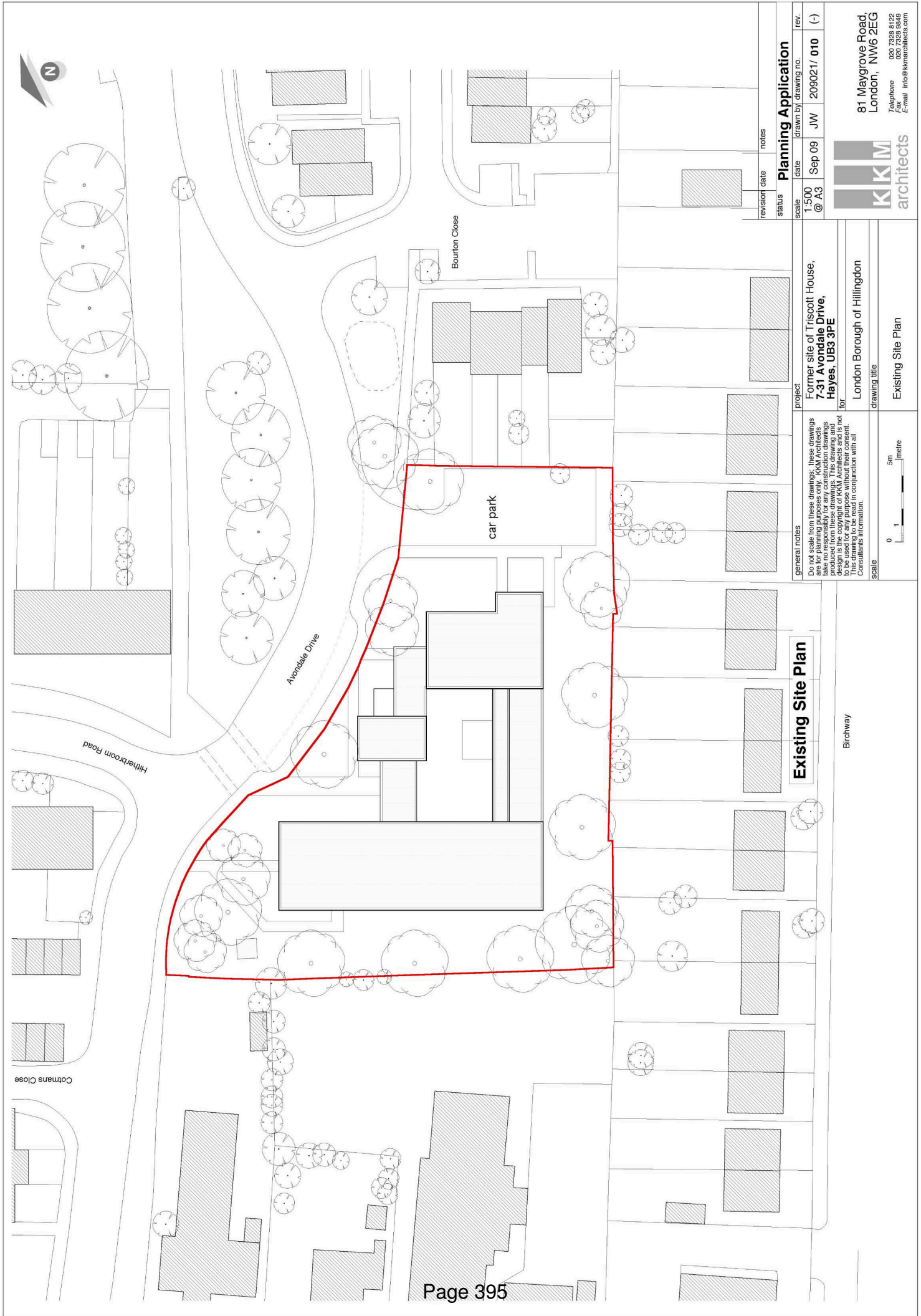


### Location plan

|   |
|---|
| <b>general notes</b>  |
| Do not scale from these drawings; these drawings are for planning purposes only. KKM Architects take no responsibility for any construction drawings produced from these drawings. This drawing and design is the copyright of KKM Architects and is not to be used for any purpose without their consent. This drawing to be read in conjunction with all Consultants information. |
| <b>scale</b>  |
|   |

|  |
|--|
| <b>project</b>   |
| Former site of Triscott House,<br><b>7-31 Avondale Drive,<br/>Hayes, UB3 3PE</b> |
| <b>for</b>   |
| London Borough of Hillingdon   |
| <b>drawing title</b>   |
| Site Location Plan   |

|                                    |        |   |             |      |
|------------------------------------|--------|---|-------------|------|
| revision                           | date   | notes   |             |      |
| status <b>Planning Application</b> |        |   |             |      |
| scale                              | date   | drawn by  | drawing no. | rev. |
| 1:1250<br>@ A4                     | Sep 09 | JW  | 209021/ 001 | (-)  |
|                                    |        | <b>81 Maygrove Road,<br/>London, NW6 2EG</b><br>Telephone 020 7328 8122<br>Fax 020 7328 9849<br>E-mail info@kkmarchitects.com |             |      |



**Existing Site Plan**

project  
Former site of Triscott House,  
7-31 A vondale Drive,  
Hayes, UB3 3PE

location  
London Borough of Hillingdon

drawing title  
Existing Site Plan

general notes  
Do not scale from these drawings; these drawings are for planning purposes only. All drawings are produced from these drawings. This drawing and design is the copyright of KKM Architects and is not to be used for any other purpose without the written consent of KKM Architects. This drawing to be read in conjunction with all Consultants' information.

scale  
0 1 5m  
metre

| revision   | date   | notes |
|------------|--------|-------|
| 1-500 @ A3 | Sep 09 | JW    |

Planning Application  
 status date  
 1-500 @ A3 Sep 09 JW  
 drawn by drawing no. rev.  
 209021/ 010 (-)



81 Maygrove Road,  
London, NW6 2EG  
Telephone 020 7328 8122  
Fax 020 7328 8649  
E-mail info@kkmarcitects.com



proposed 1.8m close boarded fence with trellis above  
 2m existing brick wall to be retained/made good

2m existing brick wall with 1.5 chainlink fence to be retained/made good

access to car park  
 existing pedestrian and vehicular gate to access car park

2m existing timber fence to be retained/made good  
 pergola above car parking spaces

2m existing timber fence to be retained/made good

timber fence with gate

### Proposed Site Plan

general notes  
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|               |  |
|---------------|--|
| project       | Former site of Triscott House,<br>7-31 Avondale Drive,<br>Hayes, UB3 3PE |
| for           | London Borough of Hillingdon   |
| drawing title | Proposed Site Plan   |
| status        | Planning Application   |
| revision date | notes  |
| scale         | 1:500  |
| date          | Sep 09   |
| drawn by      | BB   |
| drawing no.   | 209021/110   |
| rev.          | (-)  |



81 Maygrove Road,  
 London, NW6 2EG  
 Telephone 020 7238 8122  
 Fax 020 7238 8849  
 E-mail info@kkmarchitects.com



**Proposed Ground Floor Plan**

| revision | date | notes                 |
|----------|------|-----------------------|
| 1        | 1/20 | drawn by: GARDNER LTD |
| 2        | 1/20 | drawn by: GARDNER LTD |
| 3        | 1/20 | drawn by: GARDNER LTD |
| 4        | 1/20 | drawn by: GARDNER LTD |
| 5        | 1/20 | drawn by: GARDNER LTD |
| 6        | 1/20 | drawn by: GARDNER LTD |
| 7        | 1/20 | drawn by: GARDNER LTD |
| 8        | 1/20 | drawn by: GARDNER LTD |
| 9        | 1/20 | drawn by: GARDNER LTD |
| 10       | 1/20 | drawn by: GARDNER LTD |

**Planning Application**

STATUS: **APPROVED**

DATE: **12/09/2018**

PROJECT: **Former site of Triscott House, 7-31 Avondale Drive, Hayes, UB8 3PE**

LOCATION: **London Borough of Hillingdon**

DRAWING TITLE: **Proposed Ground Floor Plan**

SCALE: **1:50**

GENERAL NOTES: **These drawings are for planning purposes only. KKM architects are not responsible for the construction of the proposed building. The drawings are not to be used for any purpose without their consent. Consultants information.**

81 Maygrove Road, London, NW6 2EG  
 Telephone: 020 238 8122  
 Email: info@kkmarchitects.com

**Landscaping:** For details of proposed landscaping see landscape consultants report.

**Trees:** Trees to be removed and new trees to be planted are indicated on the site plan. For details of all trees see landscape consultants report.



Avondale Drive



Proposed First Floor Plan

| revision | date     | notes          |
|----------|----------|----------------|
| 1        | 20/09/21 | initial design |
| 2        | 20/09/21 | final design   |
| 3        | 20/09/21 | final design   |

**Planning Application**

Scale: 1:200  
 Date: 09 Sep 09  
 @ A2

Project: Former site of Tiscotti House, 7-31 Avondale Drive, Hayes, UB8 3PE

For: London Borough of Hillingdon

Drawing Title: Proposed First Floor Plan

Scale: 0 1 5m 10m

81 Maygrove Road, London, NW6 2EG  
 Telephone: 020 7238 8122  
 Fax: 020 7238 8123  
 Email: info@kkmmarchitects.com

KKMM architects



Avondale Drive

**Proposed Top Floor Plan**

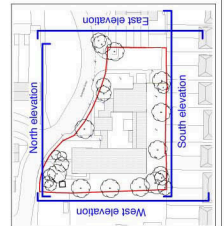
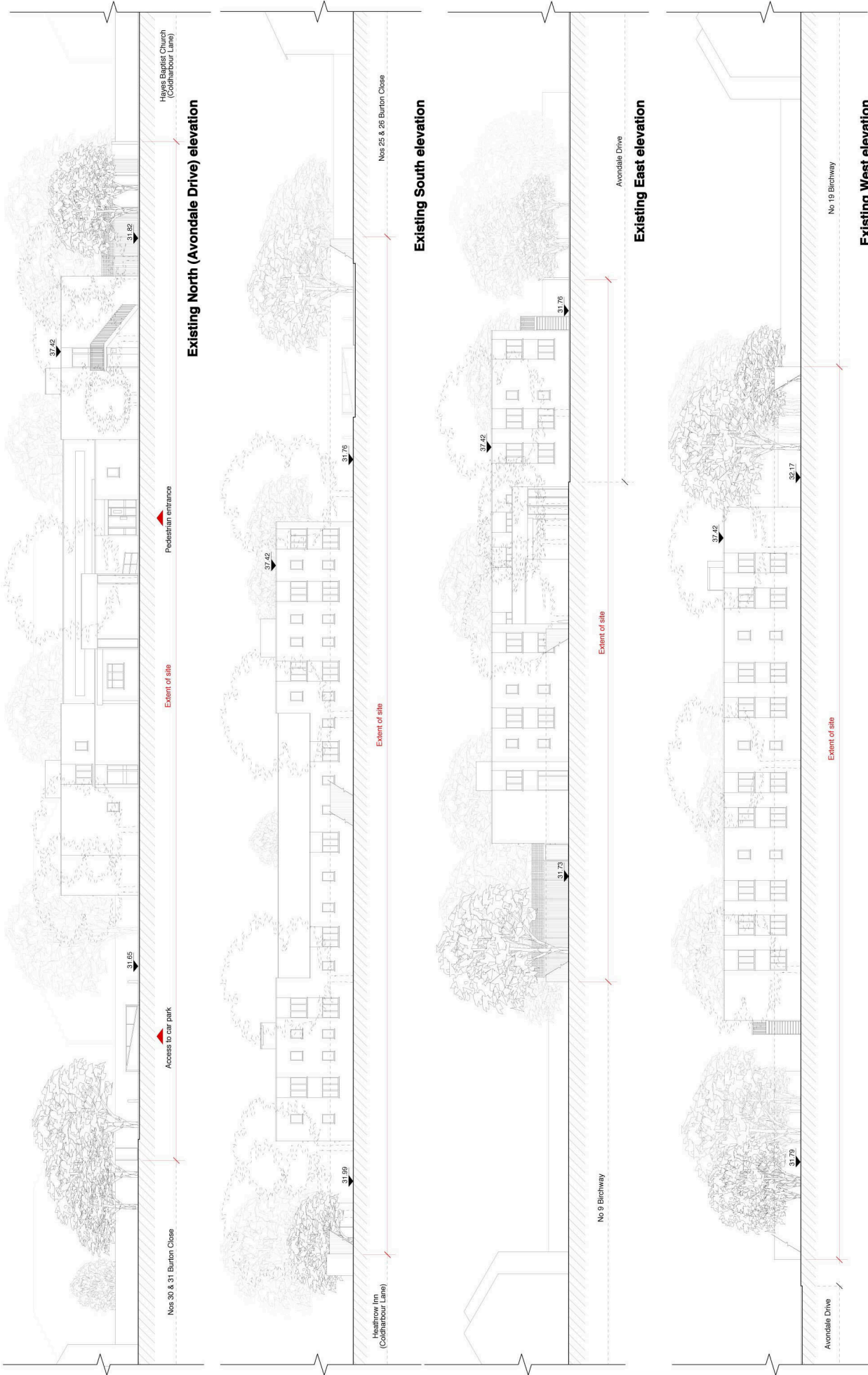
| revision | date       | notes |
|----------|------------|-------|
| 1        | 2009/02/11 | BB    |
| 2        | 2009/02/12 | (-)   |

**Planning Application**  
 drawn by: G. G. G. G. G.  
 date: 2009/02/11

Project: Former site of Triscott House, 7-31 Avondale Drive, Hayes, UB8 3PE  
 Location: London Borough of Hillingdon  
 Drawing title: Proposed Top Floor Plan  
 Scale: 0 1m 2m

General notes: These drawings are for planning purposes only. KKM architects are not responsible for the construction of the building. The drawings are to be used for any purpose without their consent. Comments for information.

