



HILLINGDON
LONDON



Central & South Planning Committee

To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Janet Duncan (Labour Lead)
Paul Buttivant
Peter Curling
Dominic Gilham
Brian Stead

Date: TUESDAY, 23 NOVEMBER
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

**This agenda and associated
reports can be made available
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request. Please contact us for
further information.**

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=2010>

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INVESTOR IN PEOPLE

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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.

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

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 2 November 2010 (to follow)
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and 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.

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	No. 2 World Business Centre Heathrow Newall Road, Heathrow Airport 50498/APP/2010/2028	Heathrow Villages;	Change of use of 1,363 sq.m internal floor-space for a temporary period of 6 years from directly related airport office to general office (Use Class B1) to allow occupation by non-airport related users Recommendation: Refusal	1 - 12
7	520B Southern Perimeter Road, Heathrow Airport 57331/APP/2010/2038	Heathrow Villages;	Rebuilding of an existing cargo transit shed with ancillary office accommodation Recommendation: Approval	13 - 36

8	Bakers Court, Bakers Road, Uxbridge 18056/APP/2010/1578	Uxbridge North;	Alterations to building to include replacement cladding to provide additional office space including new pedestrian access, all as previously consented under grant of planning permission ref: 18056/APP/ 2009/2590 dated 12/05/2010, together with enlargement of the existing building floorspace at Level 5 increasing the height of the two Northern facing wings of the building by a single storey along with the incorporation of Louvre screening to the proposed plant area at level 7 Recommendation: Approval	37 - 50
9	Sainsbury's Store, York Road, Uxbridge 39439/APP/2010/1799	Uxbridge North;	Application for a new planning permission to replace extant planning permission ref: 39439/APP/2004/ 2402 dated 05/09/2005: Erection of decked car park, single storey store extension and proposed unrestricted trading hours Recommendation: Delegated Powers subject to Deed of Variation of S106 Agreement dated 6 September 2005 (Planning Permission ref. 39439/APP/2004/2402)	51 - 82

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
10	610 Uxbridge Road, Hayes 13203/APP/2010/2108	Barnhill;	Alterations to existing front and rear elevations Recommendation: Approval	83 - 94

11	691 Uxbridge Road, Hayes 30353/APP/2010/1893	Botwell;	Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extract system to rear, and retention of forecourt enclosure comprising canopy timber fencing and decking (Part retrospective application) Recommendation: Refusal	95 - 106
12	235 - 237 Church Road, Hayes 42401/APP/2010/172	Townfield;	Two storey end-of-terrace building with habitable roofspace comprising 1 studio flat and 2 two- bedroom flats, with associated parking and amenity space, involving demolition of existing temporary steel and steel sheets structure Recommendation: Approval	107 - 134
13	235 - 237 Church Road, Hayes 42401/APP/2010/173	Townfield;	Demolition of existing temporary steel and steel sheets structure (Application for Conservation Area Consent) Recommendation: Approval	135 - 142

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
14	Legion House, 854 - 864 Uxbridge Road, Hayes 1927/APP/2010/1238	Barnhill;	Change of first floor use from Class B1 (office) to mixed use, comprising Class B1 and Class D1 for use as Business and Non-residential institution Recommendation: S106 Agreement	143 - 156

15	Land adjacent to Vauxhall Garage, Yeading Lane, Hayes 67033/APP/2010/2310	Barnhill;	<p>Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)</p> <p>Recommendation:</p> <p>(A) Prior approval of siting and design is required (B) Approval of details of siting and design</p>	157 - 166
16	The Arena, Stockley Park, Stockley Road, West Drayton 37800/APP/2010/1669	Botwell;	<p>Change of use from Class B1 (Office) to Class D1 (Non-residential institutions) for use as further education college and management training premises</p> <p>Recommendation: Approval</p>	167 - 182
17	British Airways Community Learning Centre, Accommodation Lane, Harmondsworth 43410/APP/2010/2426	Heathrow Villages;	<p>Variation of condition 1 (temporary consent) of planning permission ref: 43410/APP/2007/3886 dated 12/03/08 (Retention of Community Learning/Visitor Centre and toilet block for a temporary period of three years) to enable the permanent retention of the Community Learning Centre</p> <p>Recommendation: Approval</p>	183 - 194

18	350 - 352 Bath Road, Harmondsworth 1767/APP/2010/18	Heathrow Villages;	Application for variation of condition 10 of planning permission ref: 1767/APP/2009/2494 dated 11/03/2010 to allow staff on the premises outside opening hours (Change of use to Class A3 (Restaurants and Cafes) with ancillary takeaway use (Class A5) with associated parking and the erection of a extraction flue (involving demolition of part existing single storey rear extension) Recommendation: Approval	195 - 210
19	86 Eton Road, Harlington 53434/APP/2009/2759	Heathrow Villages;	Erection of a single storey outbuilding to rear for use as a gym Recommendation: Approval	211 - 218
20	Land at western end of Heathrow Airport, Heathrow Airport, Hounslow 47853/APP/2010/2338	Heathrow Villages;	Erection of a single storey building for hold baggage screening to the south of Terminal 5 (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) Recommendation: Raise no objection	219 - 232
21	Premier Lodge, Shepiston Lane, Hayes 46138/APP/2010/1932	Pinkwell;	Installation of 10 ground level condenser units with associated timber fencing Recommendation: Approval	233 - 242

22	Rear of footpath adjacent to Uxbridge Cricket Ground, Park Road, Uxbridge 67031/APP/2010/2364	Uxbridge North;	Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) Recommendation: (A) Prior approval of siting and design required (B) Approval of details of siting and design	243 - 254
23	Uxbridge College, Park Road, Uxbridge 1127/APP/2010/1922	Uxbridge North;	Installation of a temporary marquee to existing building (Part retrospective application) Recommendation: Approval	255 - 264
24	Land at grass verge opposite rear of Comet warehouse, Cygnet Way, Hayes 67034/APP/2010/2309	Yeading;	Installation of a 15m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended) Recommendation: (A) Prior approval of siting and design required (B) Approval of details of siting and design	265 - 274
25	B&Q Warehouse, Glencoe Road, Yeading 56099/APP/2010/1411	Yeading;	Creation of a temporary/seasonal display area for horticultural products to front (Retrospective application) Recommendation: Approval	275 - 282
26	B&Q Warehouse, Glencoe Road, Yeading 56099/APP/2010/1409	Yeading;	Creation of a external storage area adjacent to Trade entrance (Retrospective application) Recommendation: Refusal	283 - 290

PART II - MEMBERS ONLY

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Part 1 of Schedule 12 A to the Local Government (Access to Information) Act 1985 as amended.

ENFORCEMENT

27 Enforcement Report

Page 291 - 298

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee Page 299 - 399

Report of the Head of Planning & Enforcement Services

Address NO.2 WORLD BUSINESS CENTRE, HEATHROW NEWALL ROAD
HEATHROW AIRPORT

Development: Change of use of 1,363 sq.m internal floorspace for a temporary period of 6 years from directly related airport office to general office (Use Class B1) to allow occupation by non-airport related users.

LBH Ref Nos: 50498/APP/2010/2028

Drawing Nos: Red Line Site Location Plan
Blue Line Site Location Plan
WBC101AA
WBC200AA
WBC203AA
Planning Statement
Planning Report

Date Plans Received: 27/08/2010

Date(s) of Amendment(s):

Date Application Valid: 20/09/2010

1. SUMMARY

The application seeks the change of use of 1,362sq.m of internal floorspace to general office use (Use Class B1) at No.2 World Business Centre. The building was constructed under Part 18 of the General Permitted Development Order and therefore can only be utilised in connection with the provision of services and facilities at a relevant airport. It is considered that the application should be considered in this context of general services and facilities in connection with the airport rather than in terms of only office space.

The proposal would allow the use of the floorspace for general office use (Use Class B1) which would not be related to the operation of the airport and would become an attraction to visitors and occupiers in its own right and would therefore be contrary to Policy A4 of the Saved Policies UDP.

The proposal would result in an unsustainable pattern of development by introducing a main town centre use in an out of centre location and the applicant has failed to demonstrate that the proposed use could not be adequately accommodated in a sequentially preferable location. Accordingly, the proposal would be contrary to Policies EC10, EC14, EC15 and EC17 of PPS4.

The applicant has failed to demonstrate any material considerations which would outweigh the concerns and policy requirements referenced above and accordingly the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Contrary to UDP Policy A4**

The applicant has failed to adequately demonstrate that there is sufficient land available to accommodate the office floorspace (non-airport related) within the airport boundary

and to provide a sequential assessment of sites that lie outside the designated airport boundary, where demand for additional office floorspace could be met. As such the proposal fails to demonstrate that the proposed office use would not prejudice airport related development within the airport boundary, now or in the future. As such, the proposed development would be contrary to Policy A4 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

2 NON2 Contrary to PPS4

The proposal by way of introducing a main town centre use in an out of centre location would result in an unsustainable form of development and the applicant has failed to demonstrate that the use could not be accommodated in a sequentially preferable location. As such the proposal is contrary to the requirements of Policies EC10, EC14, EC15 and EC17 of Planning Policy Statement 4: Planning for Sustainable Economic Development.

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.

A4 New development directly related to Heathrow Airport

3

You are advised that the Local Planning Authority is concerned that the application contained insufficient clarity in relation to which areas of floorspace the application sought change of use for. Had the principal of the proposal not been contrary to policy in other respects additional information would have been required to ensure that the proposals were sufficiently clear, concise and enforceable.

3. CONSIDERATIONS

3.1 Site and Locality

The World Business Centre 2 (WBC2) comprises four-storey office building, located at Newall Road, Heathrow, which forms part of the World Business Centre development; a four-phased office building development intended to serve the directly related Heathrow Airport office market. The World Business Centre development, located within the airport boundary, comprises WBC1, WBC2, WBC3 and Phase 4. Phase 4 is currently a cleared site.

The WBC2 was subject to a consultation in 1997 under Part 18 of the Town & Country

Planning (General Permitted Development) Order 1995 (the GDPO), permitting 6,500m² gross external floor space. Development erected under Part 18 only allows development which is to be utilised in connection with the provision of services and facilities at a relevant airport. The floorspace within the building cannot therefore be utilised for any purposes not related to the airport.

Ancillary car parking is provided adjacent to each World Business Centre building and on the south side of Newall Road totalling 170 spaces. The car parking is controlled via an estate management agreement.

WBC2 was constructed and owned by BAA, initially being fully let to BAA and its subsidiary companies. The building is constructed in a manner so as to allow individual occupation of each floor. The previous occupiers were BAA's World Duty Free operation, BAA (Retail) and BAA (Heathrow East Terminal Team) vacated the premises on 02/07/09, 30/08/09 and 12/11/09, respectively. The BAA World Duty Free operation is now located off-airport, whereas the other occupiers now reside in the Compass Centre which is on-airport. WBC2 which has a total floorspace of 4065 sq.m is currently fully vacant.

The neighbouring building WBC1, is currently occupied at ground and first floor by BAA, on the second floor by Scadanavian Arilines and planning permission 50498/APP/2010/1058 was approved on the 30/06/10 allowing occupation of the third floor by Barclays Bank.

WBC2 along with WBC1 were purchased from BAA, by Arora group companies in 2008.

The WBC1 neighbours the eastern boundary of the application site and the Heathrow Academy neighbours the western boundary. Newall Road is to the south of the site and Bath Road is to the north of the site. The WBC1 may be accessed by way of Bath Road or Newall Road, via the Northern Perimeter Road. The wider surrounds of the site include commercial/light industrial buildings, office development, and Hotels, all of which are associated with the airport.

WBC1, along with WBC2 and Phase 4, are owned by holding companies controlled by Arora Management Services Limited. WBC3 is in separate and unrelated private ownership.

3.2 Proposed Scheme

The application seeks the change of use of 1,362sq.m of internal floorspace to general office use (Use Class B1) at No.2 World Business Centre.

The location of the floorspace within the building is not identified as the applicant seeks flexibility to accommodate differing occupier requirements.

3.3 Relevant Planning History

50498/APP/2010/1058 No.1 World Business Centre, Heathrow Newall Road Heathrow Airpo
Part change of use of third floor from airport related office use to Class B1 office for use by Barclays Bank.

Decision: 29-06-2010 Approved

50498/APP/2010/572 No.1 World Business Centre, Heathrow Newall Road Heathrow Airpo

Use as Class B1 offices for airport related use (Application for a Lawful Development Certificate for a Proposed Use)

Decision: 13-05-2010 Withdrawn

Comment on Relevant Planning History

The most relevant planning history to this proposal include:

WBC1:

50498/APP/2010/1058 -Part change of use of third floor from airport related office use to Class B1 office for use by Barclays Bank - Approved 30-06-2010.

50498/APP/2010/572 - Use of half of third floor by Barclays Bank as Class B1 offices for airport related use (Application for a Lawful Development Certificate for a Proposed Use) - Withdrawn 13/05/2010.

50498/96/0063 - Erection of an airport related office building (Phase 1) (Consultation under Part 18 of the Town & Country Planning (General Permitted Development) Order 1995 - No Objection 07/08/1996.

Cardinal Point Personal Planning Permission:

30796D/83/1539 - Use of ground and first floor of west wing by Barclays Bank Plc as a branch bank in non-compliance with Condition 2 of planning permission ref: 30796/81/1192 dated 9 March 1982 at Cardinal Point, Newall Road, Heathrow Airport - Approved 20/12/1983.

30796/APP/2004/9 - Use of ground floor of west wing by Jobcentre Play as a recruitment centre, in non-compliance with Condition 2 (use of building is restricted for use to airport related businesses only) of planning permission reference 30796/81/1192 dated 9 March 1982 (Consultation under circular 18/84 procedure) - Approved 16/02/2004. In 2004 the Job Centre took over the ground floor of the west wing from Barclays (433m2).

4. Planning Policies and Standards

- (a) The London Plan
- (b) Planning Policy Statement 1: Delivering Sustainable Development
- (c) Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1
- (d) Planning Policy Statement 4: Planning for Sustainable Economic Growth
- (e) Planning Policy Guidance 13: Transport

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.18 To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough.

Part 2 Policies:

A4 New development directly related to Heathrow Airport

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th October 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised in accordance with the Town and Country Planning Act and 11 neighbouring owner/occupiers directly notified.

No comments have been received.

Internal Consultees

POLICY
Object.

The site is located within the airport boundary. Policy A4 states that 'development not directly related to the operation of the airport will not be permitted within its boundary.'

The proposal is not directly related to the operation of the airport and that it would therefore be contrary to policy A4.

In addition the proposal seeks a change of use of the floorspace to office (Use Class B1) which represents a main town centre use. The proposal would be located out of centre and would not comply with the requirements of PPS4.

HIGHWAYS

No objection raised and the following comments are made:

- General network peak hours do not coincide with the airport peak traffic times
- On street parking is prohibited in the vicinity of the site
- The site has a PTAL of 3. Provided there are footpath links from the Bath Road towards the site for those using buses there are no objections to the proposal on highways grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks the change of use of 1,362sq.m of internal floorspace to general office use (Use Class B1) at No.2 World Business Centre. The building was constructed under Part 18 of the General Permitted Development Order and therefore can only be utilised in connection with the provision of services and facilities at a relevant airport. It is considered that the application should be considered in this context of general services and facilities in connection with the airport rather than in terms of only office space.

The applicant has provided a planning statement in support of the application, the appendix to which contains reports/statements for proposals at other airports, information pertaining to terminal 5 and availability of land at Heathrow, and a 2006 committee report relating to Hatton Cross Centre. A planning report prepared by Colliers Cre has also been submitted providing comment and information relating to marketing of the buildings and the vacancy of airport related offices.

The applicant has also submitted a recent report by Uttlesfield Council relating to a similar type of development at Stansted, while the contents of the report is noted it is not considered that the economic situation of policy context within another Planning Authority are directly relevant. Nor do officers agree with the assessment which this report contains in relation to national policy.