**KKM architects**  
 81 Maygrove Road, London, NW6 2EG  
 Telephone: 020 7398 4122  
 Fax: 020 7398 4949  
 Email: info@kkmarc.co.uk



Key plan 1:2000

**Existing Elevations**

Do not scale from these drawings. These drawings are for planning purposes only. Planning drawings are not to be used for construction purposes. For more information, please contact the architect. To be submitted to the local planning authority. Consultants information.

project  
Former site of Triscott House,  
7-31 Avondale Drive,  
Hayes, UB8 3PE

location  
London Borough of Hillingdon

drawing title  
Existing elevations

| revision | date | notes           |
|----------|------|-----------------|
| 1        | 2000 | Initial drawing |
| 2        | 2009 | Revised drawing |
| 3        | 2009 | Revised drawing |
| 4        | 2009 | Revised drawing |
| 5        | 2009 | Revised drawing |
| 6        | 2009 | Revised drawing |
| 7        | 2009 | Revised drawing |
| 8        | 2009 | Revised drawing |
| 9        | 2009 | Revised drawing |
| 10       | 2009 | Revised drawing |
| 11       | 2009 | Revised drawing |
| 12       | 2009 | Revised drawing |
| 13       | 2009 | Revised drawing |
| 14       | 2009 | Revised drawing |
| 15       | 2009 | Revised drawing |
| 16       | 2009 | Revised drawing |
| 17       | 2009 | Revised drawing |
| 18       | 2009 | Revised drawing |
| 19       | 2009 | Revised drawing |
| 20       | 2009 | Revised drawing |
| 21       | 2009 | Revised drawing |
| 22       | 2009 | Revised drawing |
| 23       | 2009 | Revised drawing |
| 24       | 2009 | Revised drawing |
| 25       | 2009 | Revised drawing |
| 26       | 2009 | Revised drawing |
| 27       | 2009 | Revised drawing |
| 28       | 2009 | Revised drawing |
| 29       | 2009 | Revised drawing |
| 30       | 2009 | Revised drawing |
| 31       | 2009 | Revised drawing |
| 32       | 2009 | Revised drawing |
| 33       | 2009 | Revised drawing |
| 34       | 2009 | Revised drawing |
| 35       | 2009 | Revised drawing |
| 36       | 2009 | Revised drawing |
| 37       | 2009 | Revised drawing |
| 38       | 2009 | Revised drawing |
| 39       | 2009 | Revised drawing |
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| 95       | 2009 | Revised drawing |
| 96       | 2009 | Revised drawing |
| 97       | 2009 | Revised drawing |
| 98       | 2009 | Revised drawing |
| 99       | 2009 | Revised drawing |
| 100      | 2009 | Revised drawing |

**Planning Application**  
 1:2000 | Sep 09 | JW | 209021/030 | (-)  
 @ A2

**KKM architects**

81 Maygrove Road,  
 London, NW6 2EG  
 Telephone: 020 7288 8122  
 Fax: 020 7288 8123  
 Email: info@kkmarchitects.com

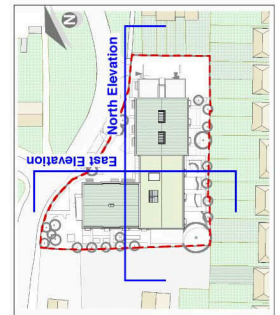




North Elevation



East Elevation



- Materials**
- 1 White through colour render by Sto or similar approved
  - 2 Blue metallic cladding by Alucobond or similar approved
  - 3 Blue metallic cladding by Alucobond or similar approved
  - 4 Composite glazed glazing brick (slanted brick) by bstock or similar approved
  - 5 Translucent wall panels by Kivall or similar approved
- Doors and windows**
- 6 Composite materials to increase insulating value with vinyl finish
- Single storey element**
- 7 Lightweight frame with translucent glazing panels

- Roof**
- 8 Sedum roof
  - 9 Solar panels for solar thermal panels
  - 10 Potential Area for PV panels
  - 11 Brown roof, Boliverly roof

General notes:  
 1. These drawings show the proposed design for planning purposes only. They are not to be used for any other purpose without the consent of the relevant authorities.  
 2. The drawings are produced from the drawings.  
 3. The drawings are to be used for any purpose without the consent of the relevant authorities.  
 4. Comments for information.

Scale:  
 0 1 5m  
 1 1 1/2m

Drawing Title:  
 North and East Elevations

Project:  
 Former site of Tiscott House,  
 7-9 Avondale Drive,  
 Hayes, UB3 3PE

Drawing Title:  
 London Borough of Hillingdon

| revision | date  | notes          |
|----------|-------|----------------|
| 1        | 12/00 | initial design |
| 2        | 12/00 | initial design |
| 3        | 12/00 | initial design |
| 4        | 12/00 | initial design |
| 5        | 12/00 | initial design |
| 6        | 12/00 | initial design |
| 7        | 12/00 | initial design |
| 8        | 12/00 | initial design |
| 9        | 12/00 | initial design |
| 10       | 12/00 | initial design |
| 11       | 12/00 | initial design |
| 12       | 12/00 | initial design |
| 13       | 12/00 | initial design |
| 14       | 12/00 | initial design |
| 15       | 12/00 | initial design |
| 16       | 12/00 | initial design |
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| 25       | 12/00 | initial design |
| 26       | 12/00 | initial design |
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| 43       | 12/00 | initial design |
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| 46       | 12/00 | initial design |
| 47       | 12/00 | initial design |
| 48       | 12/00 | initial design |
| 49       | 12/00 | initial design |
| 50       | 12/00 | initial design |

**Planning Application**  
 Application No: 2009/01/130 (-)  
 Date: 09 Sep 09  
 Drawn by: JMW

81 Maygrove Road,  
 London, NW6 2EG  
 Telephone: 020 7228 8122  
 Fax: 020 7228 8123  
 Email: info@kkimarchitects.co.uk

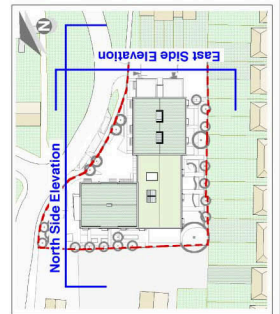
**KKIM**  
 architects



North Side Elevation



East Side Elevation



Key plan  
1:1,500

**Materials**

- Main building**
- 1 White through colour render by Sto or similar or approved
  - 2 Blue metallic cladding by Alucobond or similar approved
  - 3 Contrasting coloured glazing brick banding brick by ibstock or similar approved
  - 4 Translucent wall panels by Kallwail or similar approved

**Doors and windows**

- 6 Composite materials to increase insulating value with vinyl finish

**Single storey element**

- 7 Lightweight frame with translucent glazing panels

**Roof**

- 8 Sedum roof
- 9 Potential Area for Solar Thermal panels
- 10 Potential Area for PV panels
- 11 Brown roof; Boloverstry roof

**GENERAL NOTES**  
Do not scale from these drawings. These drawings are for planning purposes only. KKM architects is not responsible for any errors or omissions produced from these drawings. This drawing and any other drawings produced from it are not to be used for any purpose without the consent of KKM architects. Consultation with all relevant authorities is required in cooperation with all.

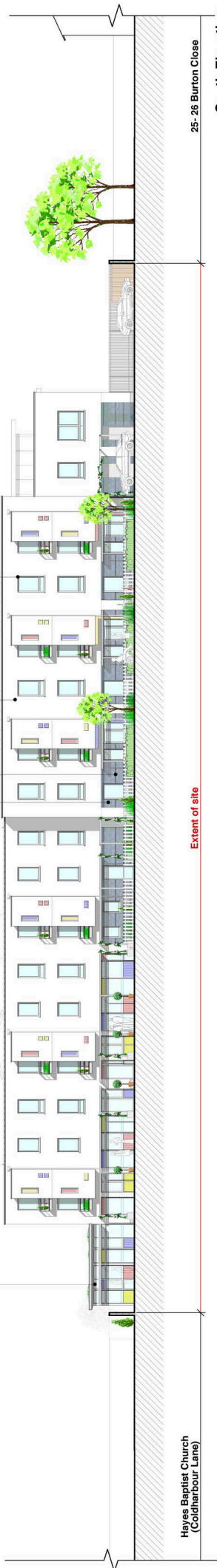
SCALE  
0 1 2 3 4 5m  
1 2 3 4 5metre

Site Elevations

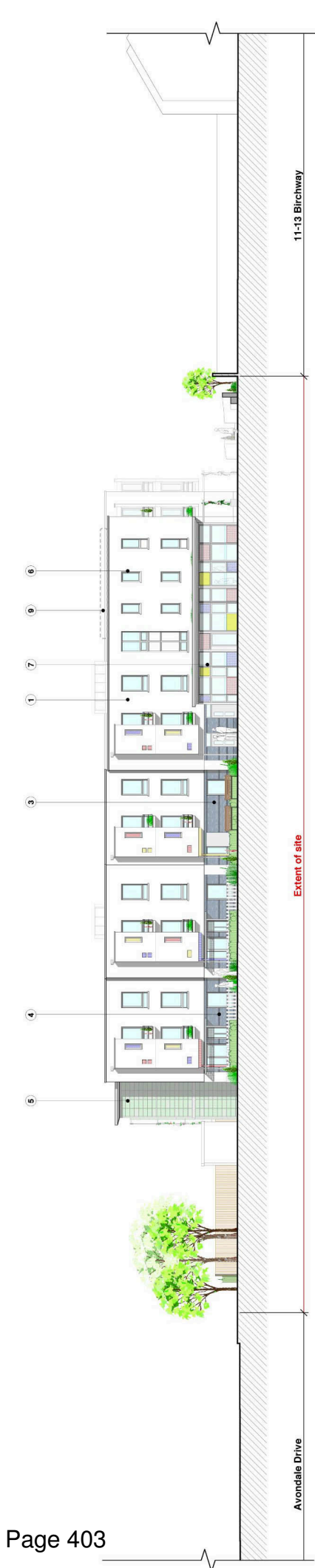
| revision   | date   | notes |
|--|--------|-------|
| 1,200 @ A2   | Sep 09 | JW    |
| <b>Planning Application</b><br>date: 20/09/2011<br>ref: 20902/1132 (-) |        |       |

**Project**  
Former site of Triscott House,  
7-31 Avondale Drive,  
Hayes, UB8 3PE  
London Borough of Hillingdon

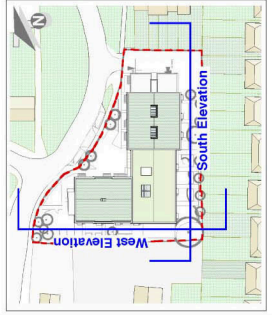




South Elevation



West Elevation



Key plan  
1:1500

| Materials                    |  |
|------------------------------|--|
| <b>Main building</b>         | <ul style="list-style-type: none"> <li>1. White through colour render by Sto or similar, as approved</li> <li>2. Blue metallic cladding by Alucobond or similar, as approved</li> <li>3. Blue metallic cladding by Alucobond or similar, as approved</li> <li>4. Contrasting coloured glazing brick, lending brick by Barbeck or similar, as approved</li> <li>5. Translucent wall panels by Kallwall or similar, as approved</li> </ul> |
| <b>Doors and Windows</b>     | <ul style="list-style-type: none"> <li>6. Composite materials to increase insulating value with vinyl finish</li> </ul>  |
| <b>Single storey element</b> | <ul style="list-style-type: none"> <li>7. Lightweight frame, with translucent glazing panels</li> </ul>  |

| Roof |                                     |
|------|-------------------------------------|
| 8    | Stadium roof                        |
| 9    | Flat roof, for Solar thermal panels |
| 10   | Potential area for PV panels        |
| 11   | Brown roof, Biodiversity roof       |

**general notes**  
These drawings have been prepared for planning purposes only. KKM Architects are not responsible for the construction of the building or for any other work that may be required for the building to be used for any purpose without their consent. Consultants information:  
S2316

**PROJECT**  
Former site of Tiscott House,  
7-31 Avondale Drive,  
Hayes, UB3 3PE  
London Borough of Hillingdon  
drawing title:  
South and West Elevations

| revision | date  | notes       |
|----------|-------|-------------|
| 1        | 12/10 | 1:200       |
| @        | A2    | 20902/1/131 |

**Planning Application**  
date: 09 Sep 09  
JW  
20902/1/131  
(-)




81 Maygrove Road,  
London, NW6 2EG  
Telephone: 020 7298 8122  
Fax: 020 7298 8120  
Email: info@kkmarc.co.uk



**Key:**

**A** - - - - - Foul water

**B** - - - - - Surface water

| revision   |   | date   |          | notes       |      |         |  |  |  |  |  |     |                              |  |  |  |  |               |   |  |  |  |  |
|--|---|--------|----------|-------------|------|---------|--|--|--|--|--|-----|------------------------------|--|--|--|--|---------------|---|--|--|--|--|
| <b>Planning Application</b>  |   |        |          |             |      |         |  |  |  |  |  |     |                              |  |  |  |  |               |   |  |  |  |  |
| status   | scale   | date   | drawn by | drawing no. | rev. |         |  |  |  |  |  |     |                              |  |  |  |  |               |   |  |  |  |  |
|  | 1:500 @ A3  | Sep 09 | BB       | 209021/150  | (-)  |         |  |  |  |  |  |     |                              |  |  |  |  |               |   |  |  |  |  |
| <table border="0"> <tr> <td>project</td> <td colspan="5">Former site of Triscott House, 7-31 A Avondale Drive, Hayes, UB3 3PE</td> </tr> <tr> <td>for</td> <td colspan="5">London Borough of Hillingdon</td> </tr> <tr> <td>drawing title</td> <td colspan="5">Existing foul water and surface water location (based on services authority drawings)</td> </tr> </table> |   |        |          |             |      | project | Former site of Triscott House, 7-31 A Avondale Drive, Hayes, UB3 3PE |  |  |  |  | for | London Borough of Hillingdon |  |  |  |  | drawing title | Existing foul water and surface water location (based on services authority drawings) |  |  |  |  |
| project  | Former site of Triscott House, 7-31 A Avondale Drive, Hayes, UB3 3PE                  |        |          |             |      |         |  |  |  |  |  |     |                              |  |  |  |  |               |   |  |  |  |  |
| for  | London Borough of Hillingdon  |        |          |             |      |         |  |  |  |  |  |     |                              |  |  |  |  |               |   |  |  |  |  |
| drawing title  | Existing foul water and surface water location (based on services authority drawings) |        |          |             |      |         |  |  |  |  |  |     |                              |  |  |  |  |               |   |  |  |  |  |
|  <p>81 Maygrove Road,<br/>London, NW6 2EG<br/>Telephone 020 7328 8122<br/>Fax 020 7328 8649<br/>E-mail info@kimarchitects.com</p>   |   |        |          |             |      |         |  |  |  |  |  |     |                              |  |  |  |  |               |   |  |  |  |  |








Existing site plan scale 1:500

**Existing foul water and surface water location**

**NOTES:**

1. This drawing is to be read in conjunction with all relevant contract drawings and specifications with any conflicting information to be brought to the attention of Whitelaw Turkington before work commences on site.
2. Do not scale from this drawing, always work to noted dimensions.
3. All given dimensions in mm.
4. To be read with topologies with Tree survey plan by Nigel Frapp, Arboricultural Consultant, dated September 2009

**KEY**

-  Tree to be removed
-  Root protection zone
-  Tree to be retained
-  Proposed building line
-  Construction hoarding / Tree protection
-  Ground compaction protection area
-  Foundations / Services trenches

Ground compaction protection required to root protection areas

Foundations / Services trenches: Hand dig through tree root protection area as per Consultants drawing.

DATE: 08/12/21  
 DRAWN: AK  
 CHECKED BY: GF

**whitelaw-turkington**  
 Landscape Architects  
 23 Stoney Street, London, SE11 4AA  
 T: (+44) (0)207 820 0388 F: (+44) (0)207 897 3839  
 E: mail@whitelaw.com

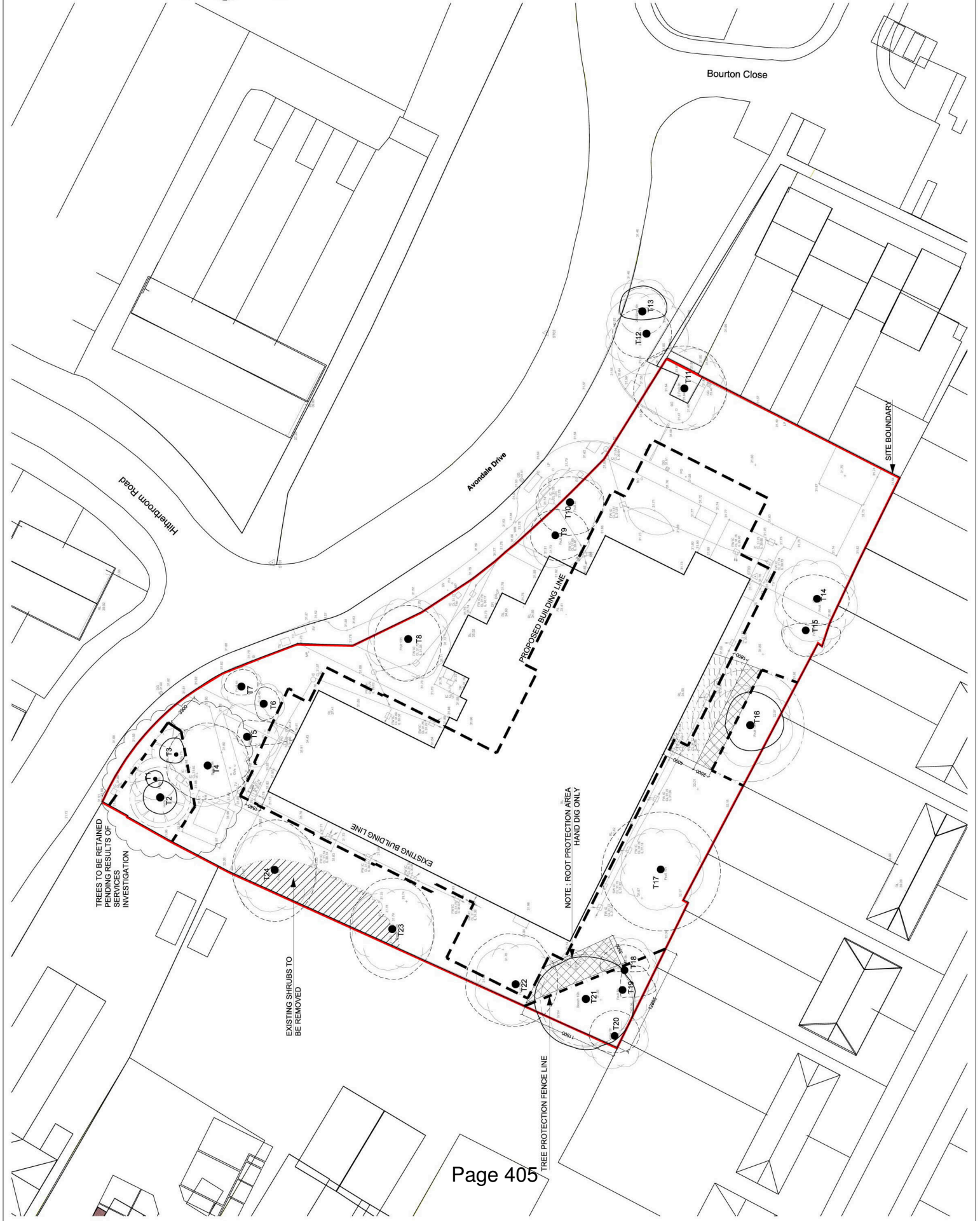
**FOR APPROVAL**

PROJECT: LONDON BOROUGH OF HILLINGDON  
 TRISCOTT HOUSE  
 AVONDALE DRIVE

DRAWING TITLE: VEGETATION REMOVAL PLAN

DRAWING NO: WT102458L01  
 REVISION: A

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Planting Strategy - Triscott House

TRISEES Clear Stem Root Cond. X Transplant Height

| Botanical name                            | Girth   | Clear Stem | Root Cond. | X Transplant | Height |
|---|---------|------------|------------|--------------|--------|
| <b>North-west boundary fruiting trees</b> |         |            |            |              |        |
| T1 Malus                                  | 18-20cm | 2m         | Rootballed | 4x           | 4.5m   |
| Pyrus                                     | 18-20cm | 2m         | Rootballed | 4x           | 4.5m   |
| <b>South-west boundary trees</b>          |         |            |            |              |        |
| T2 Betula pendula                         | 18-20cm | 2m         | Rootballed | 4x           | 4.5m   |
| <b>Street Frontage trees</b>              |         |            |            |              |        |
| T3 Acer campestre 'streetwise'            | 12-14cm | 2m         | Rootballed | 3x           | 4.5m   |
| T4 Prunus padus 'albertii'                | 12-14cm | 2m         | Rootballed | 3x           | 4m     |

| Botanical name        | Height/cm | Root cond. | Density per /lm | X Transplant | No. breaks | Form  | Size            |
|-----------------------|-----------|------------|-----------------|--------------|------------|-------|-----------------|
| <b>BOUNDARY HEDGE</b> |           |            |                 |              |            |       |                 |
| Carpinus betulus      | 80-100    | Bare root  | 5 (eagered row) | 1            | 6          | Bushy | 10-12L          |
| Eucalyptus globulus   | 60-80     | C          | 4 (eagered row) | -            | 3          | Bushy | Leader-Hat's 3L |
| Prunella 'Eve Price'  | 60-80     | C          | 4 (eagered row) | -            | 7          | Bushy | 10-12L          |

| Botanical name                     | Size   | Density             | Form                | Height/cm | No. Breaks | Root cond. |
|------------------------------------|--------|---------------------|---------------------|-----------|------------|------------|
| <b>SEMI-ORNAMENTAL PLANT MIX</b>   |        |                     |                     |           |            |            |
| <b>Shrubs</b>                      |        |                     |                     |           |            |            |
| Ampelodesmos maurandifolius        | 10-12L | to suit arrangement | Branched            | 60-80     | 3          | C          |
| Hebe albertii                      | 3L     | 4m2                 | Bushy               | 20-30     | 5          | C          |
| Hydrangea quercifolia 'Snow Queen' | 5L     | 3m2                 | Branched            | 40-60     | 5          | C          |
| Lavandula 'Faijeh'                 | 3m2    | 3m2                 | Bushy               | 30-40     | 5          | C          |
| Prunus laurocerasus 'Otto Luyken'  | 3L     | 4m2                 | Bushy               | 30-40     | 3          | C          |
| Pyracantha 'Orange Glow'           | 3L     | 4m2                 | Leader-Hat's        | 60-80     | 3          | C          |
| Sarcococca humilis                 | 3L     | 4m2                 | Bushy               | 20-30     | 6          | C          |
| Viburnum opulus 'Compactum'        | 3L     | 4m2                 | Bushy               | 30-40     | 4          | C          |
| Viburnum linares 'Eve Price'       | 3L     | 4m2                 | Bushy               | 40-60     | 5          | C          |
| <b>Herbaceous plants</b>           |        |                     |                     |           |            |            |
| Anemone hepaticensis               | 1.5-2L | 4m2                 | to suit arrangement | 60-80     | 3          | C          |
| Geranium macrorrhizum 'Album'      | 1.5-2L | 4m2                 | to suit arrangement | 60-80     | 3          | C          |
| Crocus 'Ludlow'                    | 1.5-2L | 4m2                 | to suit arrangement | 60-80     | 3          | C          |
| Geranium macrorrhizum 'Album'      | 1.5-2L | 4m2                 | to suit arrangement | 60-80     | 3          | C          |
| Iris tenuifolia                    | 1.5-2L | 4m2                 | to suit arrangement | 60-80     | 3          | C          |
| Pachysandra terminalis             | 3.4-2L | 5m2                 | to suit arrangement | 60-80     | 3          | C          |
| Penstemon alpestris                | 1.5-2L | 5m2                 | to suit arrangement | 60-80     | 3          | C          |
| Penstemon alpestris 'Hemel'        | 1.5-2L | 5m2                 | to suit arrangement | 60-80     | 3          | C          |
| Sedum spectabile 'Brilliant'       | 1.5-2L | 5m2                 | to suit arrangement | 60-80     | 3          | C          |
| Vinca minor                        | 1.5-2L | 4m2                 | to suit arrangement | 60-80     | 3          | C          |
| <b>Climbing plants</b>             |        |                     |                     |           |            |            |
| Clematis montana                   | 2L     | to suit arrangement | to suit arrangement | 60-80     | 3          | C          |
| Lonicera periclymenum              | 2L     | to suit arrangement | to suit arrangement | 60-80     | 3          | C          |

| Botanical name                         | Size   | Density          | Form                | Height/cm | No. Breaks | Root cond. |
|--|--------|------------------|---------------------|-----------|------------|------------|
| <b>SEMI-NATIVE PLANTING MIX</b>        |        |                  |                     |           |            |            |
| <b>Shrubs</b>                          |        |                  |                     |           |            |            |
| Pyracantha 'Orange Glow'               | 10-12L | 4m2              | Leader-Hat's        | 60-80     | -          | C          |
| Rosa 'Kent'                            | 5-7.5L | 4m2              | Bushy               | 30-40     | -          | C          |
| Viburnum linares 'Eve Price'           | 5-7.5L | 4m2              | Bushy               | 40-60     | -          | C          |
| <b>Climbing plants</b>                 |        |                  |                     |           |            |            |
| Parthenocissus tricuspidata 'Veitchii' | 2L     | 0.5 linear metre | to suit arrangement | 60-80     | 3          | C          |
| Lonicera periclymenum                  | 3L     | 0.5 linear metre | to suit arrangement | 60-80     | 3          | C          |

| Botanical name       | Grates | Density |
|----------------------|--------|---------|
| <b>LAWN PLANTING</b> |        |         |
| <b>Bulb planting</b> |        |         |
| Galanthus nivalis    | 5/6    | 10m2    |
| Scilla maritima      | 5/7    | 10m2    |
| Narcissus sp.        | 5/7    | 10m2    |