Policy A4 of the Saved Policies UDP states 'New development directly-related to Heathrow Airport should normally be within its boundary and will not normally be permitted outside the airport. Development not directly-related to the operation of the airport will not be permitted within its boundary. For the purposes of this policy, directly-related development includes passenger and cargo terminals, maintenance facilities, oil storage depots, administrative offices, warehousing, storage and distribution facilities, car parking and catering facilities.'

The subtext to this policy indicates at paragraph 11.17 that 'Because Heathrow Airport is a major attractor of business and employment, there are pressures for commercial development at or around the airport. The Local Planning Authority would be concerned if activities not directly related to the operation of the airport precluded opportunities at the airport for activities which are directly related to its operation and resulted in pressures for development on Green Belt and other off-airport sites to cater for directly related uses by restricting development for non-essential activities and ensuring that ancillary facilities are limited to those needed for airport users and do not become major attractions in their own right.'

The reasoning for the policy is therefore to both ensure adequate land is retained for airport related development and to prevent other types of development at the airport from attracting visitors which are not related to the airport.

In terms of the retention of adequate land the applicant's supporting document quotes the information in BAA's submission relating to condition A77 - Airport Related Development of the Terminal 5 planning permission (ref: 47853/APP/2002/1882 dated 27/01/2003). This condition requires that BAA submit various details in relation to land and accommodation within the airport boundary, including demand and supply of office space. The BAA submission was prepared for the purposes of identifying sites within the airport boundary that could be used for airport related development and for assessing the future demands for the six categories of use identified by the Inspector (Offices, Air Cargo Transit Sheds, Car Hire Facilities, Flight Catering, Freight Forwarding and Airport Industry & Warehousing) that could be generated by a five terminal Heathrow.

In the submission BAA state that this information is provided three months after the Government announcement supporting the additional capacity provision at Heathrow, together with changes to the existing operating procedures at the airport, such as the ending of the Cranford Agreement. Officers consider that the High Court decision to 'refuse' the Third Runway (additional capacity provision) places a greater burden on BAA and indeed the Local Planning Authority to ensure that on-airport land is not eroded to non-airport related uses.

The BAA submission provides details of sites at Heathrow identified as being available for airport related development and details of sites at Heathrow which were identified in the previous A80 submission in 2002 and have since been developed for airport related development. Details are provided of the area of each site and a commentary on existing land uses as well as an assessment of the land/floorspace effective capacity of each site based on standard ratios for potential site coverage for the specific land use identified.

The 2009 submission stated that in total, 20.5ha of land has been identified as being available for airport related development. This compares to 29.82ha identified in the previous A80 submission, and 34.2ha identified at the T5 Inquiry. Also, 1.46ha of land that was previously identified as being available for airport related development within the airport boundary is no longer within BAA ownership. Based on the above, it shows that over time land availability is being reduced, particularly where BAA have sold land off.

In respect of developments becoming attractions in their own right, the proposal would allow use of the floorspace for general office use not associated with the airport. As such, any visitors to or employees of the proposed office would be travelling for the sole purpose of the office which would form an attraction in its own right.

The proposal would allow the use of the floorspace for general office use (Use Class B1) which would not be related to the operation of the airport and would become an attraction to visitors and occupiers in its own right and would therefore be contrary to Policy A4 of the Saved Policies UDP and should be refused unless other material considerations would outweigh this concern.

In addition the proposal relates to economic development and the starting point for consideration of the various planning merits in this respect is the contents of national guidance in the form of PPS4 : Planning for Sustainable Economic Growth. The proposed office use is considered to be a main town centre use as set out in paragraph 7 of PPS4. It is further made clear under Policy EC14.2 that the only time at which town centre policies should not be considered with respect to office accommodation is where the office is to be ancillary to economic development outside of a centre, this would not be the outcome of the proposal and therefore the application needs to be considered in the context of being a proposal for a main town centre use located outside a centre.

The relevant PPS4 policies are therefore EC10, EC14, EC15 and EC17.

Policy EC14 indicates that a sequential assessment in accordance with Policy EC15 is required for planning applications for main town centre uses that are not in an existing centre and not in accordance with an up to date development plan. Policy EC15 sets out the requirements of sequential assessment, with the crux of the policy being that the assessment should demonstrate that there are no in-centre locations which could accommodate the proposal, assessment of such options should take account of genuine difficulty which may be experienced in operating the proposed business model from an in-centre location. This approach of preventing main town centre uses locating in out of centre locations seeks to comply with the governments wider objectives of ensuring sustainable development.

The applicants submitted planning statement accepts that the proposal could be considered a main town centre use which should be subject to a sequential test but contends that 'this is a unique case where the proposal is not for new built development but for the removal of a user restriction at an existing vacant office building at Heathrow Airport where development plan policies are tailored to the specific requirements of the airport'. This contention cannot be supported by the Local Planning Authority. The existing building was constructed under permitted development rights and can in effect be considered office space ancillary to the primary use of the airport. This is materially different to the general office use for which permission is sought as acknowledged by Policy EC14.12 of PPS4, indeed the proposal would enable the use of the building by occupiers who should ideally be located in-centre in order to achieve the governments objectives for sustainable economic development.

The application is not supported by any form of sequential assessment and the Local Planning Authority is aware of a significant proportion of in-centre office space which remains vacant in the current situation. Further, the application seeks general office space and there is no apparent reason that the majority of potential occupiers (active office requirements) could not reasonably locate within a sequentially preferable in-centre site. The proposal therefore fails to demonstrate compliance with the sequential test as set out within Policy EC15.

Policy EC10.2 of PPS4 seeks to ensure that in general proposals for economic development seek to secure sustainable economic growth stating:

'All planning applications for economic development should be assessed against the following considerations:

- a. whether the proposal has been planned over the lifetime of the the development to limit carbon dioxide emissions and minimise vulnerability and provide resilience to, climate change
- b. the accessibility of the proposal by a choice of means of transport including walking, cycling, public transport and the car, the effect on local traffic levels and congestion (especially to the trunk road network) after public transport and traffic management measures have been secured
- c. whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions
- d. the impact on economic and physical regeneration in the area including the impact on deprived areas and social inclusion objectives
- e. the impact on local employment'

In respect to part a. of this policy the proposal would enable occupation of the building for a use which should strategically be located within a Town Centre and result in an pattern of development which would not be sustainable, in particular it would not facilitate linked trips, reduce the need to travel or support the vitality and viability of town centres. It is acknowledged that it can be beneficial to bring vacant buildings back into active use in order to ensure efficient use of land and reduce the use of raw materials, however this minor benefit is not considered to outweigh the detrimental impacts of the developments inappropriate location.

In respect of parts d. and e. of the policy it is not considered that occupation of the proposed building for general office use would be materially different from the occupation of other vacant office development in terms of employment generation. Further, it is considered that the occupation of vacant office space within town centre locations would better facilitate economic regeneration than the occupation of the application site. Occupation of the application site, even on a temporary basis, potentially means that a commensurate amount of floorspace elsewhere remains vacant and accordingly would be detrimental to economic regeneration.

Policy EC17.1 of PPS4 indicated that planning applications for main town centre uses should be refused where they fail to demonstrate compliance with the sequential approach (policy EC15) or would lad to significant adverse impacts in terms of policy EC10.2. Accordingly, the proposal should be refused.

The applicant has put the application forward on the basis that:

- (a) the building has been vacant for some time and there are high vacancy rates at other

- office locations both on and off airport;
- (b) demand for floorspace from directly related aviation users has declined significantly;
- (c) the user restriction applying to the building prevents it being effectively marketed to other office users;
- (d) it is unsustainable to retain vacant modern office accommodation over the long-term;
- (e) there is no prospect of any future increase in demand for directly related aviation office floorspace; and
- (f) a temporary permission ensures that the LPA has control over future use of the building and can also influence the erection of new office buildings within the airport.

The majority of the issues above have been discussed in detail within the main body of this section. It is additionally noted that while vacancy rates and marketing information can represent a material consideration this is not considered to outweigh the harm in terms of the other matters identified above, it is also noted that the marketing information submitted indicates that the site has only been marketed for airport related office purposes and that this does not demonstrate that the existing building or site could not be utilised for other airport related purposes or uses which should not be located within a town centre.

It is also noted that even on a short term basis occupation of the application site by an occupier would potentially mean office space elsewhere within the borough, particularly within town centres, would remain vacant and the increase in availability of office space at Heathrow (either under this proposal or in general) would be detrimental to economic generation elsewhere in the borough.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Not applicable to this application.

7.08 Impact on neighbours

Not applicable to this application.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The application site is served by existing parking areas next to the World Business Centre complex and would not result in a material difference in traffic generation or parking requirements to those which would exist were the floorspace to be utilised by an airport related occupier.

Accordingly, the proposal is considered acceptable in terms of traffic impact and car parking.

7.11 Urban design, access and security

Not applicable to this application.

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

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

CLARITY OF PROPOSALS AND ENFORCEABILITY

The proposal seeks the change of use of 1,363 sq.m of floorspace within WBC2, however specifically seeks that the change of uses is determined on floorspace to allow flexibility. While the objective of ensuring flexibility is noted there is concern that the application would provide no certainty of which floorspace or areas could be utilised for non-airport related occupation if permission were to be granted.

This would make it difficult to monitor which floorspace was or was not being utilised by certain occupiers and make it difficult to monitor compliance with the planning permission.

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 the change of use of 1,362sq.m of internal floorspace to general office use (Use Class B1) at No.2 World Business Centre. The building was constructed under Part 18 of the General Permitted Development Order and therefore can only be utilised in connection with the provision of services and facilities at a relevant airport. It is considered that the application should be considered in this context of general services and facilities in connection with the airport rather than in terms of only office space.

The proposal would allow the use of the floorspace for general office use (Use Class B1) which would not be related to the operation of the airport and would become an attraction to visitors and occupiers in its own right and would therefore be contrary to Policy A4 of the Saved Policies UDP.

The proposal would result in an unsustainable pattern of development by introducing a main town centre use in an out of centre location and the applicant has failed to demonstrate that the proposed use could not be adequately accommodated in a sequentially preferable location. Accordingly, the proposal would be contrary to Policies EC10, EC14, EC15 and EC17 of PPS4.

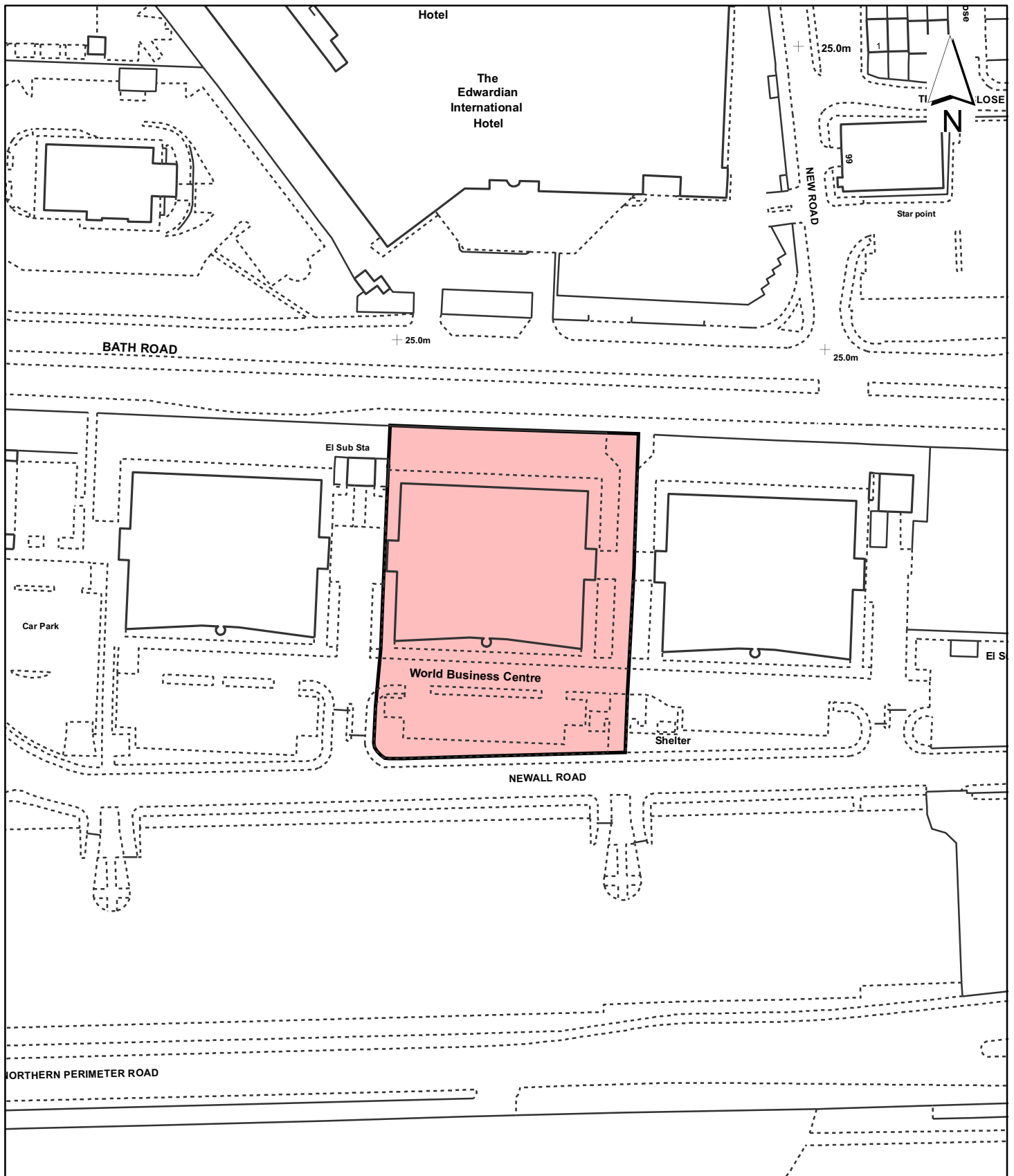
The applicant has failed to demonstrate any material considerations which would outweigh the concerns and policy requirements referenced above and accordingly the application is recommended for refusal.

11. Reference Documents


- (a) The London Plan
- (b) Planning Policy Statement 1: Delivering Sustainable Development
- (c) Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1
- (d) Planning Policy Statement 4: Planning for Sustainable Economic Growth
- (e) Planning Policy Guidance 13: Transport

Contact Officer: Adrien Waite

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**No 2 World Business Centre, Heathrow
Newall Road
Heathrow Airport**

Planning Application Ref:

50498/APP/2010/2028

Planning Committee

Central and South

Scale

1:1,250

Date

**November
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 520B SOUTHERN PERIMETER ROAD HEATHROW AIRPORT

Development: Rebuilding of an existing cargo transit shed with ancillary office accommodation.

LBH Ref Nos: 57331/APP/2010/2038

Drawing Nos: 100306-(D)-002 B (Site Plan)
100306-(D)-003 A (Site Elevations)
100306-(D)-004 A (Layout Plan)
100306-(D)-005 A (Roof Plan)
100306-(D)-006 A (Office/Plant Plans)
10036-(D)-007 A (Elevations)
100306-(D)-008 A (Sections)
100306-(D)-001 B (Site Location Plan)
100306-(D)-009 A (Site Contour Plan)
100306-(D)-010 A (Fire Strategy Plan)
CK400 07 (Proposed Drainage)
Design and Access Statement prepared by 3D Reid dated August 2010
Energy Statement prepared by DSA Engineering dated 27/08/10
Preliminary Risk Assessment prepared by Buro Happold dated 30/09/10
Final Removal Report for Removing Radioisotopes prepared by Radiation Consultancy Services Ltd dated 16/09/10
Geotechnical & Contamination Interpretative Report prepared by Buro Happold dated August 2000
Unit B Phase 2 Contamination Assessment Report prepared by Buro Happold dated June 2004

Date Plans Received: 27/08/2010 **Date(s) of Amendment(s):** 17/09/0010
Date Application Valid: 17/09/2010 01/10/0010
27/10/0010

1. SUMMARY

This application seeks full planning permission for the rebuild of an approximately 7,600m² B1/B2/B8 industrial building, which has been damaged by fire, along the Southern Perimeter Road at Heathrow Airport.