VEGETABLE GROWING AREAS



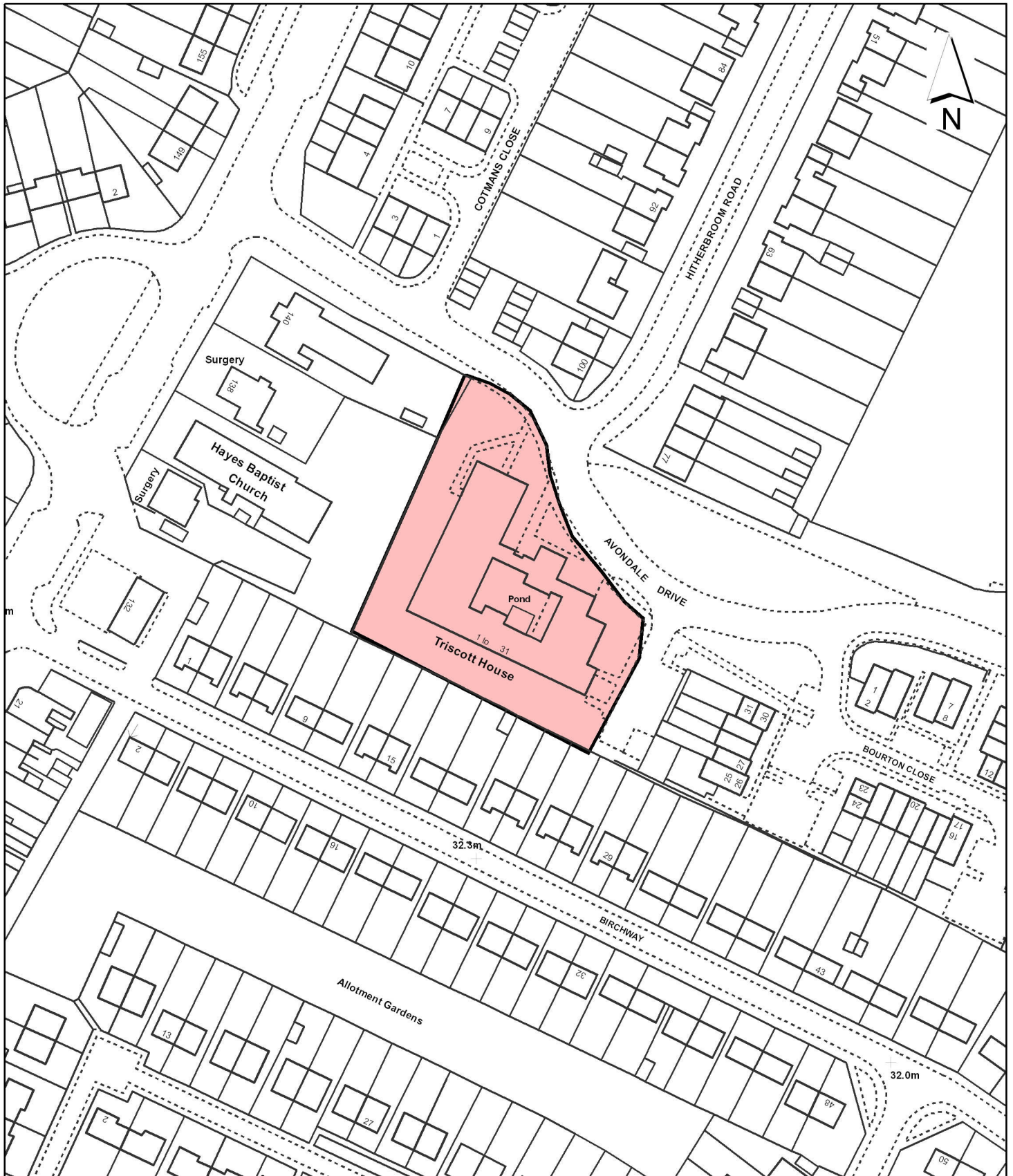
**whitelaw+turkington**  
Landscape Architects  
33 Stanney Street, London, SE11 4AA  
T: (+44) (0)207 820 0388 F: (+44) (0)207 897 3839  
E: info@whitelaw.com

CLIENT: LONDON BOROUGH OF HILLINGDON  
PROJECT TITLE: TRISCOTT HOUSE  
AVONDALE DRIVE  
DRAWING NUMBER: WT102458L03  
DRAWING STATUS: FOR PLANNING


APPROVED BY: [Signature]  
DATE: [Date]  
APPROVED BY: [Signature]  
DATE: [Date]

REVISION: [Table with columns for No., Description, and Date]

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**Notes**

 Site boundary

For identification purposes only.

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|  |                   |
|--|-------------------|
| Site Address                                     |                   |
| <b>Triscott House,<br/>Avondale Drive, Hayes</b> |                   |
| Planning Application Ref:                        | Scale             |
| <b>36261/APP/2010/215</b>                        | <b>1:1,250</b>    |
| Planning Committee                               | Date              |
| <b>Central and South</b>                         | <b>March 2010</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



HILLINGDON

LONDON

**Report of the Head of Planning & Enforcement**

**Address** LAND EAST OF OLD MILL LANE AND NORTH OF PACKET BOAT LANE  
COWLEY

**Development:** Creation of new public park, construction of pedestrian footbridge and associated landscaping works.

**LBH Ref Nos:** 66756/APP/2010/198

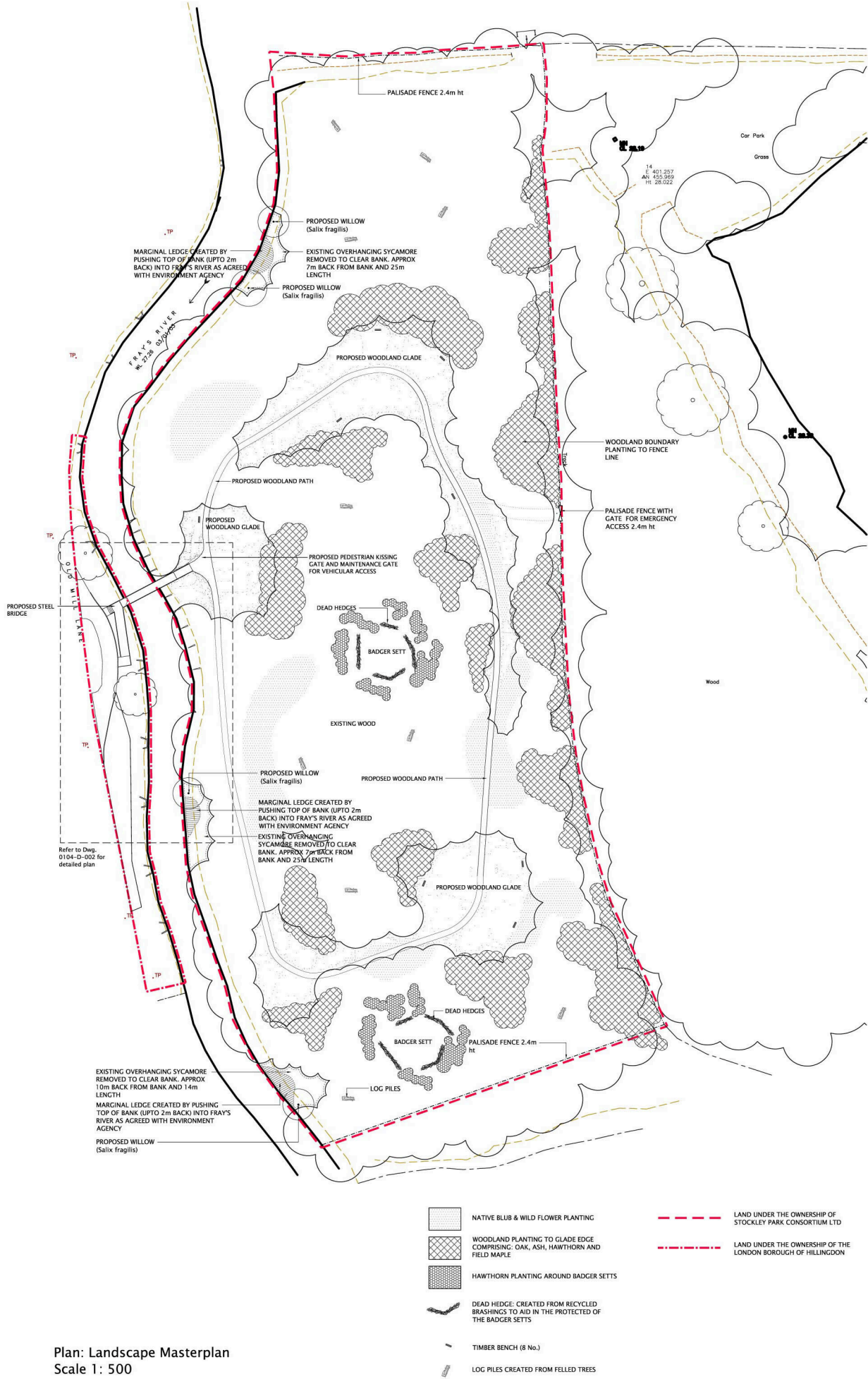
**Date Plans Received:** 29/01/2010

**Date(s) of Amendment(s):**

**Date Application Valid:** 10/02/2010







- NATIVE BULBS**  
 Hyacinthoides non-scripta – BLUEBELL  
 Pseudo-narcissus lobularis – DAFFODIL
- NATIVE WOODLAND WILD FLOWER**  
 EMORSGATE EWIF WOODLAND WILDFLOWER MIX
- Alliaria petiolata – GARLIC MUSTARD  
 Allium ursinum – RAMSONS  
 Campanula trachelium – NETTLE-LEAVED BELLFLOWER  
 Digitalis purpurea – FOXGLOVE  
 Filipendula ulmaria – MEADOWSWEET  
 Galium mollugo – HEDGE BEDSTRAW  
 Geum urbanum – WOOD AVENS  
 Hyacinthoides non-scripta – BLUEBELL  
 Hypericum perforatum – PERFORATE ST. JOHN'S WORT  
 Lychnis flos-cuculi – RAGGED ROBIN  
 Primula vulgaris – PRIMROSE  
 Silene dioica – RED CAMPION  
 Stachys officinalis – BETONY  
 Stachys sylvatica – HEDGE WOUNDWORT  
 Teucrium scorodonia – WOOD SAGE

|          |                                 |          |
|----------|---------------------------------|----------|
| 03       | Site plan updated               | 16.03.10 |
| 02       | Palisade fence annotation added | 16.03.10 |
| 01       | Red line boundary amended       | 25.01.10 |
| Revision |                                 | Date     |

**bimmackay**  
 CONSULTANTS  
 LANDSCAPE ARCHITECTS

Office: 01730 891407 Mobile: 07962 988372  
 bimmackaytd@btinternet.com  
 www.bimmackaytd.co.uk  
 Pophote Farmhouse, Hilltop Road, Linn, Hampshire GU23 7JQ

**GM**  
 Goyens Marshall Associates Ltd.  
 Landscape Architects

t - 020 7817 7315  
 m - 07888 224 962  
 w - info@goma-ta.com

- NATIVE BULB & WILD FLOWER PLANTING
- WOODLAND PLANTING TO GLADE EDGE COMPRISING: OAK, ASH, HAWTHORN AND FIELD MAPLE
- HAWTHORN PLANTING AROUND BADGER SETTS
- DEAD HEDGE, CREATED FROM RECYCLED BRASHINGS TO AID IN THE PROTECTED OF THE BADGER SETTS
- TIMBER BENCH (8 No.)
- LOG PILES CREATED FROM FELLED TREES
- LAND UNDER THE OWNERSHIP OF STOCKLEY PARK CONSORTIUM LTD
- LAND UNDER THE OWNERSHIP OF THE LONDON BOROUGH OF HILLINGDON

Plan: Landscape Masterplan  
 Scale 1: 500

Client: **STOCKLEY PARK CONSORTIUM LIMITED**

Project: **PACKEBOAT LANE LAND PARCEL**

Drawing Title: **LANDSCAPE MASTERPLAN**

Drawing Status: **FOR PLANNING**

Comp: File No.: **0140-D-001**

Drawn by: **JM** Checked by: **BM**

Scale: **As Shown** Date: **24/10/09**

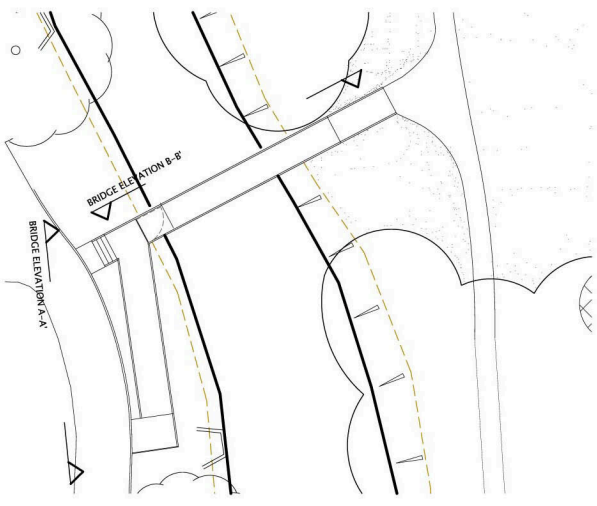
Coordinated by: **JM** Approved by: **JM**

Drawing No.: **0140-D-002** Revision: **03**

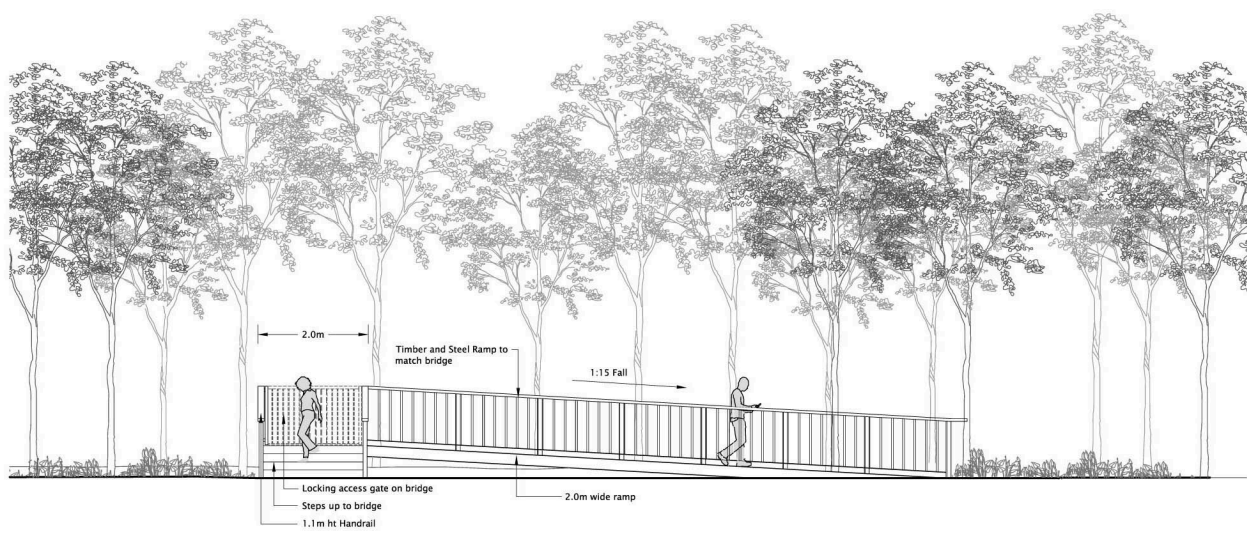


Dimensions to be verified on site.  
 Planned dimensions to be preferred to those shown.

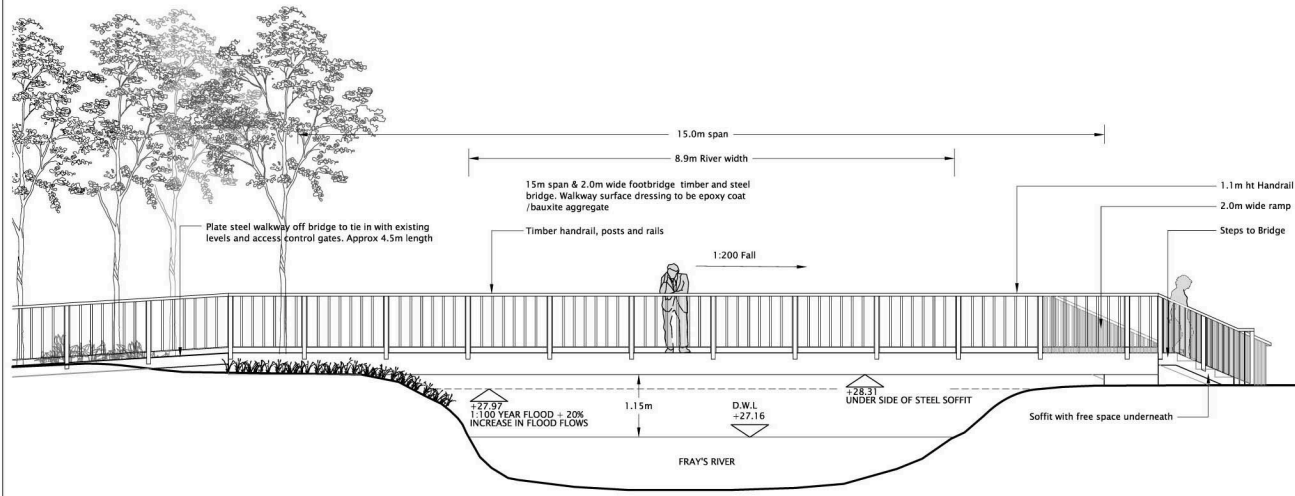
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 10/100 Parkhouse, Victoria Road, Uxbridge, West Yorkshire UB8 3JQ  
 Tel: 01753 891407 Mob: 07962 986372  
 Email: bimmackay@bimackay.com



ELEVATION LOCATION PLAN  
 Scale 1:200



ELEVATION A-A': Ramp & Steps  
 Scale 1:50



ELEVATION B-B': Bridge Crossing  
 Scale 1:50

|                       |          |
|-----------------------|----------|
| 01 Locking gate added | 16.03.10 |
| 01 Annotation revised | 16.01.10 |

Revision Date

**bimmackay**  
 CONSULTING  
 LANDSCAPE MANAGEMENT

Office: 01753 891407 Mobile: 07962 986372  
 bimmackaytd@onetel.com  
 www.bimmackaytd.co.uk  
 Plotshare Farmhouse, Hillcrest Road, Uxbridge, West Yorkshire GU33 7JQ

**GOMA**  
 Goyens Marshall Associates

Goyens-Marshall Associates Ltd.  
 Landscape Architects  
 T: 020 7617 7315  
 M: 07888 202 042  
 W: info@goma-la.com

Client: **STOCKLEY PARK CONSORTIUM LIMITED**

Project: **PACKBOAT LANE LAND PARCEL**

Drawing Title: **BRIDGE ELEVATIONS**

Drawing Status: **FOR PLANNING**

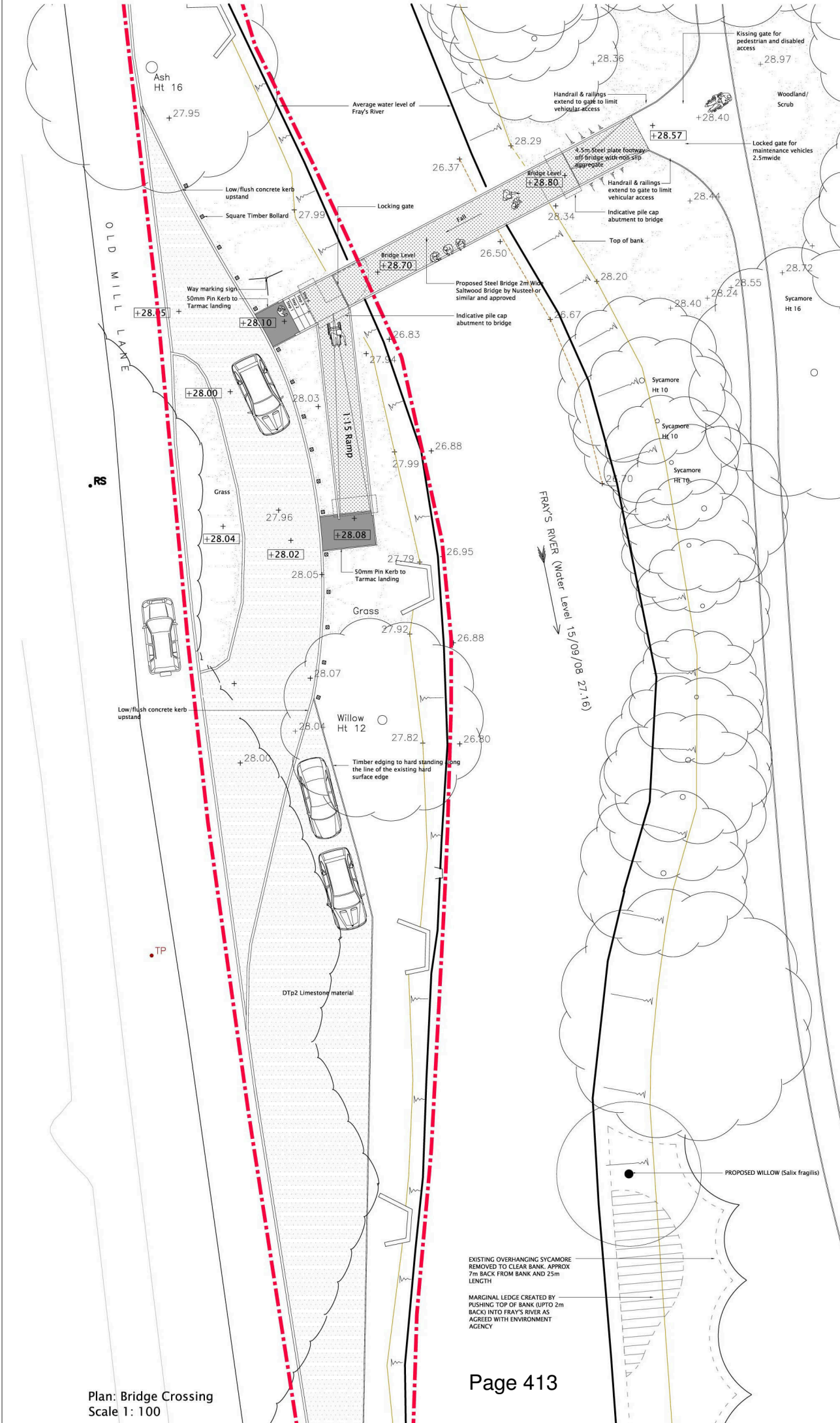
Comp. File No.: **0140-D-001**

Drawn by: **JM** Checked by: **BM**

Scale: **As Shown** Date: **24/10/09**

Coordinated by: Approved by:

|             |          |
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| Drawing No. | Revision |
| 0140-D-005  | 02       |



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 Tel: 01753 861407 Mob: 07962 968372  
 Email: binmackay@btinternet.com

- N O R T H
- NON SLIP SURFACE TO BRIDGE AND RAMPS
  - TARMAC
  - COMPACTED TYPE 2 LIMESTONE SURFACE
  - LAND UNDER THE OWNERSHIP OF THE LONDON BOROUGH OF HILLINGDON
  - WAYMARKING FINGER POST
  - TIMBER BOLLARD
  - EXISTING LEVEL
  - PROPOSED LEVEL

|          |                       |          |
|----------|-----------------------|----------|
| 00       | Base plan updated     | 16.03.10 |
| 01       | Gates on bridge added | 14.03.10 |
| Revision |                       | Date     |

**bimmackay**  
 CONSULTANTS  
 LANDSCAPE MANAGEMENT

Office: 01730 891407 Mobile: 07962 968372  
 binmackaytd@btinternet.com  
 www.binmackaytd.co.uk  
 Phoenix Farmhouse, Victoria Road, Liss, Hampshire GU23 7JG

**GOMA**  
 Goyens Marshall Associates  
 Goyens Marshall Associates Ltd.  
 Landscape Architects  
 t: 020 7617 7315  
 m: 07889 202 962  
 w: info@goma-ia.com

Client: **STOCKLEY PARK CONSORTIUM LIMITED**

Project: **PACKEBOAT LANE LAND PARCEL**

Drawing Title: **LANDSCAPE PLAN : BRIDGE CROSSING TO OLD MILL LANE**

Drawing Status: **FOR PLANNING**

Comp: File No: **0140-D-002**

Drawn by: **JM** Checked by: **BM**

Scale: **As Shown** Date: **24/10/09**

Coordinated By: \_\_\_\_\_ Approved By: \_\_\_\_\_

Drawing No: \_\_\_\_\_ Revision: \_\_\_\_\_

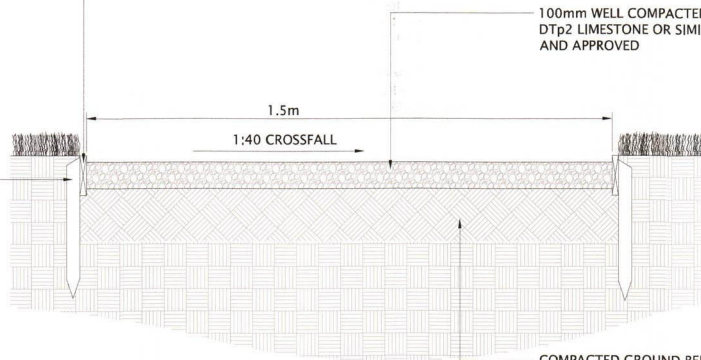
**0140-D-003** 02

Plan: Bridge Crossing  
 Scale 1: 100

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 Jim Mackay Consulting Limited  
 Highgate Park House, Highgate Road, Llan, Haverhill GU24 5LQ  
 Tel: 01753 851407 Mob: 07962 988372  
 Email: jim@mackaytd.com



150x25mm PRESS. IMP. SOFTWOOD  
 EDGING BOARD. ON TIGHT CURVES  
 BACK OF BOARD SHALL BE COFFIN  
 CUT BY 75% MAX TO ENABLE  
 BOARD TO BE BENT TO DESIGNED  
 CURVE

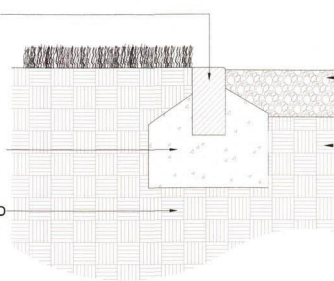


Section: Hoggin Path with Timber Edge

100mm WELL COMPACTED  
 DTP2 LIMESTONE OR SIMILAR  
 AND APPROVED

500x50x50mm PRESS. IMP.  
 SOFTWOOD PEGS WITH FOUR SIDED  
 POINTED ENDS @ 900mm CENTRES  
 ON STRAIGHT SECTIONS & ON  
 CURVES SUFFICIENT PEGS TO  
 MAINTAIN EVEN RUNNING CURVE  
 AS DETAILED IN PLAN.