With the exception of some very minor alterations, such as the insertion of additional doors at ground floor level, and minor internal alterations to the reception lobby, the new building would be a replica of the existing which, due to fire damage, is due to be demolished. The site infrastructure and external works are to remain as existing.

The proposed development would directly replace an existing facility at Heathrow. Its size, scale, design and layout are considered to be acceptable, in keeping with the existing and adjoining units. No alterations would be made to the access or parking arrangements and the scheme would have no additional impact on the surrounding highway network over and above the existing facility. The applicant has confirmed that the development would be fully accessible and, unlike the original unit, a proportion of the site's energy needs would be met through use of renewable technologies, in compliance with current London Plan standards.

The proposal is considered to comply with relevant UDP and London Plan Policies and, accordingly, 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 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 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, and the adjacent Unit 520A, unless otherwise agreed in writing by the Local Planning Authority.

REASON

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

4 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.

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 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.

6 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).

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 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 [insert desired for target(s)];
- (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)

9 NONSC Contamination 1

Suitable gas protection measures, for example the use of a gas membrane, shall be implemented at the new building to the satisfaction of the Local Planning Authority. The details of the installation of these measures shall be submitted to, and agreed in writing by, the Local Planning Authority prior to the commencement of development.

REASON

To ensure risks of contamination from the site are minimised in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and because previous site investigations confirmed that there were low levels of gas and/or vapour near to the building structure and a protective gas membrane was recommended for the site.

10 NONSC Contamination 2

Prior to commencement of development, the developer shall provide to the satisfaction of the Local Planning Authority written details of the clean up of contaminants released as a consequence of the building fire at the site. The report shall include an inventory of potential contaminants, an assessment of any chemical release likely to be present in the soil or groundwater and the details of any remediation work.

REASON

To ensure that risks from land contamination to the future users of the new building and neighbouring land are minimised, together with those to controlled waters and property so the development 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).

11 NONSC Noise

The rating level of noise emitted from the plant and/or machinery 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 safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Dust

Development shall not begin until a scheme for protecting nearby premises from dust emitted from the construction works, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall include such combination of dust control measures and other measures as may be approved by the Local Planning Authority.

REASON

In accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and because it is known that dust from construction works can cause nuisance by soiling surfaces and other articles in and about buildings. Dust can also cause irritation such as irritation to the eyes, nose, and throat. There is growing evidence and concern that dust, especially the very small and fine dust particles, can cause or exacerbate, respiratory ill-health.

13 NONSC Construction Environment Management Plan

Before the development hereby approved commences, a Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP shall comprise such combination of measures for controlling the effects of demolition, construction and enabling works associated with the development as may be approved by the Local Planning Authority. The CEMP shall address issues including the phasing of the works, hours of work, noise and vibration, air quality, waste management, site remediation, plant and equipment, site transportation and traffic management including routing, signage, permitted hours for construction traffic and construction materials deliveries. It will ensure appropriate communication with and the distribution of information to the local community and the Local Planning Authority, relating to relevant aspects of construction. Appropriate arrangement should be made for monitoring and responding to complaints relating to demolition and construction. All demolition, construction and enabling work at the development shall be carried out in accordance with the approved CEMP unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard the amenity of surrounding areas in accordance with policies OE1 and OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Bird Hazard Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' available at www.aoa.org.uk/publications/safeguarding.asp.

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the flat roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport, in accordance with policy A6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 NONSC Environment Agency Condition 1

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors

· potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON

To protect the quality of groundwater and surface water in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). The site lies on a Principal aquifer and close to a surface water course. The contaminative impact of the fire upon the groundwater needs further investigation including groundwater monitoring. The PRA recognises this need: "In order to make a more detailed statement about the likelihood of contamination impact on the underlying ground mass... an assessment [should be] made of whether any significant chemical release is likely to have occurred via the 'firewater' by leakage through the site drainage system. It is also worth verifying whether the fire service used water or another media to extinguish the fire." The PRA continues that these assessments were made by others but the PRA was only accompanied by a Final Removal Report for remaining radioisotopes.

16 NONSC Environment Agency Condition 2

Prior to commencement of development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority.

REASON

To protect the quality of groundwater and surface water, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), by ensuring any measures required by the previous condition were undertaken and demonstrated to have been successful.

17 NONSC Environment Agency Condition 3

The development hereby permitted shall not be commenced until such time as a scheme to dispose of fowl and surface water has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON

To prevent future pollution incidents, in accordance with policy OE11 of the Hillingdon

Unitary Development Plan Saved Policies (September 2007), by ensuring surface and fowl water is kept separate and areas used to store potential contaminants do not drain into surface water drains.

18 NONSC Energy

Prior to commencement of development full details of the air source heat pumps and energy efficiency measures, as detailed in the Energy Statement prepared by DSA Engineering, dated 27/08/10, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the building and thereafter permanently retained and maintained.

REASON

To provide at least 20% of the development's energy needs from on-site renewable energy sources in compliance with the requirements of Policy 4A.7 of the London Plan (2008).

19 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).

20 NONSC Rainwater Harvesting

Prior to commencement of development full details showing how rainwater harvesting facilities will be built into the design of the building shall be submitted to and approved in writing by the Local Planning Authority. The approved rainwater harvesting facilities shall be maintained and retained in perpetuity.

REASON

In order to provide a sustainable form of development and promote water conservation in accordance with Policies 4A.9, 4A.11 and 4A.14 of the London Plan (Consolidated with Alterations since 2004).

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 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).

3 I1 Building to Approved Drawing

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

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

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

6 I6 Property Rights/Rights of Light

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

7 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).

8 I12 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.

9 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works 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 I19 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).

11 I25 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).

12 I34 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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

13 I46 **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 (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

14 I47 **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).

15 I60 **Cranes**

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to

consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

16

With regard to condition 7 you are advised to contact Mike Smooker, Crime Prevention Design Advisor for Heathrow Airport, at mike.smooker1@met.police.uk, for further information.

17

With regard to condition 14 BAA Safeguarding have provided the following information:

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

Given the amount of pigeon activity that currently exists in and around this site it is important that bird spikes are applied to any open ridges or other areas within the roof space which have the potential to attract birds for roosting, loafing or breeding purposes. The implementation of bird spikes must also be documented in the Bird Hazard Management Plan (BMP) along with a maintenance program to ensure degradation of the spikes is monitored and recorded and any defects replaced as and when required.

However, please note that if the proposed roof structure was netted and a maintenance program implemented which would ensure that the condition of the netting was monitored all year round, this would then remove the need for a BMP or bird strikes (you are advised that the acceptability of netting would depend on the visual impact of this).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 7,600m² rectangular shaped cargo warehouse, with ancillary offices, which has recently been badly fire damaged, located on the northern side of the Southern Perimeter Road at Heathrow Airport. The unit is known as Building 520B. As no alterations are proposed to the existing car parking, access, loading arrangements or landscaping, these areas do not form part of the application site. Nevertheless, the site plan confirms that land adjoining the building, including the adjacent unit, falls within the applicant's ownership.

The unit is similarly designed to the adjacent building, known as 520A, and both units are

broadly oriented north-south within the overall site. Unit 520B is located to the east of the existing unit 520A facility, which is currently occupied by Royal Mail. The buildings are separated by a 40m wide shared airside yard area which provides direct access to the airside area to the north of the site. The application site has its own landside service yard area, located to the east of the site and accessed via Stansted Road from Southampton Road.

The plans indicate that 43 car parking spaces for staff and visitors are provided in the south west corner of the site. 10 staff car parking spaces are also provided to the rear of the building. The building would appear to have a total of 14 loading bays and 4 HGV parking spaces.

The site is bounded to the north by the BA World Cargo Centre and to the east by Gate Gourmet, an in-flight catering facility. The Duke of Northumberland's River and Longford River are located to the south of the Southern Perimeter Road, beyond which is Bedfont Road and warehousing falling within the jurisdiction of Spelthorne Borough Council. A Thames Valley Power Station, multi-storey car park and cargo handling units are located beyond Unit 520A to the west.

The site falls within the Heathrow Airport boundary as shown on the Hillingdon Unitary Development Plan Proposals Map. The northern part of the site falls within an airside area.

3.2 Proposed Scheme

This application seeks full planning permission for the rebuild of unit 520B, a cargo warehouse located towards the south of Heathrow Airport, which has recently been badly damaged by fire. It is proposed to re-provide the original building in form, size and appearance, but constructed to current regulations and guidelines. The only changes proposed include the insertion of additional doors at ground floor level and minor internal alterations to the reception area.

The building provides 6,476m² of warehouse space. In addition a total of 1,142m² of office space (168m² at ground floor level, 487m² at first floor level and 487m² at second floor level) is provided at the southern end of the building, fronting the Southern Perimeter Road.

The building measures approximately 110m by 62m by 16m high with a repeated gable roof. The re-build would be produced in the same materials as the current buildings, the warehousing element finished in silver/grey profiled cladding, and the office element, at the southern end of the building, characterised by ribbon glazing. The east and west elevations would be punctured by several service/loading bays.

3.3 Relevant Planning History

Comment on Relevant Planning History

This Council raised no objections to a consultation, submitted under Part 18, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, for the erection of three cargo transit sheds (units A, B and C) with ancillary offices, car parking and landscaping, on 02/06/03 (ref: 57331/APP/2003/425).

By way of letter dated 23/02/05, the combination of units B and C to form a single facility (the existing building 520B) were agreed as a minor amendment to the original

consultation. This also included minor alterations to the car parking and HGV parking layout.

Details relating to considerations 1 (lighting), 4 (landscaping) and 6 (fencing, surfacing and cycle shelter details) of consultation ref: 57331/APP/2003/425 were approved on 24/11/05 (ref: 57331/APP/2005/2064).

Details relating to consideration 7 (Green Waste Strategy) of consultation ref: 57331/APP/2003/425 were approved on 15/03/06 (ref: 57331/APP/2006/376).

Advertisement consent for the installation of 16 internally illuminated fascia signs was granted on 13/07/06 (ref: 57331/ADV/2006/38).

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 4: Planning for Sustainable Economic Growth
Planning Policy Guidance 13: Transport
Planning Policy Statement 22: Renewable Energy
Planning Policy Guidance 24: Planning and Noise
Planning Policy Statement 25: Development and Flood Risk
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Planning Obligations

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.27 To ensure that development at Heathrow Airport for airport purposes mitigates or redresses any adverse effects on 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.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE35 Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
- BE36 Proposals for high buildings/structures in identified sensitive areas
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
A4	New development directly related to Heathrow Airport
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
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): - (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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **8th October 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to three adjoining owner/occupiers. It was also advertised by way of press notice. One response has been received on behalf of Gate Gourmet (London) Ltd, who operate an in-flight catering facility on the land directly adjacent (to the east) of the application site. The following points are raised:

- i) Gate Gourmet (London) Ltd does not object to the proposed planning application but seeks that in assessing the development proposal the Local Planning Authority take account of their operation.
- ii) The operation adjacent to the application site provides in-flight catering facilities for both c.200 short haul flights and international flights for a blue chip customer base. It is a 24 hour operation working 7 days a week.
- iii) It is requested that a planning condition is attached to any consent that requires that a suitable dust suppression system is installed for the duration of the construction contract for the new transit shed. This is in order to protect air handling plant which is in close proximity to the application site. In the event that dust does become an issue the air handling plant would cease to operate and as a result the building operation must shut down until the air handling system is cleaned. This can have significant and far reaching impacts on airlines flying out of Heathrow who rely on Gate

Gourmet for their in-flight catering requirements.

iv) The Local Planning Authority should be aware that Scottish Widows insurers are currently paying for Gate Gourmet to have additional cleaning and temporary screens positioned in front of the intakes to the air handling units as a temporary measure as they are fully aware of the consequences to Gate Gourmet's business if the system should fail.

v) Seeking to protect Gate Gourmet's operation during building operations is not an unreasonable request. The following conditions are recommended:

- Prior to the commencement of development the subject of this permission the detail of a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include, but not be limited to, details of the intended hours and duration of work, measures proposed to minimise dust and noise, on and off site traffic management proposals (including details of wheel washing facilities) and the location of waste management and site compound areas within the site. The construction of the development shall then proceed in accordance with the approved details.

- No construction plant or vehicles which are carrying material that has the potential to give rise to the emission of dust shall be permitted to exit the construction site unless they are covered in such a manner as to minimise the emission of dust during transit.

ACCESS PANEL

i) No door widths are shown.

ii) New access standards are not referred to.

iii) Details of proposed slip resistant floor to entrance area should be provided.

iv) No detail of refuge area and communication buzzer provided.

v) No signage audit has been done.

vi) Door and corridor widths should be 1.5m wide.

vii) Unobstructed space of 600mm minimum should be provided on the pull side of doors, or they should be fully automatic.

viii) No ground floor toilet provided.

ix) No details of treads and risers are provided.

x) Information on the number of staff working at the building should be provided to ascertain how many disability standard parking spaces should be provided.

xi) The lift should be an 8 person lift. The ground floor plan shows elements which could hinder the true width of the lift and thereby constrain wheelchair access.

xii) Part M standards for public/retail should be adhered to for the office element of the scheme, rather than commercial standards.

ENVIRONMENT AGENCY

No objection subject to conditions regarding contamination.

SPELTHORNE BOROUGH COUNCIL

No objection.

NATIONAL AIR TRAFFIC SERVICES (NATS)

No objection.

BAA SAFEGUARDING

No objection subject to a condition regarding bird hazard management and an informative regarding cranes.

ENGLISH HERITAGE

The present proposals are not considered to have an affect on any significant historic assets of archaeological interest. Accordingly, it is advised that any required for archaeological assessment of this site in respect to the current application could be waived.

HEATHROW AIRPORT LIMITED

No response received.

CRIME PREVENTION DESIGN ADVISER (CPDA) FOR HEATHROW

No objection subject to the standard secure by design condition and an informative advising the applicant to contact the CPDA for Heathrow.

Internal Consultees

URBAN DESIGN OFFICER

The proposal is to reconstruct the existing fire-damaged warehouse building to its original scale, built form and physical appearance, but constructed to current regulations and guidelines.

The design approach is based on the principle of two identical buildings, unit 520A and unit 520B, both orientated north-south and sharing a 40 m wide central service yard between the two buildings. Access to the two buildings is however separate from individual service roads.

The warehouse buildings are constructed in the form of a traditional twin-skin metal cladding in metallic silver, with half-round profile. The re-build will be produced in the same materials as the current buildings, with a ribbon-windowed three storey office block, which sits below the main roof overhang behind a colonnade of steel columns. The south facing elevation are provided with shading louvres in metallic silver. The main plant accommodation is located above the accommodation block between the office block and the underside of the overhanging roof, all concealed behind continuous louvres. The material palette and colour scheme is considered to be in line with the successful design guidelines once developed and adopted for the T5 development, which however influences development in the wider Heathrow area.

It is important that the landscaping scheme is being re-provided to ensure a continuous, robust green setting appropriate for these large scale warehouse buildings.

ENVIRONMENTAL PROTECTION UNIT

- Noise and air quality

No objection subject to conditions regarding noise, dust and the requirement for a Construction Environmental Management Plan.

- Contamination

It appears that a gas protection membrane was recommended for the building in 2004 due to low levels of gas in the ground. Although the slab is intact it is anticipated that the membrane may have to be reinstalled if it was on the top of the concrete in the fire. The Council does not have the details of what sort of membrane was installed. Confirmation should be sought that this will again be reinstalled if damaged given that the developer indicates that the building will be rebuilt identically to the burnt down structure. A condition could be applied to ensure that the information is sent.

ACCESS OFFICER

No objection.

S106 OFFICER

In this instance, the only obligation required would be for a Travel Plan. This could be secured by way of condition.

TREES/LANDSCAPE OFFICER

The site is occupied by a fire-damaged warehouse, on the Heathrow Airport campus, on the north side of the Southern Perimeter Road. The Council raised no objections to a GPDO consultation for the building in 2004. Due to the operational nature of the site and other site constraints, the associated landscaping was restricted to a shallow bund, between 6-10 metres between the building and the Southern Perimeter, with hedge planting a unifying feature which extends to the east and west across the adjacent buildings.

There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

The proposal is to reconstruct the building to its original form, size and appearance. The Design & Access Statement confirms that the bund and hedge planting will be retained and maintained in accordance with the original scheme and the detailed landscape strategy, as submitted to the local planning authority.

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. In this instance, the development is a like for like replacement, with the existing (previously approved) landscape scheme to be retained.

No objections are raised and in this case, there is no need for landscape conditions, providing the original landscape scheme is safeguarded.

HIGHWAY ENGINEER

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This application seeks the rebuild of an existing warehouse at Heathrow Airport which needs to be demolished due to fire damage. No alterations are proposed to the use or built form of the building. Accordingly, the principle of the development has already been established in this location.

Nevertheless, it is noted that the proposed use of the building as a cargo transit warehouse is directly related to the operation of the airport and, accordingly, the proposal is considered to fully comply with UDP policy A4, which requires development directly related to the operation of Heathrow Airport to be located within its boundary.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The site does not fall within an Archaeological Priority Area. However, it is located in an area of known archaeological interest and, accordingly, English Heritage have been consulted. They have confirmed that no objections are raised to the proposal and that there is no requirement for any conditions relating to archaeology in this instance.

There are no Conservation Areas, listed buildings, or Areas of Special Local Character within the vicinity.

7.04 Airport safeguarding

BAA Safeguarding and National Air Traffic Services (NATS) have been consulted on this application. No objections have been received subject to appropriate conditions and

informatives.

7.05 Impact on the green belt

Not applicable. There is no Green Belt land in the vicinity of the application site.

7.07 Impact on the character & appearance of the area

No alterations are proposed to the size, scale, height or appearance of the proposed building over that which it will replace. The only alterations proposed relate to the provision of additional doors in the eastern elevation and minor internal alterations to create a separate driver's reception area. It is not considered that these alterations would have any adverse impact on the character or appearance of the building in this location.

The main public views of the warehouse would be from the Southern Perimeter Road. However, the site is located in an area populated by large buildings, including the 30m high British Airways World Cargo Centre and 18m high Building 549, both to the north, the 15m high Gate Gourmet building to the east, and the 16m high Royal Mail building in the adjoining, similarly designed warehouse to the west. The existing building sat comfortably within the site in terms of height, bulk and scale and it is not considered that its replacement, with an almost identical building, would be detrimental to the visual amenities of the streetscene or this part of the airport.

7.08 Impact on neighbours

The application site falls entirely within the Heathrow Airport boundary, the nearest residential properties located approximately 180m away to the south east in Stanwell. Nevertheless, the application site is not visible from these properties and the Southern Perimeter Road, the twin rivers and commercial uses along Bedfont Road provide a significant barrier between the application site and the nearest residential areas. Notably, Spelthorne Borough Council have confirmed that they have no objections to the proposal.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The applicant has confirmed that no alterations are proposed to the existing parking, loading/unloading/delivery and access arrangements. Accordingly, whilst the plans indicate that these areas do fall within the applicant's control, they do not form part of the application site.

Details relating to parking, service yard areas and access have however, been shown on the submitted site plan for information, in order to demonstrate that the site can operate effectively.

An airside service yard, shared with the adjoining Royal Mail warehouse, is provided to the west of the building, where seven loading bays are provided. Access is via Southampton Road to the north. A landside service area, serving seven loading bays, four HGV parking spaces and parking for 43 cars, including three disability standard spaces, is provided to the east of the warehouse with access via Stansted Road to the east. Landside parking for 10 cars is also provided to the north of the building.

Notably, the parking provision falls below the Council's maximum car parking standards for B1/B2/B8 uses, which would require a maximum provision of 76 spaces for a warehouse of this size. This is considered positive in encouraging sustainable modes of transport. Parking restrictions apply to roads within the surrounding area and, accordingly, this would not lead to an increase in on-street parking.

The plans indicate that parking provision for 28 bicycles would be provided. Whilst this is

marginally below the Council's current cycle parking standards, which require a total provision of 30 spaces, given the nature of the development, this is considered to be acceptable in this instance.

Roads falling within the airport boundary fall under the jurisdiction of the airport operator and not the Council. The nearest Council maintained roads are located some distance away to the west and north. Nevertheless, given that no alterations are proposed to the existing parking and access arrangements at the site, it is not considered that the proposal would result in any detrimental impact on the surrounding highway network.

7.11 Urban design, access and security

This application looks to re-provide the original building in form, size and appearance. The building would be viewed in context with surrounding large scale airport related development and its size, scale, height and design is considered to be appropriate in this location.

The southern elevation of the building, fronting the Southern Perimeter Road, is where the office element of the proposed development would be located. The glazed/metal panel frontage proposed is considered to be a positive design element in terms of the overall visual appearance of the building. The metal clad panelling proposed for the remainder of the building's elevations is considered entirely acceptable.

The applicant has confirmed that all materials and colours will be as per the original building and the to match the adjacent unit 520A to the west, which was originally developed at the same time as the application site.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the proposal would comply with Part M of the Building Regulations and BS 8300. It confirms that level access will be provided to building entrances and that doors, lifts, corridors, disabled WCs, etc, would meet relevant criteria. The Council's Access Officer has raised no objections to the proposals.

The Council's Access Officer has confirmed that those points raised by the Access Panel not shown on the plans are conditioned by the Building Regulations.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

As part of the original consultation for the development a detailed landscape strategy was approved. This application does not seek to make any changes to the original agreed landscape strategy or layout.

The existing soft landscaping includes the provision of a raised bund running between the building and the Southern Perimeter Road with planted hedging and grass verge adjoining the footway.

The original landscaping scheme applied to this and the adjacent Royal Mail site and, accordingly, is uniform across both sites. Given the nature of the site and the character of the surrounding area, it is not considered necessary for additional landscaping to be provided in this instance. Notably, the Council's Trees/Landscape Officer has raised no objections and has confirmed that no conditions are necessary.

7.15 Sustainable waste management

As the application is for a commercial development, the site operator ultimately has discretion over which waste management methods are used. It is anticipated that no changes will be made to the existing arrangements. However, further information regarding this would be required by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan 2008 advises that boroughs should require major developments to show how they would reduce carbon dioxide emissions by 20% through addressing the site's electricity or heat needs from renewable sources, wherever feasible.

The applicant has submitted an Energy Statement in support of the application. This confirms that a number of sustainable design measures, such as use of energy efficient lighting, thermally efficient building fabric, air permeability efficiency in exceedence of building control requirements and use of efficient mechanical systems would be incorporated into the scheme.

In addition, the applicant has investigated the use of renewable energy sources in order to reduce the site's carbon emissions. A 20% reduction in carbon emissions would be achieved through use of an air source heat pump system. This is considered to comply with London Plan policy.

7.17 Flooding or Drainage Issues

Whilst the site does not fall within a flood plain, given its proximity to the Duke of Northumberland and Longford Rivers the Environment Agency have been consulted. No objections have been raised subject to conditions to ensure the quality of ground water is protected. Notably, given the need to commence construction as soon as possible, the applicant has submitted additional information in a bid to address the requirements of the Environment Agency's conditions at this stage. Whilst the Environment Agency have been consulted on the additional information submitted, no response has been received to date. Should a response be received this would be reported to Committee. However, until this is received, the originally proposed conditions would be attached should approved be granted.

7.18 Noise or Air Quality Issues

- Noise

The application site is located a significant distance away from receptors sensitive to noise, such as residential properties. In addition, it directly replaces an existing cargo transit shed. Accordingly, it is not considered that the development would have any significant noise impacts.

Notably, officers in the Council's Environmental Protection Unit have raised no objections on noise grounds, subject to appropriate conditions.

- Air Quality

The application does not seek to make any changes to the existing building operation, built form or layout. Accordingly, it is not considered that there would be any additional impact on air quality. The comments received on behalf of Gate Gourmet, which raise concerns regarding dust from demolition and construction works are noted. These would be addressed by way of appropriate condition should approval be granted.

Notably, officers in the Council's Environmental Protection Unit have raised no objections on air quality grounds, subject to appropriate conditions.

7.19 Comments on Public Consultations

These have been addressed in the report.

7.20 Planning obligations

The Council's S106 Officer has advised that, because this is a direct replacement building, with the exception of a requirement for a Travel Plan, no planning obligations are required in this instance. Issues relating to S106 obligations would have been considered at the time of the original proposal.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

- Contamination

The applicant has submitted various reports relating to contamination, in support of the application. Initial comments from the Environment Agency advise that no objections are raised subject to the imposition of appropriate conditions should approval be granted. Additional information provided by the applicant has been forwarded to the Environment Agency for further comment. Any additional comments received from the Environment Agency will be reported to Committee. Officers in the Council's Environmental Protection Unit have confirmed that no objections are raised subject to appropriate conditions.

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

The proposed development would directly replace an existing facility at Heathrow. Its

size, scale, design and layout are considered to be acceptable, in keeping with the existing and adjoining units. No alterations would be made to the access or parking arrangements and the scheme would have no additional impact on the surrounding highway network over and above the existing facility. The applicant has confirmed that the development would be fully accessible and, unlike the original unit, a proportion of the site's energy needs would be met through use of renewable technologies, in compliance with current London Plan standards.

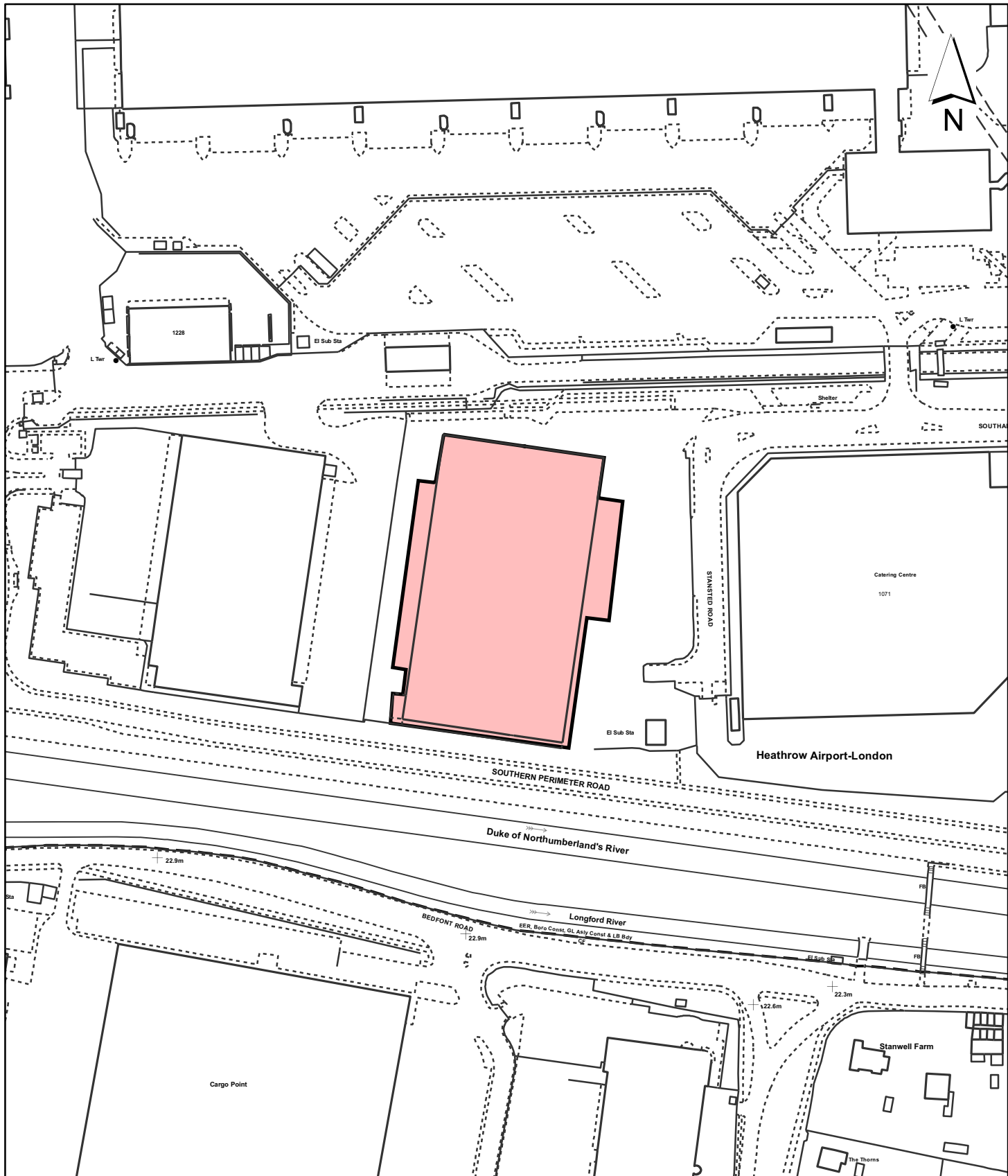
The proposal is considered to comply with relevant UDP and London Plan Policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 4: Planning for Sustainable Economic Growth
Planning Policy Guidance 13: Transport
Planning Policy Statement 22: Renewable Energy
Planning Policy Guidance 24: Planning and Noise
Planning Policy Statement 25: Development and Flood Risk
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Guidance - Planning Obligations

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**520B Southern Perimeter Road
Heathrow Airport**

Planning Application Ref:

57331/APP/2010/2038

Planning Committee

Central and South

Scale

1:2,000

Date

**November
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address BAKERS COURT BAKERS ROAD UXBRIDGE

Development: Alterations to building to include replacement cladding, additional office space and new pedestrian access, all as previously consented under grant of planning permission ref: 18056/APP/ 2009/2590 dated 12/05/2010, together with enlargement of the existing building floorspace at Level 5 increasing the height of the two Northern facing wings of the building by a single storey along with the incorporation of Louvre screening to the proposed plant area at level 7.

LBH Ref Nos: 18056/APP/2010/1578

Drawing Nos: 215/200 Rev C
215/201 Rev E
215/202 Rev E
215/203 Rev A
215/204 Rev A
215/205/CANADA Rev A
215/206/1 Rev A
215/207 Rev A
215/213/1 Rev C
215/214/1 Rev C
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Date Plans Received: 07/07/2010

Date(s) of Amendment(s):

Date Application Valid: 07/07/2010

1. **SUMMARY**

The refurbishment of the Bakers Court building, including re-cladding of the exterior, will

provide upgraded internal office accommodation and services/servicing facilities, motorcycle parking and secure bicycle storage on site. In addition the new cladding system will result in the addition 800mm of office space around the perimeter of the block resulting in a total additional internal office floor area of approximately 800sq metres, and a reconfiguration of the car parking on levels 1 & 2, resulting in a provision of 16 disabled bays with a net increase of 1 parking space. The proposed extension to the northern facing wings will result in a further addition of 897sq metres of office space.

The proposed changes are considered acceptable and as such it recommended that planning permission is granted.

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 and details hereby approved, and in particular the bicycle, motor cycle and car parking provision, the new entrance from York Road, and the extensions to the north facing wings of the buildings shall be completed in accordance with the approved plan 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 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).

4 NONSC Energy Statement

Prior to commencement of development, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall set out the likely energy demand of the development and propose measures for reducing it. Any such measures will need to be feasible in the context of the proposals. The development should be completed and operated in accordance with the approved energy statement.

REASON

To reduce the energy demand and subsequent carbon emissions in accordance with Policy 4A.3 of the London Plan.

5 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.

6 NONSC antenna

Notwithstanding the provisions of Schedule 2, Part 25 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 satellite dishes or antennae shall be installed on the building hereby approved.