CONCRETE KERB TO  
 PROVIDE EDGE TO  
 VEHICULAR PULL IN



150mm COMPACTED DTP2  
 LIMESTONE TO ALLOW FOR LIGHT  
 VEHICULAR USE

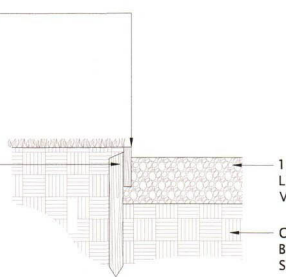
CONCRETE HAUNCHING

CONSOLIDATED GROUND  
 BENEATH

CONSOLIDATED GROUND  
 BENEATH/EXISTING HARD  
 STANDING BASE

Section: Concrete kerb to Vehicular pull in

150x25mm PRESS. IMP. SOFTWOOD  
 EDGING BOARD. ON TIGHT CURVES  
 BACK OF BOARD SHALL BE COFFIN  
 CUT BY 75% MAX TO ENABLE  
 BOARD TO BE BENT TO DESIGNED  
 CURVE



150mm COMPACTED DTP2  
 LIMESTONE TO ALLOW FOR LIGHT  
 VEHICULAR USE

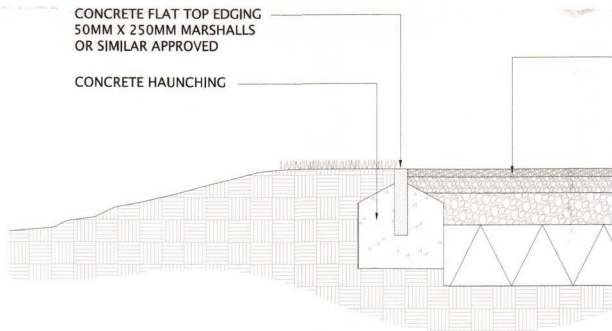
500x50x50mm PRESS. IMP.  
 SOFTWOOD PEGS WITH FOUR SIDED  
 POINTED ENDS @ 900mm CENTRES  
 ON STRAIGHT SECTIONS & ON  
 CURVES SUFFICIENT PEGS TO  
 MAINTAIN EVEN RUNNING CURVE  
 AS DETAILED IN PLAN.

CONSOLIDATED GROUND  
 BENEATH/EXISTING HARD  
 STANDING BASE

Section: Timber Edging to Vehicular pull in area

CONCRETE FLAT TOP EDGING  
 50MM X 250MM MARSHALLS  
 OR SIMILAR APPROVED

CONCRETE HAUNCHING



TARMAC SURFACING TO  
 BASE OF RAMP AND  
 STAIRS, DTP1 BASE  
 LAYER

Section: Pin Kerb Edge to Bottom of Ramp and Step Area

Revision: \_\_\_\_\_ Date: \_\_\_\_\_



Office: 01730 851407 Mobile: 07962 988372  
 bimmackaytd@onetel.com  
 www.bimmackaytd.co.uk  
 Highgate Park House, Highgate Road, Llan, Haverhill GU24 5LQ



Goyens-Marshall Associates Ltd.  
 Landscape Architects  
 t - 020 7617 7315  
 m - 07889 282 042  
 w - info@gema-lan.com

Client: STOCKLEY PARK CONSORTIUM LIMITED

Project: PACKEBOAT LANE LAND PARCEL

Drawing Title: LANDSCAPE DETAILS

Drawing Sheet: FOR PLANNING

Comp. File No.: 0140-D-001

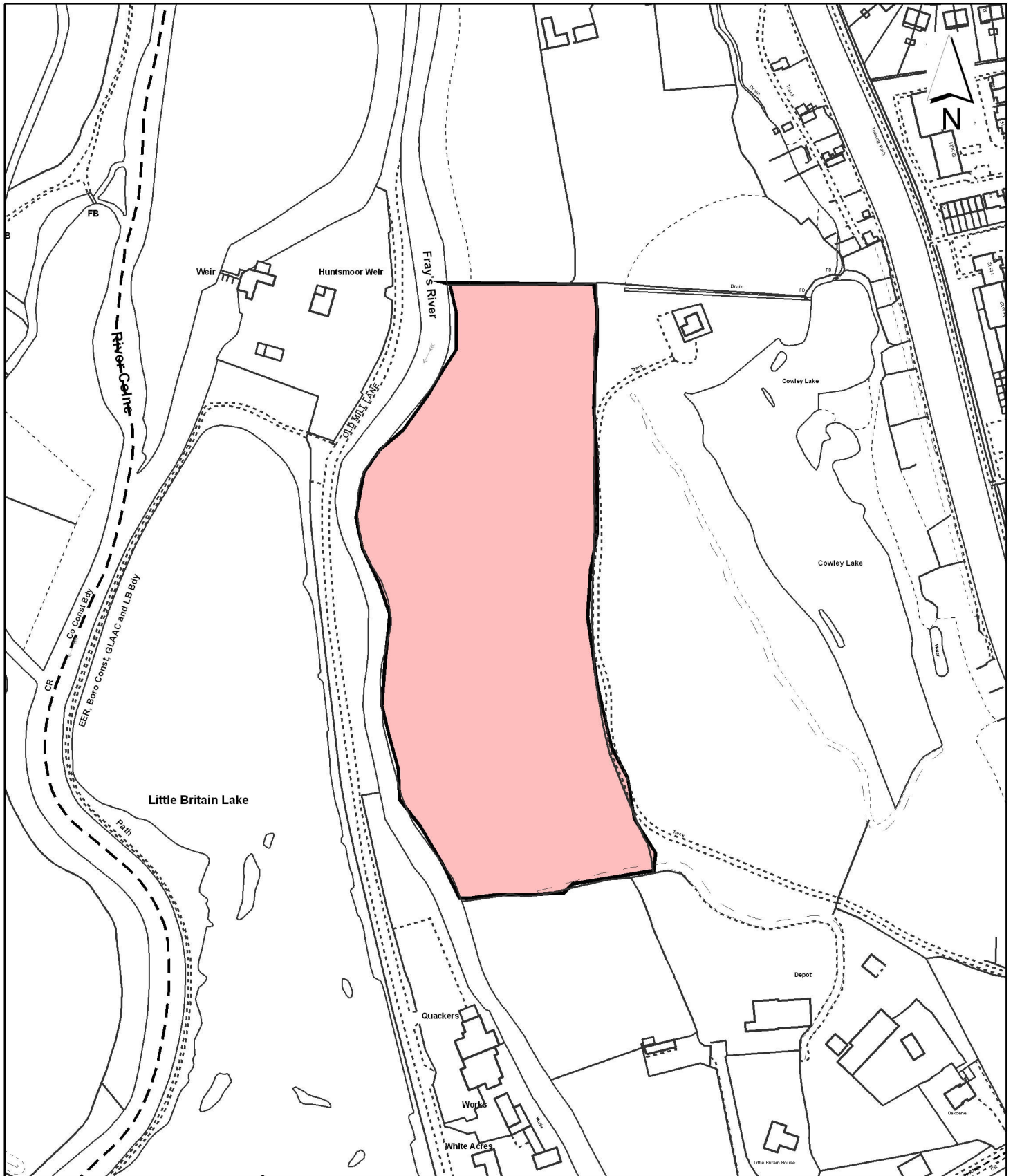
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Drawing No.: 0140-D-006 Revision: -

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|  |                   |
|--|-------------------|
| Site Address   |                   |
| <b>Land east of Old Mill Lane<br/>and North Packet Boat Lane,<br/>Cowley</b> |                   |
| Planning Application Ref:  | Scale             |
| <b>66756/APP/2010/198</b>  | <b>1:2,500</b>    |
| Planning Committee   | Date              |
| <b>Central and South</b>   | <b>March 2010</b> |

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement**

**Address** WILLIAM BYRD PRIMARY SCHOOL VICTORIA LANE HARLINGTON

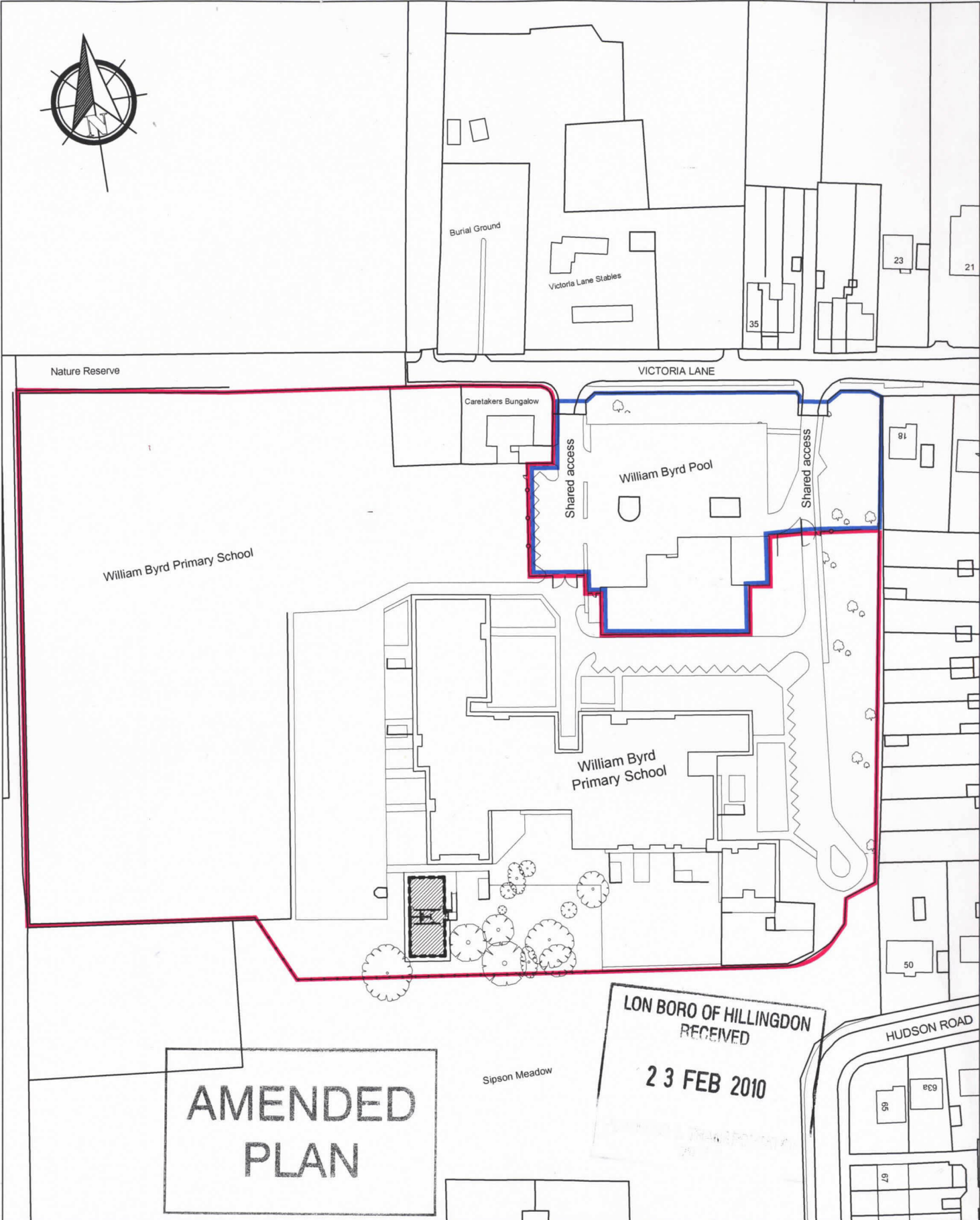
**Development:** Provision of single storey mobile double classroom unit.