REASON

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 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.

8 NONSC Materials

The scheme shall be erected using the materials, colours and finishes to all external surfaces specified in drawing nos. 215/216/1 Rev C, 215/217/1 Rev C, 215/218/1 Rev C and 215/219/1 Rev C.

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 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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM15	Provision of reserved parking spaces for disabled persons
BE5	New development within or on the fringes of conservation areas
BE10	Proposals affecting the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed

precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

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

6 I5 Party Walls

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

7 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.

8 I12 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.

9 I13 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).

10 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works 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.

11 I34 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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

12

The applicant is advised that no plant & machinery is approved as part of this planning permission and that any such development will require planning consent. Any future application will need to be accompanied by a noise assessment.

3. CONSIDERATIONS

3.1 Site and Locality

The site fronts York Road and Baker's Road and is in B1 office use, currently occupied by Unisys. At the ground level, the site is occupied by the Transport for London (TfL) Bus Depot. Immediately adjacent to the site is the London Underground Station (Uxbridge) which is a listed building. Old Uxbridge and Windsor Street Conservation Areas are also nearby. The site is well serviced by public transport, having a PTAL rating of 6a on a scale of 1 to 6, where 1 represents the lowest level of public accessibility and 6 the highest.

The land is also within an Archaeological Priority Area and likely to contain archaeological remains.

3.2 Proposed Scheme

The proposals are summarised as follows (as approved under planning permission 18056/APP/2009/2590):

- i) Re-cladding of the office block.

It is proposed that the plan form of the office accommodation will remain unchanged with the exception of the following:

- The office floor plates will be extended slightly in width as a result of the installation of a proposed new exterior wall system to replace the existing cladding. This will result in a

minimal increase in the overall Gross Internal Area of the office floors.

- Where structurally possible, internal layouts upon the office floors and within service and core areas will be altered to provide upgraded accommodation and services/servicing facilities for future tenants.

- ii) Provision of additional 815sq metres of office space resulting from the replacement of the cladding system.
- iii) Total of 435 parking spaces to include 16 new disabled parking spaces (existing spaces reconfigured).
- iv) 108 cycle parking spaces.
- v) A new entrance on York Road.
- vi) Enhanced public realm at the foot of the building.
- vii) Internal refurbishment.
- viii) 32 new motorcycle/scooter parking spaces.

In addition this application also proposes to:

- i) erect single storey extensions on the two northern facing wings at level 5
- ii) louvered screening on the roof at level 7. It should be noted that plant and machinery is not proposed at this stage and will be subject to a future planning application.

The total floor area of the extensions would be 897sq metres. This will result in a total floor area increase (together with the increase resulting from the re-cladding of the building) of 1808sq metres.

3.3 Relevant Planning History

Comment on Relevant Planning History

18056/73/1475 - Outline Planning Permission granted for the erection of a Bus Depot and multi storey offices.

18056/APP/2009/2590 - Planning Permission granted for alterations to building to include replacement cladding to provide additional office space, to include new pedestrian access.

It should be noted that the proposals within this application, with the exception of the extensions to the northern wings, already benefit from planning permission (ref: 18056/APP/2009/2590).

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.

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM15	Provision of reserved parking spaces for disabled persons
BE5	New development within or on the fringes of conservation areas
BE10	Proposals affecting the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st September 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 20 neighbouring occupiers and residents groups were consulted. No comments were received.

In addition English Heritage, Transport for London, Ministry of Defence, London Underground, London Buses, NATS and RAF Northolt were consulted.

The Ministry of Defence and NATS have raised no objections to the scheme. RAF Northolt has not commented. TFL, as the landlord, have not objected.

Internal Consultees

Internal Consultations

Urban Design Officer: Following concerns the scheme has been amended and is now satisfactory.

Conservation Officer: Following concerns the scheme has been amended and is now satisfactory.

Access Officer: No objection to the scheme.

Environmental Protection Officer: Any plant and machinery proposed in the future will require planning permission. However as none is proposed within this application a condition relating to noise cannot be added to a permission. An informative advising the applicant any proposed plant and machinery will require planning permission should be added.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The extension and re-cladding of the existing B1 Office building is considered acceptable in principle.

7.02 Density of the proposed development

The is a commercial scheme and as such Density is not an applicable consideration.

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

Bakers Court is a very large building located close to the Old Uxbridge Windsor Street Conservation Area, and adjacent to the Friends Meeting House and Uxbridge Underground Station both of which are grade II listed. The proposed cladding materials are the same as those already approved under planning permission ref: 18056/APP/2009/2590 and more particularly the details approved for condition 4 relating to this permission ref: 18056/APP/2010/2497.

The proposed extension at level 5, facing the Friends Meeting house has been set back by 3.7m at the request of the Council's Conservation Officer. The proposal is therefore not considered to have a negative impact on the townscape of its immediate setting i.e. that of the adjacent listed tube station and Friends Meeting House, or to impact on views within and out of the Old Uxbridge, Windsor Street Conservation Area.

No objection has been raised by the Conservation Officer.

7.04 Airport safeguarding

There are no airport safeguarding issues arising from the proposed development.

7.05 Impact on the green belt

The development is not within or in proximity to the Green Belt.

7.07 Impact on the character & appearance of the area

This prominently positioned, large scale building located immediately adjacent to Uxbridge Underground Station, constitutes a landmark in Uxbridge town centre. The building which is positioned on the boundary of Old Uxbridge Windsor Street Conservation Area, and adjacent to the Friends Meeting House, is because of its scale, height and massing highly visible not only from many parts of Uxbridge Town Centre, but also visually prominent in distance views towards the town centre from surrounding areas as well as from the railway approach.

The proposed elevational design including the proposed re-cladding and alteration to entrances results in a cohesive and articulated appearance in keeping with the immediate streetscene and surrounding area. Bakers Court is located in a prominent and sensitive location adjacent to important listed buildings, the proximity to Old Uxbridge Windsor Street Conservation Area, and the role of the Baker's Court building as a backdrop to the town centre all make the appearance of the building very important in streetscape terms. Following negotiations with the Council's Urban Design and Conservation Officer, the amended design proposals achieve a coherent and harmonious design which is visually well integrated with its surroundings and which respects the characteristics of the existing building design. A range of high quality modern materials are proposed. These are listed below:

1. Grey anti sun vision glass in grey framing system RAL colour reference 7042 as part of high performance doubled glazed curtain walling system.
2. Grey opaque glass spandrel panel reference BS18B25 (G2) in grey framing system RAL colour reference 7042 at floor zones and on internal column lines as part of high performance doubled glazed curtain walling system.
3. Insulated metal cladding panels in colour cream.
4. Insulated metal cladding panels in colour silver anodised.
5. Insulated Sto render system in colour off-white reference 37111.
6. Ceramic granite cladding system by Shackerley reference SHG LG2 PREL.
7. White back painted glass panels in grey framing system RAL colour reference 7042.
8. White crystallised glass cladding system by Shackerley.
9. Small blade louvre system in colour silver anodised.
10. Large blade louvre system in colour grey RAL 7031.
11. Existing brickwork maintained.
12. Grey opaque glass reference BS18B25 (G2) in grey framing system RAL colour reference 7042.
13. Grey anti sun clear vision glass and grey opaque glass reference BS1B" (G") in grey framing system RAL colour reference 7042.

As such it is considered that the design of the proposed development is in keeping with the existing character of the area and would safeguard its visual amenity in line with policies BE4, BE10, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The re-cladding, refurbishment and extension of the building will not result in any overlooking and privacy issues as there are no residential properties in proximity of the building.

7.09 Living conditions for future occupiers

The refurbishment and of the building would enhance conditions for future occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposals will have no impact on traffic and pedestrian safety. Given that there will only be a small increase in floor space (897sq metres) over and above the increase previously permitted under planning permission ref: 18056/APP/2009/2590. This additional floorspace increase results in the requirement of only 10 additional car parking spaces, which can very easily be accommodated within the site car park, which is also being reconfigured within this application. It is considered that there will be no impact on the traffic movement to and around the site.

7.11 Urban design, access and security

For urban design issues please refer to paragraph 7.07.

7.12 Disabled access

A new pedestrian access, to the office floors directly from York Road, is proposed. There is no objection in principle to the new access or access within the building in terms of disabled access.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

Not applicable.

7.15 Sustainable waste management

No changes are proposed to waste management and the scheme would not result in adverse impacts in terms of waste management.

7.16 Renewable energy / Sustainability

The proposal is for relatively small extensions to and recladding of the existing office building, and therefore it is not feasible to apply the 20% renewable energy policy. The proposed scheme does however provide an opportunity to highlight the need for energy saving measures to be installed in any internal refurbishment and extension construction that will take place. This will be secured by way of a condition requiring an energy statement to be submitted, outlining the energy demand for the proposed development and measures to reduce it.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

It is not considered that the proposed scheme will cause any noise or disturbance given its location in the town centre adjacent to the metropolitan railway and York Road.

Louvered screens are proposed for the screening of future plant and machinery. However no plant and machinery is proposed within this planning application. As such no conditions are imposed to limit noise from such equipment. An informative is proposed, should permission be granted, advising the applicant that the permission excludes any plant or machinery. The informative also advises the applicant that any plant and machinery that is to be erected will require planning permission.

7.19 Comments on Public Consultations

No objections were received.

7.20 Planning obligations

Not applicable.

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

10. CONCLUSION

The refurbishment and extension of the Bakers Court building, including re-cladding of the exterior, will provide upgraded internal office accommodation and services/servicing facilities, motorcycle parking and secure bicycle storage on site.

The proposals will not have an adverse impact on highway safety. The revised extensions do not result in the size, scale or appearance of the additional stories adversely impacting on nearby listed buildings.

Although the use of modern cladding materials will change the appearance of the building this is not considered to be to the detriment of the character and appearance of the surrounding streetscene.

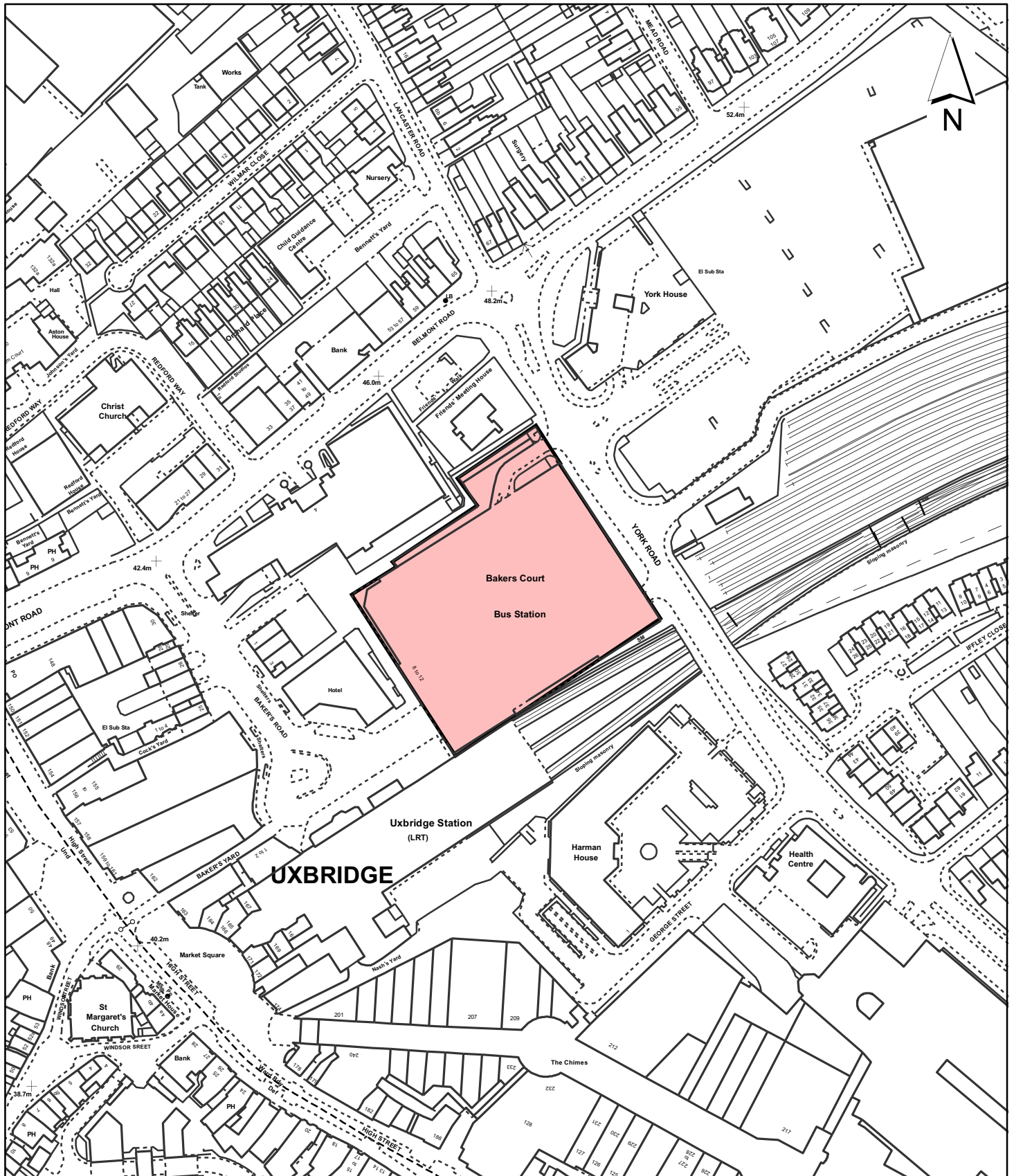
The proposed changes are considered acceptable and as such it recommended that planning permission is granted.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007.
London Plan February 2008.

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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Site Address	
Bakers Court Bakers Road Uxbridge	
Planning Application Ref:	Scale
18056/APP/2010/1578	1:2,000
Planning Committee	Date
Central and South	November 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



Report of the Head of Planning & Enforcement Services

Address SAINSBURY'S STORE YORK ROAD UXBRIDGE

Development: Application for a new planning permission to replace extant planning permission ref: 39439/APP/2004/ 2402 dated 05/09/2005: Erection of decked car park, single storey store extension and proposed unrestricted trading hours.

LBH Ref Nos: 39439/APP/2010/1799

Drawing Nos: P_110 REV E
P_111 REV D
P_112 REV B
P_113 REV B
09042/ASK004
Design and Access Statement
Renewable Energy & Energy Efficiency Assessment Issue 5 - Dated 20 October 2010
Draft Travel Plan
Noise Impact Report
Transport Assessment Report
472.100A
472.101A

Date Plans Received: 02/08/2010 **Date(s) of Amendment(s):**
Date Application Valid: 24/08/2010

1. SUMMARY

Planning permission is sought to extend the time frame of a previous permission by up to a further three years. The application proposes full planning permission for the erection of a decked car park, single storey store extension and proposed unrestricted trading hours.

The previous planning permission was approved on 5 September 2005, with a time frame of five years, which expired on 5 September 2010. Although the previous planning permission has now expired the application was submitted as an extension of time to the previous permission and was submitted prior to the previous permission lapsing. The previous planning permission is a substantive material consideration for this application, particularly in light of changes to procedures introduced in October 2009 concerning applications to extend planning permissions.

The proposal is considered to make efficient use of an existing site within the Town Centre and in close proximity to public transport facilities. The development will provide additional landscaping along Belmont Road and within the site and result in an improved pedestrian and car parking environment. The proposed unrestricted trading hours will improve the vitality of the Town Centre, and provide greater employment opportunities.

All details are identical to those previously approved. Changes to London Plan policy require that a 20% saving from decentralised and renewable or low-carbon sources be applied across the site. The applicant proposes that this target be met by way of improvements in the energy efficiency of the building through design and construction

measures and applying low and zero carbon technology.

A Section 106 agreement has already been signed to provide various planning obligations, however this existing agreement will need to be varied by way of a Deed of Variation tied to this permission to ensure that the obligations of the legal agreement are linked to this permission.

The proposal complies with current London Plan and UDP policies. Accordingly, approval is recommended.

2. RECOMMENDATION

a. That the application be determined by the Head of Planning, Trading Standards and Environmental Protection under delegated powers, subject to the completion of a deed of variation to the Section 106 Agreement dated 6 September 2005 accompanying planning permission ref. 39439/APP/2004/2402 to provide for the following obligations:

(i) A financial contribution of £35,000 towards Town Centre/Public Realm improvements.

(ii) A financial contribution of £14,000 towards CCTV equipment to improve pedestrian safety between the Town Centre and the Sainsbury's store.

(iii) A financial contribution of £4,000 towards the provision of refuse bins on the pedestrian routes between the Town Centre and the Sainsbury's store.

(iv) A financial contribution of £10,000 towards street planting along Belmont Road, immediately adjacent to the site.

(v) A financial contribution equivalent to 5% of the total cash contributions towards project management/administration costs relating to the agreement.

b. That the applicant meets the Council's reasonable costs in the preparation of the deed of variation to the Section 106 agreement and any abortive work as a result of the deed not being completed.

c. That the officers be authorised to negotiate and agree detailed terms of the proposed deed of variation.

d. That the application is reported back to the Planning Committee, if the Section 106 agreement is not completed within a period of 6 months from the date of Committee consideration.

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

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 M2 External surfaces to match existing building

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

REASON

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

4 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. The plans are to include details of the proposed fences/gates at the side of the proposed building. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

To prevent access to the rear and safeguard privacy to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 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.

6 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 and recycling 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.

7 MCD13 Extraction Vent or Chimney

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/chimney has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 4B.1 and 4A.19.

8 MCD14 Ventilation System - details

No development shall take place until details of the air ventilation system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the ventilation system has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 4B.1 and 4A.19.

9 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).

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 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.

11 RCU4 Internal Floorspace

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) 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, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

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).

13 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.

14 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).

15 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).

16 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).

17 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).

18 N5 Control of noise emission from the site

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved by the Local Planning Authority. The approved scheme shall then be implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the site 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).

19 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.

20 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.

21 DIS3 Parking for Wheelchair Disabled People

Notwithstanding the details shown on the approved drawings, development shall not commence until details of the provision of 21 car parking spaces for wheelchair users, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details 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.

22 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).

23 NONSC Safer Car Park Standards

The proposed decked car park shall be built to 'Safer Car Park Standards'.

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, 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.

24 OM14 CCTV infrastructure

No development shall take place until details of the proposed CCTV infrastructure at the entrance to the decked car park, proposed building and stairwell entrance/exits have been submitted to and approved in writing by the Local Planning Authority. The approved CCTV cameras and associated infrastructure shall be provided before use of the development commences and thereafter shall be maintained in good working order for the life of the development.

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, 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.

25 NONSC Fleet Management Plan

Prior to commencement of use of the development details of a Fleet Management Plan shall be submitted to and approved in writing by the Local Planning Authority which shall include proposals for controlling emissions from vehicles to be used in connection with the use and operation of the development hereby approved.

REASON

To minimise vehicle emissions associated with the use and operation of the development in accordance with Policy 4A.2 of the London Plan (February 2008).

26 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).

27 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 9 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).

28 NONSC Variable Message Display System

Prior to commencement of use of the decked car park details of a variable message display system near the entrance to the site shall be submitted to and approved in writing

by the Local Planning Authority. The approved variable message display system shall be installed before use of the decked car park commences and shall thereafter be maintained in good working order for the life of the development.

REASON

To advise approaching motorists of the availability of on-site parking spaces in the interest of the free flow of traffic at the site access and adjoining highways in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

29 NONSC Restriction on use of decked car park

The upper deck of the car park shall only be used for customer parking during the hours of 07:00 to 23:00 (Monday to Saturday) and during store opening times on Sundays and Public Holidays. Details of the restricted parking arrangements, including ways and means of preventing cars parking on the upper level of the car park outside these times, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Thereafter, the arrangements shall be complied with as approved.

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).

30 NONSC Litter Management Plan

No development shall take place until a litter management plan has been submitted to, and approved in writing by, the Local Planning Authority. The litter management plan shall focus on ensuring that all litter associated with the development is permanently removed from the banks and trees on the northern and eastern side of the store extension and decked car park. The litter management plan shall be complied with as approved.

REASON

In order to safeguard the visual amenities of the area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

32 SUS2 Energy Efficiency Major Applications

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. Should the choice of renewable energy source include biomass or biofuel technology, an Air Quality Assessment would be required.

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 NONSC Rainwater Recycling

Prior to commencement of the development hereby approved details demonstrating the incorporation of rainwater recycling facilities into the building 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 (February 2008).

34 NONSC Existing retaining walls - structural details

No development shall commence until details, including engineering drawings, to demonstrate that the proposed works would not adversely impact upon the structural integrity of the existing retaining walls along the northern and eastern boundaries of the site have been submitted to, and approved in writing by, the Local Planning Authority.

REASON

To ensure the structural integrity of the existing retaining walls in the interests of the stability of adjoining properties, pedestrian safety on the adjoining highway and the appearance of the area in accordance with in accordance with Policies BE13 and BE18 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

35 NONSC Existing retaining walls - design and check certificate

No development shall commence until an Approval in Principle (A.I.P) plus a design and check certificate, confirming that the proposed works would not adversely impact on the existing retaining walls along the northern and eastern boundaries of the site. Thereafter, the construction works shall only be carried out in accordance with the approved details.

REASON

To ensure the structural integrity of the existing retaining walls in the interests of the stability of adjoining properties, pedestrian safety on the adjoining highway and the appearance of the area in accordance with in accordance with Policies BE13 and BE18 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

36 NONSC Existing retaining walls - method statement

No development shall commence until a method statement detailing how the construction works are to be undertaken so that they do not adversely impact upon the existing retaining walls along the northern and eastern boundaries of the site. Thereafter, the construction works shall only be carried out in accordance with the approved method statement.

REASON

To ensure the structural integrity of the existing retaining walls in the interests of the stability of adjoining properties, pedestrian safety on the adjoining highway and the appearance of the area in accordance with in accordance with Policies BE13 and BE18 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 proposal is considered to make efficient use of an existing underutilised site within the Town Centre and in close proximity to public transport facilities. The development will provide additional landscaping along Belmont Road and within the site and result in an improved pedestrian and car parking environment. The proposed unrestricted trading hours will improve the viability of the Town Centre, and provide greater employment opportunities.

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.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE21	Siting, bulk and proximity of new buildings/extensions.
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials
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

OE3	and the local area Buildings or uses likely to cause noise annoyance - mitigation measures
S1	New retail development within the shopping hierarchy
S3	Increasing the attractiveness of town centres
R2	Provision of recreation, entertainment and leisure facilities in Town Centres
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
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3A.17	London Plan Policy 3A.17 - Addressing the needs of London's diverse population
LPP 3C	Chapter 3C of the London Plan - Connecting London, improving travel in London
LPP 3C.22	Improving conditions for cycling
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
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.
LPP 4B.6	

3 I1 Building to Approved Drawing

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

4 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).

5 I12 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 I13 **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).

7 I14 **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).

8 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
- 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.

· 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.

· 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.

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.

9 115 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.

10 118 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).

11 119 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).

12 I2 **Encroachment**

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

13 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

14 I25 **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).

15 I28 **Food Hygiene**

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

16 I34 **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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

17 I45 Discharge of Conditions

Your attention is drawn to conditions 2, 4, 6, 7, 8, 12, 14, 15, 17, 18, 20, 21, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35 & 36 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, Environment & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

3. CONSIDERATIONS

3.1 Site and Locality

The site is located adjacent to York Road and Belmont Road, Uxbridge and is designated as 'Town Centre' on the Proposals Map of the Hillingdon Unitary Development Plan Saved Policies (September 2007). It contains an existing Sainsbury's supermarket building having a gross floor area of 6269 sq m, with associated parking for 412 vehicles. Access to the site is off York Road.

The site sits below the level of Belmont Road and contains a large retaining wall ranging in height from 2-5 m along the north and east boundaries.

3.2 Proposed Scheme

The application seeks to extend the expiry date of planning permission ref: 39439/APP/2004/2402 for a further three years. Under the new procedures for extensions to the time limits for implementing existing planning permissions, introduced in October 2009, applicants can apply to the Local Planning Authority for a new planning permission to replace an existing permission which is in danger of lapsing, in order to obtain a longer period in which to begin the development.

All details are identical to those previously approved. Changes to London Plan policy

require that a 20% saving from decentralised and renewable or low-carbon sources be applied across the site. The applicant proposes that this target be met by way of improvements in the energy efficiency of the building through design and construction measures and applying low and zero carbon technology in the form of air source heat pumps and sun-pipes.

3.3 Relevant Planning History

39439/APP/2004/2402 Sainsbury Supermarket York Road Uxbridge
ERECTION OF A DECKED CAR PARK, SINGLE STOREY STORE EXTENSION AND PROPOSED UNRESTRICTED TRADING HOURS

Decision: 05-09-2005 Approved

39439/APP/2004/364 Sainsbury Supermarket York Road Uxbridge
REMOVAL OF CONDITION 14 (RESTRICTION OF FLOOR SPACE) OF PLANNING PERMISSION REFERENCE 35059/84/1233 DATED 1/4/1985: ERECTION OF A RETAIL STORE OF NOT MORE THAN 65,000 SQ FT TOGETHER WITH AN OFFICE BUILDING OF NOT MORE THAN 29,950 SQ FT AND ASSOCIATED CAR PARKING

Decision: 24-06-2004 Approved

39439/APP/2004/387 Sainsbury'S Store York Road Uxbridge
ERECTION OF A TWO STOREY REAR EXTENSION FOR STORAGE/LOADING AND STAFF FACILITIES.

Decision: 26-05-2004 Approved

39439/APP/2009/2380 Sainsbury'S Store York Road Uxbridge
Minor re-configuration of existing car park to include entry and exit barriers.

Decision: 08-01-2010 Approved

39439/Z/99/0896 Sainsbury Supermarket York Road Uxbridge
Erection of front and side extensions to accommodate a 120-seat restaurant (involving loss of 116 car parking spaces) and creation of a pedestrian access to Belmont Road

Decision: 29-01-2001 Approved

Comment on Relevant Planning History

In 1985, planning permission was granted for the existing store, comprising a gross external floor area of 6,269 sq m, incorporating a sales area of 3,344 sq m. A total of 412 parking spaces were provided (Ref. 35059/84/1233).

In 2001, planning permission was granted for an extension to the store (in the same position as the current proposal) to provide a 120-seat restaurant and an increased sales area of 743 sq m. A reduction of 116 parking spaces was proposed (Ref. 39439/Z/99/0896). This consent was not implemented.

Two further planning applications were submitted in February 2004. The first sought an extension to the rear of the supermarket to provide additional storage space on the ground and first floors. Permission was granted on 26 May 2004 (Ref. 39439/APP/2004/387).

The second application sought deletion of condition 14 of the original 1985 planning permission, which imposed a restriction on the net sales area of the store (to 3,345 sq m). Rather than remove the condition entirely, officers determined to impose a new condition, whereby the sales area was limited to 4,273 sq m. Consent was granted on 24 June 2004 (Ref. 39439/APP/2004/364). Neither of the 2004 permissions were implemented.

In 2005, planning permission was granted for the erection of a decked car park, single storey store extension and proposed unrestricted trading hours (Ref. 39439/APP/2004/2402). This consent has not been implemented.

In 2010, planning permission was granted for the minor re-configuration of the existing car park to include entry and exit barriers (Ref. 39439/APP/2009/2380). This involved the loss of 7 parking spaces within the car park and has been implemented.

4. Planning Policies and Standards

Planning Policy Statement 1 (Delivering Sustainable Development) (January 2005)
Planning Policy Statement 4 (Planning for Sustainable Economic Growth) (December 2009)
Planning Policy Guidance Note 13 (Transport) (April 2001)
The London Plan (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Design and Accessibility Statement - Accessible Hillingdon (July 2006)
Planning Obligations Supplementary Planning Document (July 2008)

The relevant policies of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) are referenced in the relevant section below.

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. |
| PT1.18 | To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough. |
| PT1.19 | To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres. |
| PT1.30 | To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities. |
| 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.

PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.

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:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE18 Design considerations - pedestrian security and safety

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

BE26 Town centres - design, layout and landscaping of new buildings

BE28 Shop fronts - design and materials

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

S1 New retail development within the shopping hierarchy

S3 Increasing the attractiveness of town centres

R2 Provision of recreation, entertainment and leisure facilities in Town Centres

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

AM1 Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

LPP 3A.17 London Plan Policy 3A.17 - Addressing the needs of London's diverse population

LPP 3C Chapter 3C of the London Plan - Connecting London, improving travel in London

LPP 3C.22 Improving conditions for cycling

LPP 3D.1 London Plan Policy 3D.1 - Supporting Town Centres.

LPP 3D.3 London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

LPP 4A.20 London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes

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.
LPP 4B.6

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th September 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as major development under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 and 27 neighbours, including the North Uxbridge Residents' Association, were consulted. 5 replies have been received. 3 raise no objection in principle, subject to the following:

1. There should be 24 hour security of the car park, to avoid anti-social behaviour, and construction and future maintenance work should take place during normal working hours to avoid disturbance to neighbouring residential occupiers.
2. Consideration should be given to landscaping the upper deck car parking in particular with the provision of tree cover and hedges.
3. The Council should be satisfied that the development does not have an adverse impact on the local highway network or conflict with the existing operation of the adjoining office building.

The other 2 object on the following grounds:

1. Proposed car deck would have a detrimental impact on the pupils at the adjoining school as a result of pollution.
2. Increase in traffic in the area.

LONDON UNDERGROUND LIMITED

No objection.

METROPOLITAN POLICE CRIME PREVENTION OFFICER

Secure gates/fences should be provided at the side of the building to prevent access to the rear.

CCTV should be provided to the car park, building and stairwell entrances.

The car park is to be constructed to 'Safer Car Park Standards', as outlined in the Council's Supplementary Planning Guidance 'Community Safety by Design'.

Internal Consultees

TREES AND LANDSCAPE OFFICER

BACKGROUND:

The site is the car park of the existing Sainsbury Store, below Belmont Road. The car park features trees in tree pits which are now of variable quality. No tree survey or arboricultural

implications assessment has been submitted with this application, although an extant permission did consider the trees within the site and the highway trees along Belmont Road which influence the site (and views in and out). There is a strip of planting along the front boundary which is typical in this residential street and contributes to the character of the area.

There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL:

The application is for a new planning permission to replace the extant permission ref. 39439/APP/2004/2402.

The proposal involves the erection of a decked landscaped car park which will abut the high retaining wall below Belmont Road on the north-west boundary. A single-storey store extension is proposed in the space between the existing store and Belmont Road.

No landscape details have been submitted in support of this application, although the extant approval made provision for replacement tree planting and other landscape enhancements, through conditions and a S.106 agreement for off-site tree planting.

LANDSCAPE CONSIDERATIONS:

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

* The application involves the removal of trees from within the existing car park. The extant approval made provision for landscape enhancement, including tree replacement within the car park. Landscape enhancement, including the provision of green walls to screen the new decked car park.

* The extant permission also involved a S.106 agreement to review the highway trees within the Belmont Road footway with a view to providing replacement /supplementary tree planting on the north-west boundary.

RECOMMENDATIONS:

No objection subject to the above considerations which should be addressed through conditions TL1, TL2, TL3, TL5, TL6, TL7 and a S.106 legal agreement to secure offsite landscape enhancements.

HIGHWAYS ENGINEER

No objection.

ENVIRONMENTAL PROTECTION UNIT

NOISE

I refer to the memo dated 25th August 2010 concerning the proposal for erection of a decked car park, single storey store extension and unrestricted trading hours.