**LBH Ref Nos:** 11327/APP/2010/130

**Date Plans Received:** 25/01/2010                      **Date(s) of Amendment(s):** 25/01/0010

**Date Application Valid:** 25/01/2010                      23/02/0010





**AMENDED  
PLAN**

LON BORO OF HILLINGDON  
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Tel: 01895 250111  
Fax: 01895 277224



|             |                             |                |             |               |
|-------------|-----------------------------|----------------|-------------|---------------|
| Rev         | -                           | Revision notes | Initials    | Date          |
| Project     | WILLIAM BYRD PRIMARY SCHOOL |                | Scale       | 1:1250 @ A4   |
| Description | SITE LOCATION PLAN          |                | Date        | 23/02/10      |
|             |                             |                | Drawing No. | 2010/P60/P/01 |
|             |                             |                | Drawn by    | SAM           |
|             |                             |                | Rev.        |               |

11327/APP/2-010/130

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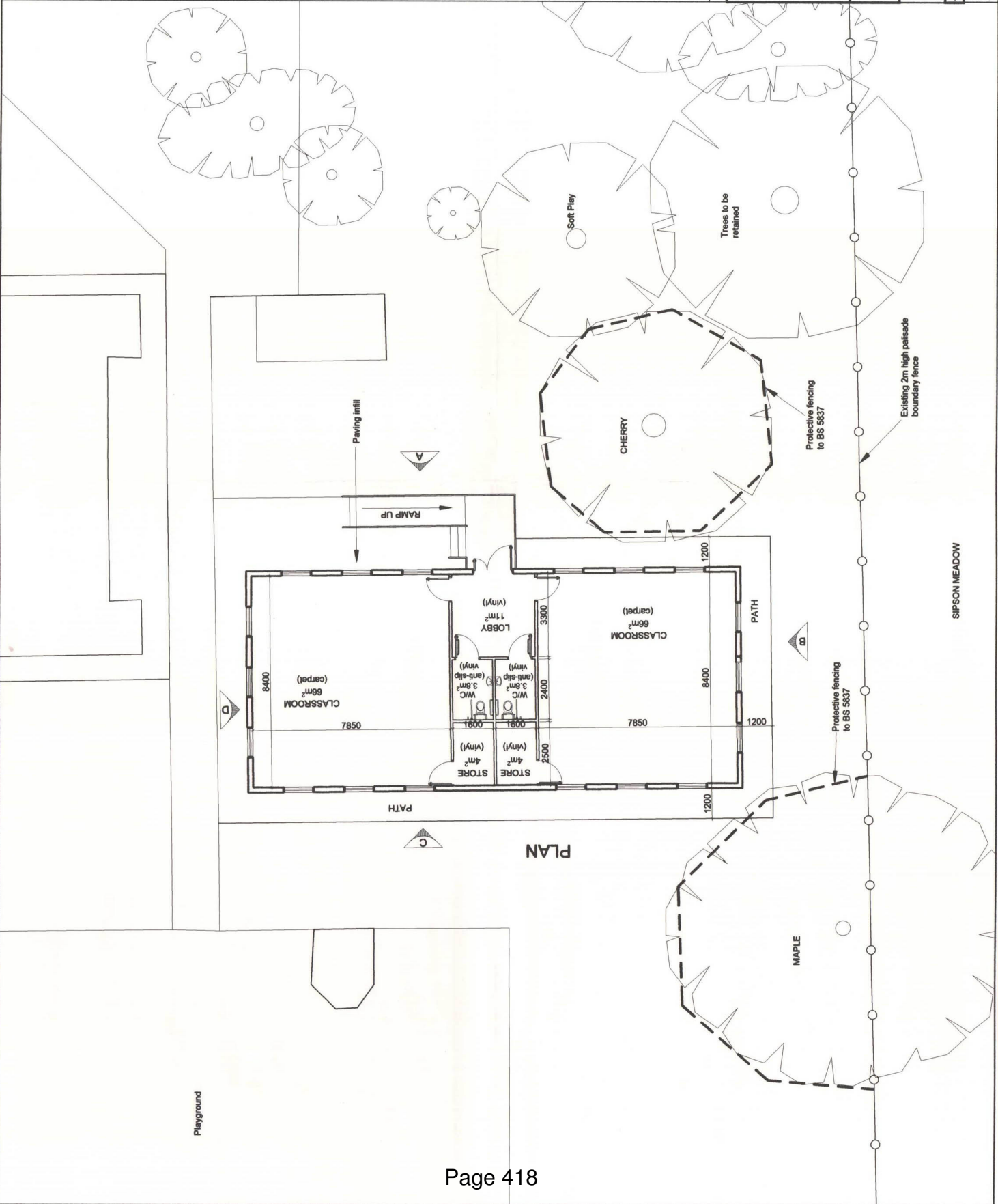
AMENDED  
 PLAN

| Rev | Revision notes | Initials | Date |
|-----|----------------|----------|------|
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 Fax: 01895 277224

PROJECT: WILLIAM BYRD PRIMARY SCHOOL  
 DESCRIPTION: PROPOSED FLOOR LAYOUT

SCALE: 1:100 @ A2  
 DRAWN BY: SAM  
 DATE: 23/02/10  
 DRAWING NO: 2010/P60/P/02



NOTES

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Tel: 01895 250111  
Fax: 01895 277224

PROJECT  
WILLIAM BYRD PRIMARY SCHOOL

DESCRIPTION

PROPOSED FLOOR LAYOUT

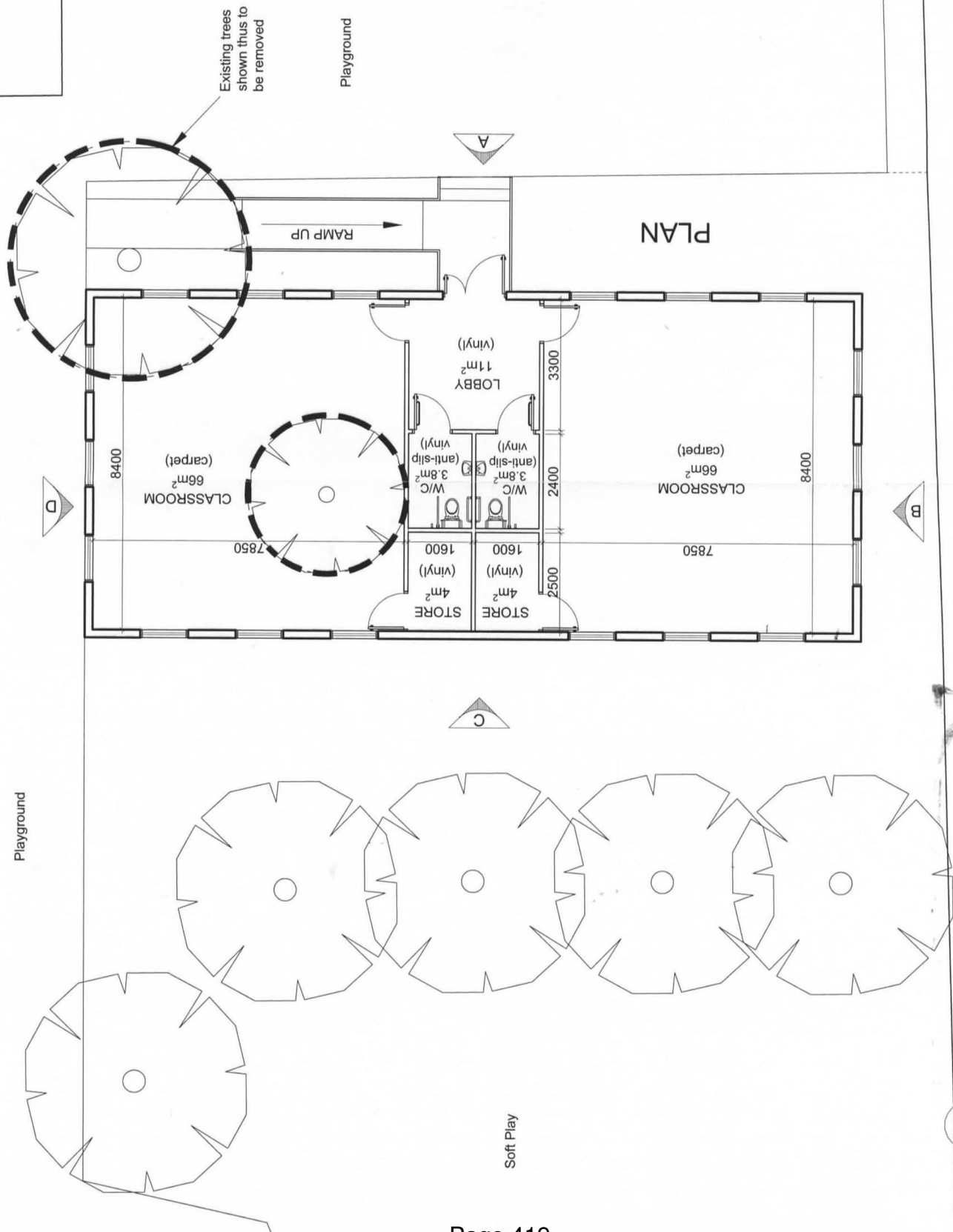
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1:100 @ A3  
DRAWN BY  
SMM

DATE  
10/01/10

DRAWING NO.  
2010/P60/P/02

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PLAN



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Tel: 01895 250111  
Fax: 01895 277224

PROJECT  
WILLIAM BYRD PRIMARY SCHOOL

DESCRIPTION  
PROPOSED FLOOR LAYOUT

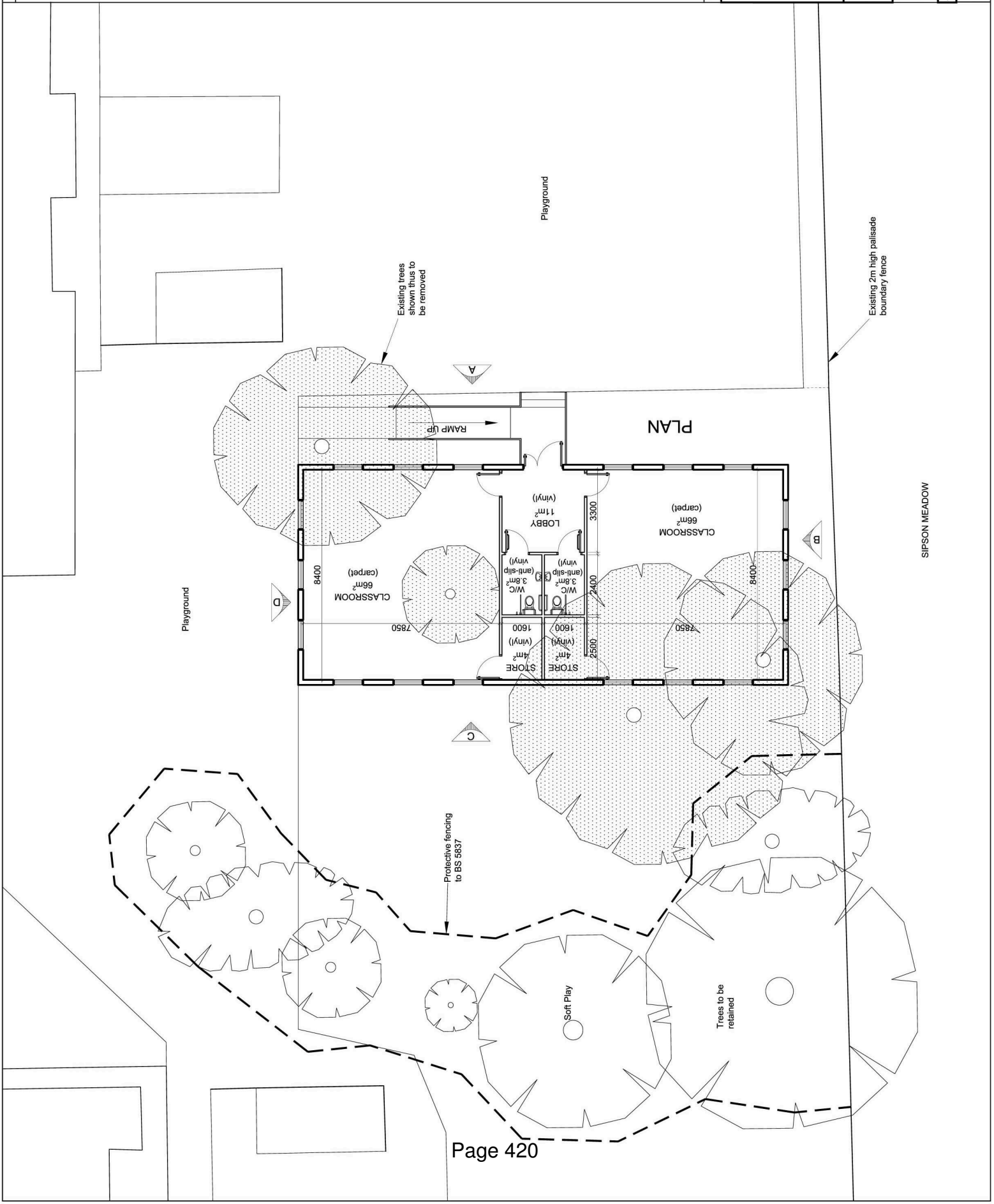
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1:100 @ A2