The letter from Turley Associates dated 30th July 2010 states that the present application seeks to extend the time limit of previous planning permission 3439/APP/2004/2402. The letter also states that there should be a strong presumption in favour of such a time extension where circumstances have not changed materially since the original grant.

I have also considered the noise report prepared by Cole Jarman dated 24th August 2010, that updates an earlier noise report relating to the previous planning permission.

The updated noise report contains an assessment of the impact of noise associated with the proposed development. Noise from new mechanical plant is considered, and suitable noise limits are proposed to protect residential amenity. Noise from use of the revised car park is considered.

The car park will have an upper car park deck located over a lower parking area. It is concluded that the screening effects of covering over a large area of the lower car park will result in a net reduction of car park noise levels at the closest residential properties. Noise from increased road traffic is assessed, taking account of updated road traffic flows. It is concluded that increases in road traffic noise with the development will be imperceptible.

The previous planning permission was granted subject to a number of conditions, with conditions 18, 26 and 33 relating to noise issues. Condition 18 requires submission of a scheme for controlling noise emanating from the site. This condition can be used to control noise from mechanical plant. Condition 26 requires submission of a scheme for protecting surrounding dwellings against noise and dust during construction. Condition 33 restricts hours for customer parking on the upper car park deck. This condition should prevent neighbouring residents from being disturbed at night by use of the upper car park deck.

I accept that the updated noise report demonstrates that there is no material change in noise issues since the original grant. It would consequently be unreasonable to impose different or additional conditions relating to noise, and the same conditions should be applied to the present application. Those conditions were previously considered adequate, and I therefore have no objection on noise grounds to the proposal.

AIR QUALITY

The site is located within an Air Quality Management Area. An air quality assessment was submitted with the original application to which the Environmental Protection Unit raised no objection subject to the imposition of conditions requiring details of a fleet management plan and green travel plan for the site. Subject to the re-imposition of these conditions on any fresh consent, no objection is raised to the proposed development on air quality grounds.

WASTE DEVELOPMENT MANAGER

No objection.

ACCESS OFFICER

The number of accessible parking bays should be increased from 11 to 21 in line with the guidance set out in the Council's SPD 'Accessible Hillingdon' (adopted January 2010). On the basis that these can be incorporated, no objection is raised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within Uxbridge Town Centre. The proposed Core Strategy draft document highlights Uxbridge as a preferred location for retail development (policy E4) and goes on to state that there is capacity for 1,300 sq m of convenience retail floor space up to 2016. Paragraph 4.5 of the draft Core Strategy also states that the town centre currently supports 100,000 sq metres of retail floor space and the growth of retail, leisure and employment uses in Uxbridge town centre will be encouraged to support its Metropolitan status. The store extension would intensify the use of the site, thereby improving the vitality of the Town Centre. However, its modest scale means that it is unlikely to have a negative effect on the viability of neighbouring centres. Accordingly, no objections are raised to the principle of the use.

7.02 Density of the proposed development

Not applicable to the application.

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

Not applicable to the application.

7.04 Airport safeguarding

Not applicable to the application.

7.05 Impact on the green belt

Not applicable to the application.

7.07 Impact on the character & appearance of the area

Policies BE13, BE19 and BE21 of the Unitary Development Plan Saved Policies seek to ensure that new development will complement and improve the character and amenity of the area. The level of the site is up to 5 metres lower than Belmont Road and as such only the roof of the extension and the upper car deck would be visible in the street scene. The extension and car deck would be partially screened from views from York Road by the existing office building at Anixter House. The extension would be finished in materials to match the existing store and additional street planting is proposed along the Belmont Road frontage and within the car park. As such, it is considered that the development would complement and improve the character and amenity of the area in accordance with these policies.

7.08 Impact on neighbours

The nearest residential properties to the site are on the opposite side of Belmont Road. In view of the difference in levels between the site and these properties and the substantial street planting proposed on the Belmont Road frontage, it is not considered that the occupiers of these properties would suffer any undue loss of light, outlook or privacy as a result of the proposed extension and car deck. Similarly, the site is approximately 5 metres lower than the adjoining Hermitage Primary School and, as such, would not result in any undue loss of amenity to the occupiers of the school.

With regard to the proposed unrestricted trading hours, the current planning permissions, the current planning permissions allow trading between 7am and Midnight, Monday to Friday and 7am to 10pm Saturdays. Sunday opening hours are governed by the Sunday Trading Act. It is considered that any additional noise generated by the increased trading hours would be minimal, particularly given the location of the store entrance and the screening effects that the proposed decked car park and landscaping would have. The noise report submitted with the current application concludes that there will be 'an imperceptible increase' in noise associated with the current proposals, while the Council's Environmental Protection Unit raises no noise or disturbance objections, subject to the same conditions to restrain noise as were imposed on the original consent.

7.09 Living conditions for future occupiers

Not relevant to the application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The existing car park provides 412 parking spaces. The proposal results in a total parking provision of 428 spaces, representing an increase of 16 spaces.

Current parking standards for retail use are contained in the London Plan (February 2008) and permit the following maximum parking ratio for the development:

25 sq m to 38 sq m = 1 space

In addition the Local Development Framework Accessible Hillingdon Supplementary

Planning Document (January 2010) requires the provision of parking spaces for people with disabilities in accordance with the following ratio:

4 spaces plus 4% of total capacity.

The development proposes an increase in floor space of 1513 sq m. for which a maximum of 61 additional parking spaces would be permitted under the London Plan. The provision of 16 additional spaces therefore accords with the adopted standards. The applicant has submitted a Transport Assessment (which has been reviewed by the Council's Highway Engineer) which indicates that the reconfigured car park is projected to operate within capacity on weekdays, and close to or at capacity on Saturdays. In the light of this it is concluded that the proposed car parking provision is in accordance with national planning policy objectives set out in PPG 13 and is considered acceptable from a highway safety point of view.

The Transport Assessment demonstrates that there would be no significant growth in traffic on the adjoining highways.

In terms of parking for people with disabilities, the existing car park provides 13 spaces for people with disabilities. The proposal would require 8 additional spaces in accordance with the Council's minimum standards. These can be secured by an appropriate planning condition.

In terms of bicycle parking, the development provides 20 new bicycle spaces adjacent to the proposed store extension. This level of provision is in accordance with the Council's minimum standards and is considered acceptable for the proposed increase in floor space.

7.11 Urban design, access and security

Urban design is considered at section 7.07 and disabled access at section 7.12. With regard to security, the Metropolitan Police Crime Prevention Officer has advised that secure gates/fences should be provided at the side of the building to prevent access to the rear; CCTV should be provided to the car park, building and stairwell entrances; and the car park should be constructed to 'Safer Car Park Standards', as outlined in the Council's Supplementary Planning Guidance 'Community Safety by Design'. Appropriate conditions are recommended to secure these requirements.

7.12 Disabled access

The Access Officer has no objection to the scheme subject to the number of accessible parking bays being increased from 11 to 21 in line with the guidance set out in the Council's SPD 'Accessible Hillingdon' (adopted January 2010). This can be secured by an appropriate planning condition.

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 (September 2007) requires new development to retain existing landscape features and provide new landscaping wherever possible.

The existing car park is sparsely landscaped with trees scattered between parking spaces in a fairly random manner. The proposal will result in the provision of 17 new trees to the

existing car park, arranged in rows to create a formal 'avenue' effect. These will help screen the decked car park when viewed from the railway line, and the existing at grade car park and approaches into the site. Planter boxes, designed to produce a 'cascading' effect, are also proposed along the southern elevation of the decked car park, further helping to soften the built form. Along the Belmont Road frontage, substantial street planting is proposed, secured via a Section 106 agreement, to reinforce the existing landscaping and provide a more formal entrance into the Town Centre.

The effect of these landscaping proposals is considered to create a more harmonious Town Centre environment, which will improve the existing street scene and character and appearance of the area.

7.15 Sustainable waste management

The existing refuse and recycling facilities for the store would be retained as part of the development. The retention of these could be secured by an appropriate condition in the event of planning permission being granted.

7.16 Renewable energy / Sustainability

In accordance with London Plan Policies 4A.3, 4A.4, 4A.6 and 4A.7, a 20% carbon reduction target using renewable energy from low carbon sources should to be incorporated into the scheme. Since the original application the London Plan carbon reduction target has changed from 10% to 20%.

As part of the extension application, the applicant has submitted an Energy Statement, outlining options as to how this 20% reduction could be met.

The Energy Statement has considered a range of options, including:

- (1) Air Source Heat Pumps
- (2) Biomass Heating
- (3) Wind Turbines
- (4) Photo-Voltaic Panels
- (5) Solar Thermal
- (6) Ground Source Heating and Cooling
- (7) Combined Heat & Power CHP
- (8) Biomass CHP
- (9) Hydrogen Fuel Cells
- (10) Sun Pipes

As this Energy Statement is only a preliminary assessment of options, further detailed assessment and chosen options would be required. A condition is recommended to secure this. If Biomass were to be considered the choice of renewable energy source, an air quality assessment would need to be submitted along side the detailed information. Provision of these details can be secured by an appropriate condition in the event of planning permission being granted.

7.17 Flooding or Drainage Issues

No issues identified.

7.18 Noise or Air Quality Issues

NOISE

The updated noise report accompanying the application contains an assessment of the impact of noise associated with the proposed development. Noise from new mechanical plant is considered, and suitable noise limits are proposed to protect residential amenity. Noise from use of the revised car park is considered. The car park will have an upper car park deck located over a lower parking area. It is concluded that the screening effects of

covering over a large area of the lower car park will result in a net reduction of car park noise levels at the closest residential properties. Noise from increased road traffic is assessed, taking account of updated road traffic flows. It is concluded that increases in road traffic noise with the development will be imperceptible.

The previous planning permission was granted subject to a number of conditions, with conditions 18, 26 and 33 relating to noise issues. Condition 18 required submission of a scheme for controlling noise emanating from the site. This condition can be used to control noise from mechanical plant. Condition 26 required submission of a scheme for protecting surrounding dwellings against noise and dust during construction. Condition 33 restricted hours for customer parking on the upper car park deck. This condition should prevent neighbouring residents from being disturbed at night by use of the upper car park deck. Subject to the re-imposition of these conditions, it is not considered that the proposed development would adversely affect the amenities of the occupiers of neighbouring properties as a result of noise.

AIR QUALITY

The site is located within an Air Quality Management Area. An air quality assessment was submitted with the original application to which the Environmental Protection Unit raised no objection subject to the imposition of conditions requiring details of a fleet management plan and green travel plan for the site. Subject to the re-imposition of these conditions on any fresh consent, no objection is raised to the proposed development on air quality grounds.

7.19 Comments on Public Consultations

The majority of issues raised are dealt with in the body of the report.

With regard to security of the car park, conditions are recommended to ensure that the proposed decked car park is built to 'Safer Car Park Standards' in accordance with the guidance contained in the Council's SPG on Community Safety By Design and requiring details of the proposed CCTV infrastructure to be submitted to and approved by the Local Planning Authority.

The Council's Highways Engineer is satisfied that the proposed development would not have an adverse impact on the local highway network or conflict with the existing operation of the adjoining office building.

The Environmental Protection Unit is satisfied that the proposed development would not result in any air quality issues in relation to the adjoining school, subject to the imposition of conditions requiring details of a fleet management plan and green travel plan for the site.

7.20 Planning obligations

The previous planning permission ref. 39439/APP/2004/2402 was accompanied by a Section 106 Agreement dated 6 September 2005 which made provision for the following:

1. A financial contribution of £25,000 towards the Uxbridge Town Centre Initiative.
2. A financial contribution of £14,000 towards CCTV equipment to improve pedestrian safety between the Town Centre and the Sainsbury's store.
3. A financial contribution of £4,000 towards the provision of refuse bins on the pedestrian routes between the Town Centre and the Sainsbury's store.
4. A financial contribution of £10,000 towards a feasibility study to improve pedestrian links between the Town Centre and the Sainsbury's store.

5. A financial contribution of £10,000 towards street planting along Belmont Road, immediately adjacent to the site.
6. A financial contribution of £3,150 towards project management/administration costs relating to this agreement.

The applicant has agreed to provide the same level of contributions in relation to the current application which will comprise the following:

1. A financial contribution of £35,000 towards Town Centre/Public Realm improvements.
2. A financial contribution of £14,000 towards CCTV equipment to improve pedestrian safety between the Town Centre and the Sainsbury's store.
3. A financial contribution of £4,000 towards the provision of refuse bins on the pedestrian routes between the Town Centre and the Sainsbury's store.
4. A financial contribution of £10,000 towards street planting along Belmont Road, immediately adjacent to the site.
5. A financial contribution equivalent to 5% of the total cash contributions towards project management/administration costs relating to the agreement.

The existing agreement will need to be varied by way of a Deed of Variation tied to this permission to ensure that the obligations of the legal agreement are linked to this permission.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

RETAINING WALLS

The site contains existing concrete and brick retaining walls along the northern and eastern perimeters of the car park, varying in height between 2 and 5 metres. The decked car park is to be constructed flush with the retaining wall fronting Belmont Road while the store extension is to be offset 2m from the eastern boundary wall, adjacent to Hermitage Primary School.

The previous application included a structural engineer's report concluding that both walls were in structurally sound condition, and that any future piling/foundation works would be carried out in a manner so as to not affect the structural integrity of the existing retaining walls. Appropriate conditions are recommended requiring full engineering details to be submitted for approval prior to the commencement of work to ensure the satisfactory retention of these walls.

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 renewal of planning permission ref: 39439/APP/2010/2402 which expired on 05 September 2010. All details are identical to those previously approved. Changes to London Plan policy requires a 20% saving from decentralised and renewable or low-carbon sources be applied across the site. The applicant proposes that this target be met by way of improvements in the energy efficiency of the building through design and construction measures and applying low and zero carbon technology.

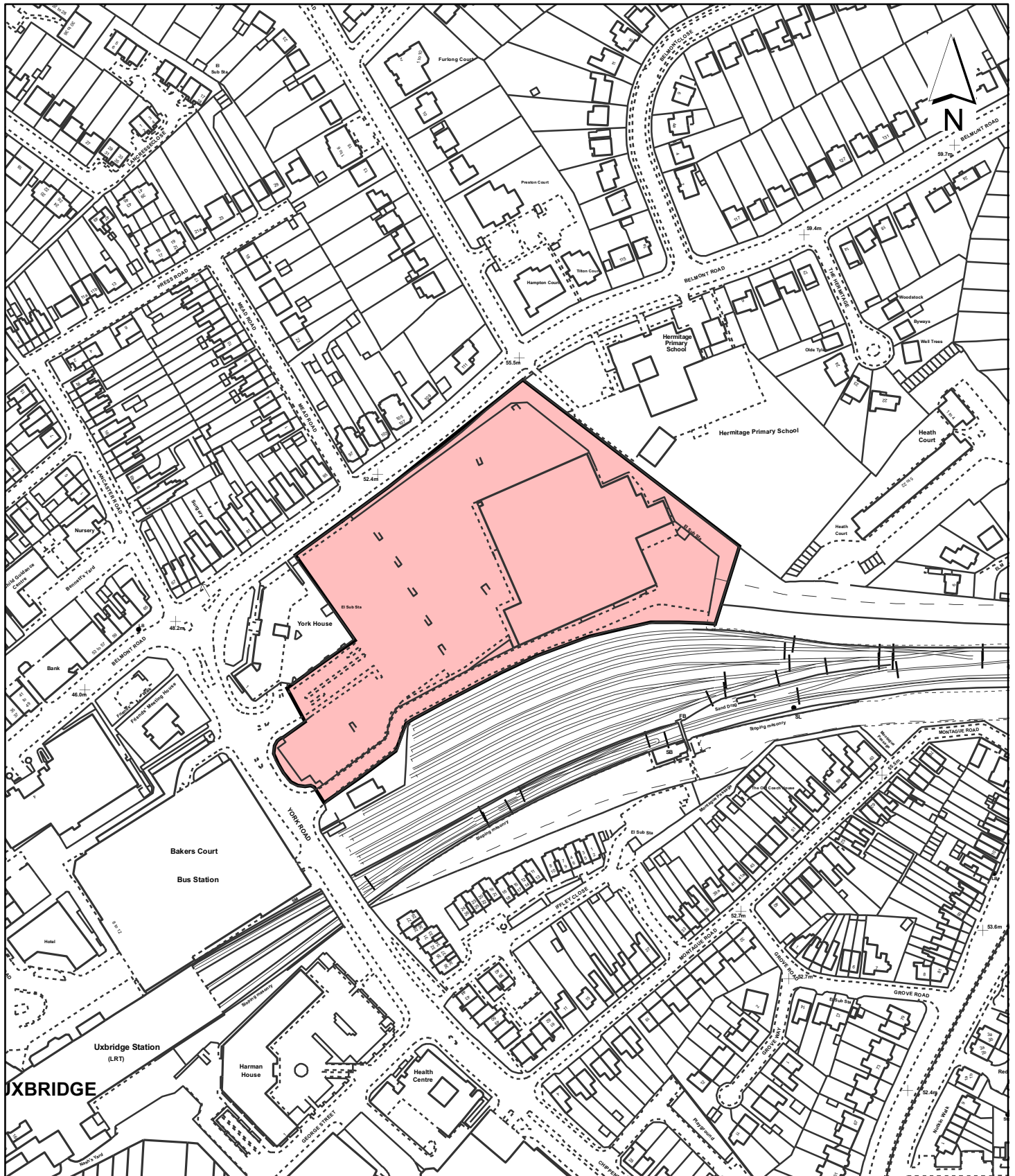
The proposal complies with current London Plan and UDP policies. Accordingly, approval is recommended.