DRAWN BY  
SAM

DATE  
15/01/10

DRAWING NO.  
2010/P60/P/02

REV



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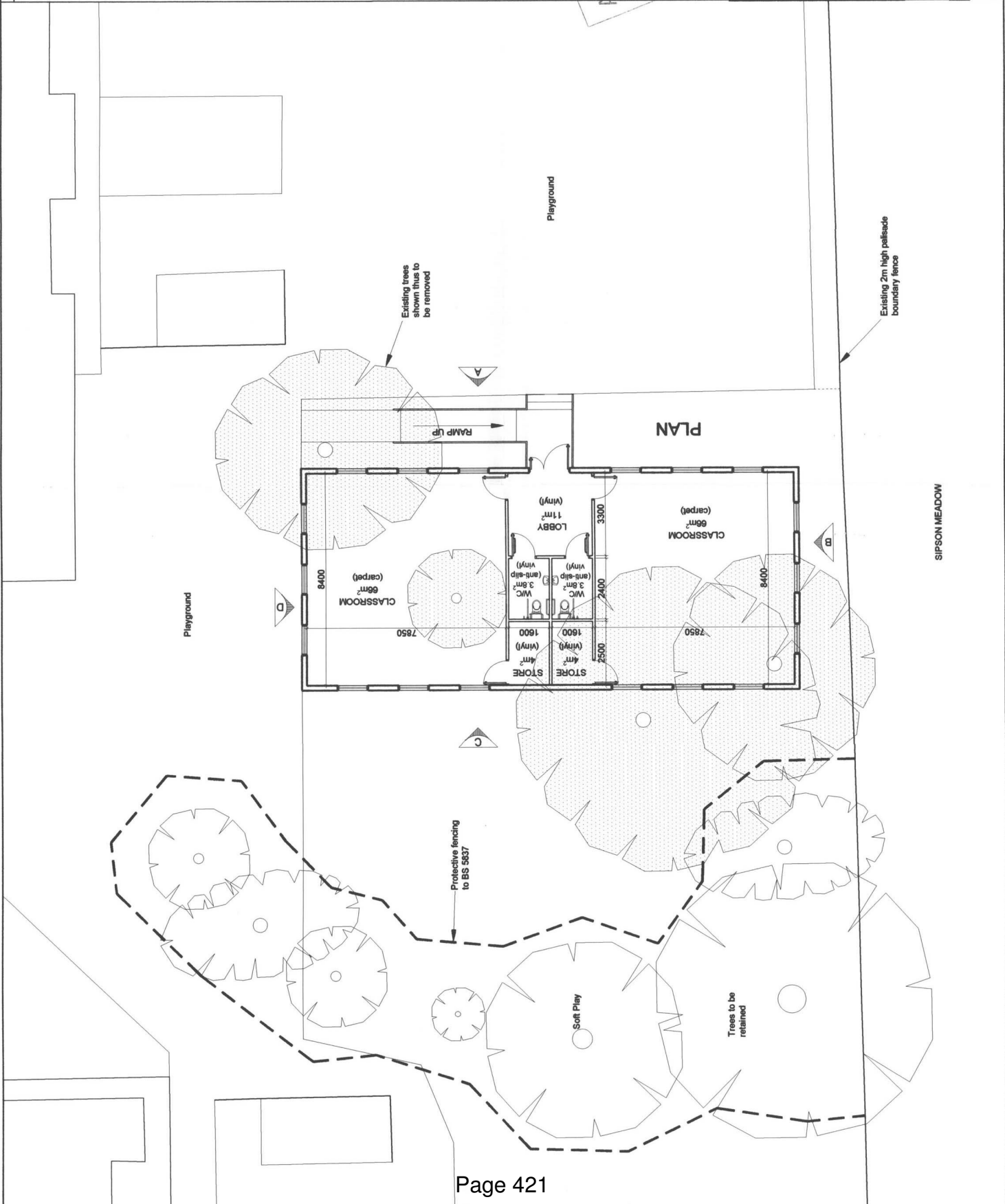
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 Tel: 01895 250111  
 Fax: 01895 277224

|             |                             |
|-------------|-----------------------------|
| PROJECT     | WILLIAM BYRD PRIMARY SCHOOL |
| DESCRIPTION | PROPOSED FLOOR LAYOUT       |
| SCALE       | 1:100 @ A2                  |
| DRAWN BY    | SAM                         |
| CHECKED BY  |                             |
| DATE        | 15/01/10                    |
| DRAWING NO. | 2010/P60/P/02               |
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11327/APP/2010/130

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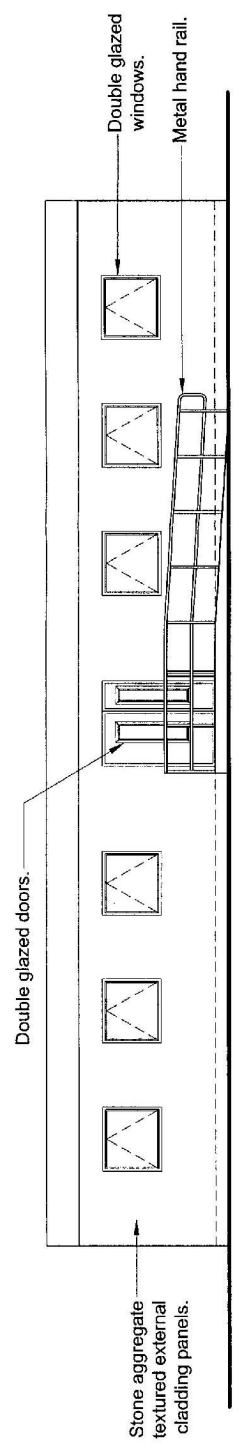
AMENDED  
PLAN

| Rev | Revision notes | Issued | Date |
|-----|----------------|--------|------|
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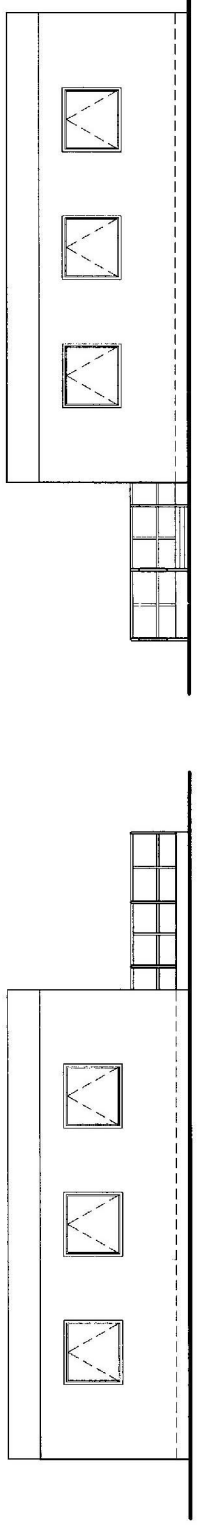


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Tel: 01855 250111  
Fax: 01855 277224

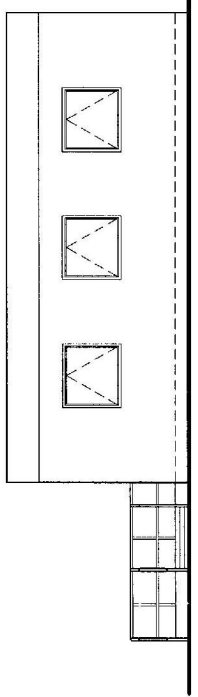
|                     |                             |
|---------------------|-----------------------------|
| PROJECT             | WILLIAM BYRD PRIMARY SCHOOL |
| DESCRIPTION         |                             |
| PROPOSED ELEVATIONS |                             |
| SCALE               | 1:100 @ A3                  |
| DRAWN BY            | SAH                         |
| CHECKED BY          |                             |
| DATE                | 23/02/10                    |
| DRAWING NO.         | 2010/P60/P/03               |
| REV                 |                             |



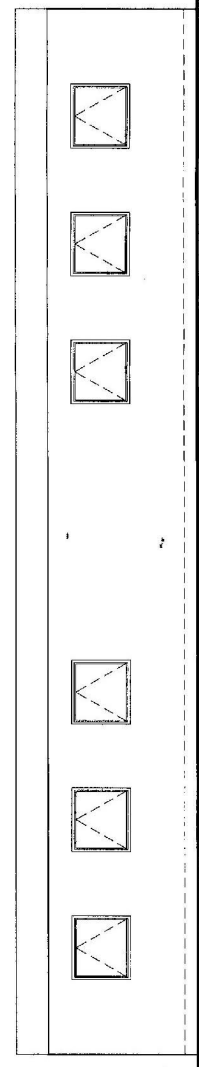
ELEVATION A



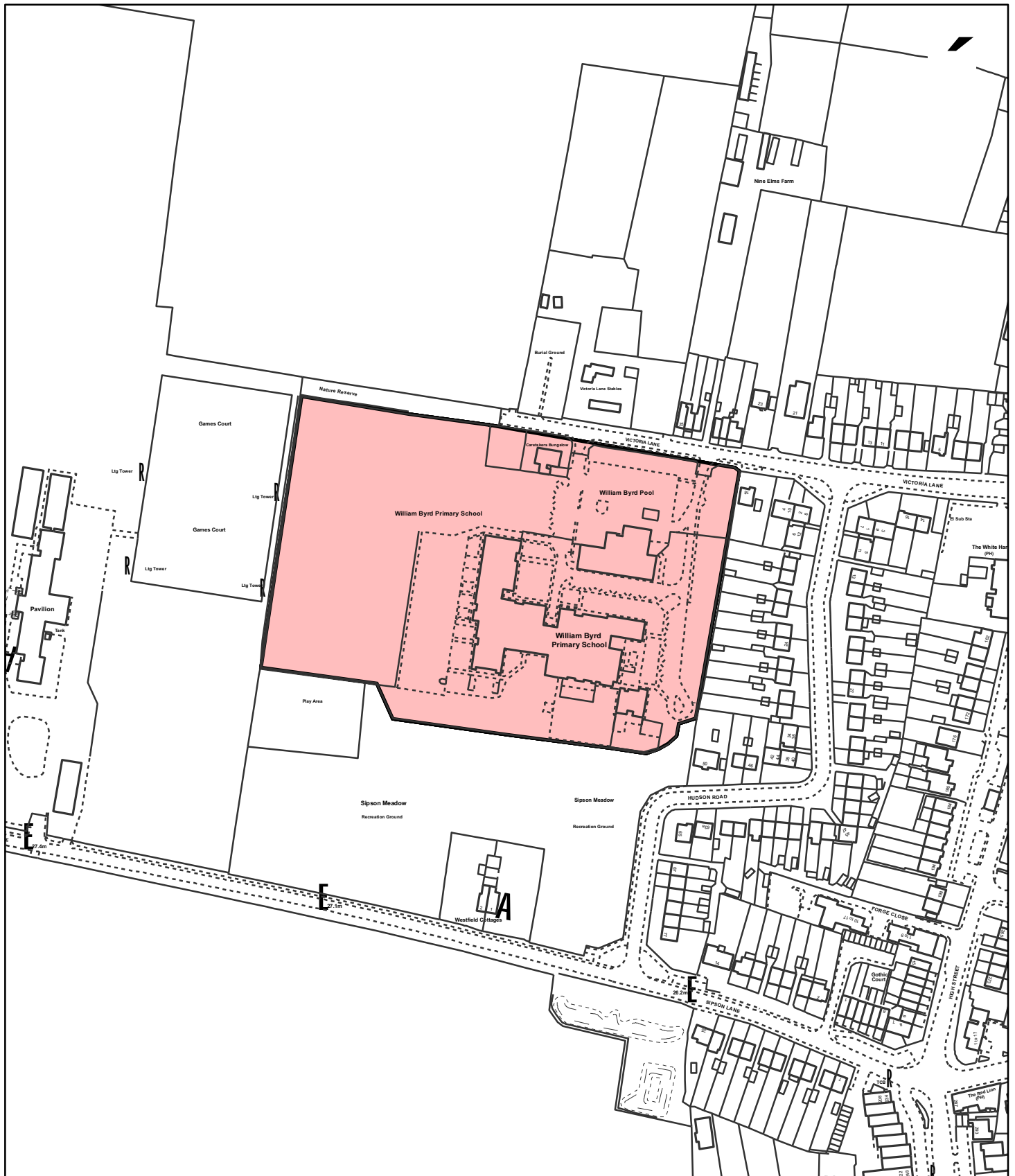
ELEVATION B



ELEVATION D



ELEVATION C



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Site Address

**William Byrd Primary School,  
Victoria Lane, Harlington**

Planning Application Ref:

**11327/APP/2010/130**

Planning Committee

**Central and South**

Scale

**1:2,500**

Date

**March 2010**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning &  
Community Services**

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



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