11. Reference Documents


Planning Policy Statement 1 (Delivering Sustainable Development) (January 2005)
Planning Policy Statement 4 (Planning for Sustainable Economic Growth) (December 2009)
Planning Policy Guidance Note 13 (Transport) (April 2001)
The London Plan (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Design and Accessibility Statement - Accessible Hillingdon (July 2006)
Planning Obligations Supplementary Planning Document (July 2008)

Contact Officer: Mark Smith

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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Site Address	
Sainsbury's Store York Road Uxbridge	
Planning Application Ref:	Scale
39439/APP/2010/1799	1:2,500
Planning Committee	Date
Central and South	November 2010

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



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Report of the Head of Planning & Enforcement Services

Address 610 UXBRIDGE ROAD HAYES

Development: Alterations to existing front and rear elevations.

LBH Ref Nos: 13203/APP/2010/2108

Drawing Nos: 1:1250
Photographs
PP/175

Date Plans Received: 08/09/2010 **Date(s) of Amendment(s):** 08/09/2010

Date Application Valid: 08/09/2010 06/10/2010

1. **SUMMARY**

The application seeks permission for a new shopfront, together with the insertion of a new doorway to the rear. The application site is within the Primary Shopping Area of Uxbridge Road, Hayes Town Centre and as such, the locality is commercial in character and appearance. The proposed shopfront is considered to satisfactorily integrate with the existing building and the wider street scene, and due to the commercial nature of the building the additional doorway to the rear would be in-keeping with the building and entirely what you would expect to see on a site of this nature.

Therefore subject to condition the application is recommended for Approval.

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 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 NONSC roller shutters

The roller shutters as specified on the amended drawings hereby approved, No PP/175 received on the 6th October 2010, shall only be installed internally. The existing unauthorised external roller shutters shall be removed from the building, including associated housing and tracking, and any damage caused to the external appearance of the unit shall be made good within 3 calendar months of the works being completed.

REASON

To ensure that the development provides 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 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.

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.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
BE20	Daylight and sunlight considerations.
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.
HDAS	Shopfronts and Signage
	London Plan Policy 3D.1 - Supporting Town Centres.

LPP 3D.1

LPP 3D.3

London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

LPP 4A.3

London Plan Policy 4A.3 - Sustainable Design and Construction.

3 **I1** **Building to Approved Drawing**

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

4 **I2** **Encroachment**

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

5 **I3** **Building Regulations - Demolition and Building Works**

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

6 **I5** **Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

7 **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.

8 **I34** **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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

9

Construction Site Informative: 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:

- 1) 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, 0800 and 1300 on Saturday. No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;
- 2) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance - The control of dust and emissions from construction and demolition, Greater London

Authority, November 2006);

3) No bonfires on the site shall be allowed to take place at any time.

10

Please ensure that the door is not be too heavy to open - the maximum opening force at the leading edge of the door should not exceed 30 Newton from 00 (closed position) to 300 and 22.5N from 300 to 600. An electronic - hydraulic assisted mechanism can be employed to stop the door from being disabling and considered "heavy" to many people. Further information can be obtained from Building Control on 01895 250804/5/6.'

11

It is noted (following the site visit) that external roller shutters have been applied to the existing premises. These would require planning permission and no planning records have been found in relation to the same. The Authorities Adopted Design Guidance on 'Shopfronts and Signage' Section 9.0 - 9.9 deals with security measures, and comments as follows, whilst the councils recognises the need for premises to be adequately secured and protected through appropriate security devices, it is concerned the character of the area can be adversely effected by inappropriate physical security measures. Solid and visually impermeable roller shutters can create a forbidding and unsafe environment after dark, preventing passive surveillance (both into the street and the shop). Their appearance also adversely affects the character and appearance of the building and the area. These types of shutters are easy to vandalise with graffiti, which in turn can further negatively affect the character and image of the area. Therefore, external solid roller shutters (including punched, perforated or micro-perforated shutters) should be avoided. As such, it is recommended these unauthorised shutters are removed.

12

You are advised that this permission relates to the alterations to elevations only. Any change of use of the premises would require further planning permission.

13 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.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is on the north side of Uxbridge Road and comprises a ground floor mid terrace unit with residential flats above. The site has a wide footway and an access/service road to the front providing street side parking. There is a further access road to the rear providing delivery access to the commercial uses and residential flats above. The general locality is flat and the site is within Uxbridge Road, Hayes, Primary

Shopping Centre as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Polices September 2007).

3.2 Proposed Scheme

The proposal involves the installation of a new shopfront and external doorway to the rear. The new shopfront would comprise an aluminum frame and would be of a similar design to the existing unit, although the entrance door would be repositioned to the side. The additional doorway would be applied to the rear elevation of the single storey element (adjacent to the existing rear entrance door).

3.3 Relevant Planning History

13203/APP/2000/2728 610 Uxbridge Road Hayes
ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision: 06-02-2001 Approved

13203/APP/2009/846 610 Uxbridge Road Hayes

Change of use from retail (Class A1) to hot food takeaway (Class A5), involving the installation of an extract duct to rear.

Decision: 24-07-2009 Refused

Appeal: 01-02-2010 Dismissed

Comment on Relevant Planning History

None

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.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE28 Shop fronts - design and materials
- BE20 Daylight and sunlight considerations.
- 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.

HDAS	Shopfronts and Signage
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

12 neighbours were consulted and three responses have been received, which make the following comments -

1. The change to the front involving 2 doors will affect the appearance of the parade and will be negative on the eye
2. The fact that a fish shop is shown will be awful as there are enough food shops on the parade, also this will result in environmental pollution due to smell and possibly rats and mice (which there is already a serious problem)
3. It will also cause crime to increase as gangs of youths will hang around the area
4. I am against the rear alterations, the backs of these shops are already dark and lighting is low.
5. The application will cause many problems for the community, police and council, please reject this proposal
6. The proposal will also be a target for vandalism
7. The alterations to the rear elevation will cause noise pollution for customers and residents living above the shops
8. It is not clear what the intended use would be
9. I am against the application
10. If any alteration is made to the front part of the shop, it will affect our front view from our windows.

There has also been a petition received with 43 signatures requesting the application to be refused (no reason is given).

Internal Consultees

EPU - The Council's Environmental Protection Officer has reviewed the application and has no comment.

HIGHWAYS - The Council's Highways Officer has reviewed the application and has no objection, noting the access to the front and rear of the site would remain unchanged. Vehicle access to the front of the application site is by way of an access/service road with pay and display street side car parking. There is also access to the rear of the site providing delivery access to the commercial uses and residential flats above.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15

requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

The revised proposal is considered to comply with this advice. The design of the shop front is considered to satisfactorily integrate with the existing building, using appropriate traditional design features, such as stall risers and sub-divisions. Furthermore it is not considered that the proposal would have a detrimental impact on the wider street scene of which it would form part.

The insertion of an additional door to the rear would not be visible from the street front, although vantage would be gained from the rear service road. However, this additional door would be considered to be in-keeping with the existing building and entirely what you would expect to see on a site of this nature.

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shop Fronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

With regard to the design and appearance of the shop front, Section 5.6 of the SPD: Shopfronts and Signage, states the Council will look for the use of traditional design features, such as; stall risers; several smaller panes of glass, instead of one large sheet of glass and more traditional types of window; vertical subdivisions at ground floor level below the fascia area, which would appropriately relate to the street and to the building above. The application is considered to comply with this advice as the new shopfront would be broken up with both vertical and horizontal sub-divisions with the entrance doorway to the side, framing and stall-risers. This is considered to be in-keeping in the street scene to which it relates. Therefore, the proposal is considered to comply with policies BE13, BE15 and BE28 of the Hillingdon UDP (Saved Policies, September 2007).

The additional door to the rear would be visible from the rear access road, however it would be considered to be in-keeping with the existing building and entirely what you would expect to see on a site of this nature. Therefore the proposal would comply with

Policies BE13 and BE15 of the UDP (Saved Polices September 2007).

It is noted the revised drawings indicate the removal of the unauthorised external roller shutter and its replacement with an internal perforated vision security shutter. This proposal is welcomed and would be considered to result in a visual improvement to this frontage, thereby complying with Policy BE13, BE15 and BE28 of the UDP (Saved Polices September 2007).

7.08 Impact on neighbours

It is considered the replacement the shop front would not impact on the amenities of any adjoining properties by way of loss of light, outlook, or privacy, and therefore this aspect of the proposal is considered to be in accordance with polices BE20, BE21 and BE24 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

It is considered the replacement the shop front would not impact on the amenities of any adjoining properties by way of loss of light, outlook, or privacy, and therefore this aspect of the proposal is considered to be in accordance with polices BE20, BE21 and BE24 of the UDP (Saved Policies September 2007).

The Council's Highways Officer has reviewed the application and has no objection, noting the access to the front and rear of the site would remain unchanged. Vehicle access to the front of the application site is by way of an access/service road with pay and display street side car parking. There is also access to the rear of the site providing delivery access to the commercial uses and residential flats above. While plans indicate the internal layout would be altered to form several small shops, advice from the Council's Highways Officer is that this would not result in an unacceptable increase in the number of deliveries.

7.11 Urban design, access and security

Not applicable to this application

7.12 Disabled access

If permission were to be granted an informative is added advising the applicant of the need to comply with The Building Regulations Part M 'Access to and use of Buildings'. As such the proposal would comply with the intensions of Policy 3A.4 of the London Plan and the Council s HDAS: Accessible Hillingdon

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, landscaping and Ecology

Not applicable to this application - the application relates to the installation of a new shop front and doorway to the rear. The site is situated within an existing commercial area and would not have an effect on any existing landscape features.

7.15 Sustainable waste management

It is not considered the waste management issues would be so materially different as to warrant any additional controls in relation to this issue.

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

Point 1 - the additional door would be applied to the rear, only one door is proposed on the frontage.

Points 2 and 8 - this application does not involve a change of use.

Points 3, 4, 5, and 6 - no extensions are proposed to the rear and it is not considered the addition of a single doorway to the rear would have a material effect on crime, light or vandalism.

Point 7 - It is not considered a material increase in noise would occur following the insertion of one additional doorway to the rear, and any noise nuisance would be dealt with under the Environmental Protection Unit legislation.

Any remaining issues are addressed in the full report.

7.20 Planning obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application

10. CONCLUSION

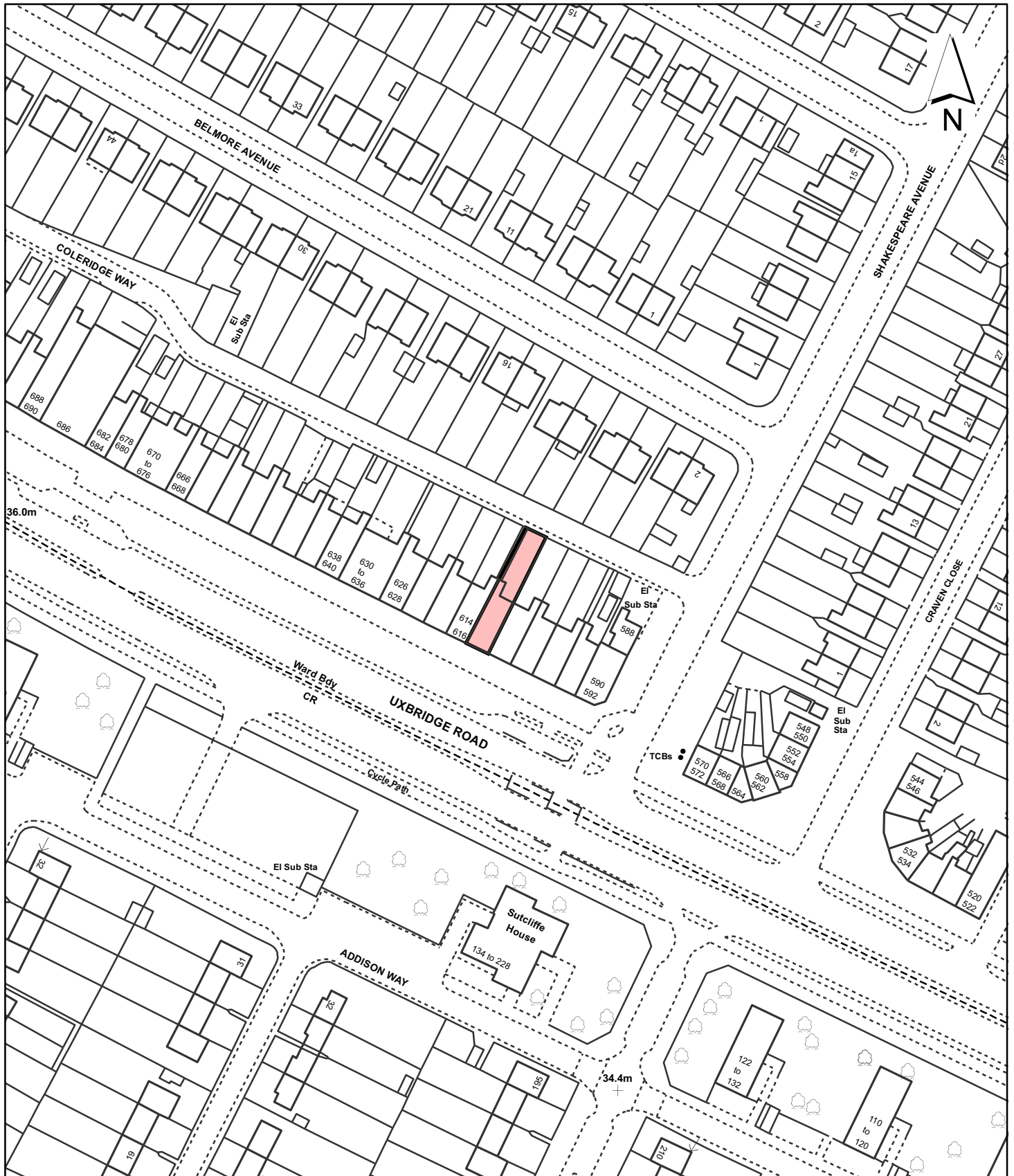
The application relates the installation of a new shop front, together with an additional door to be applied to the rear of the building. Due to the commercial nature and location of this building, it is considered these alterations would be in-keeping with this existing unit and the site to which it would be applied. Therefore, subject to appropriate safeguarding conditions, the proposal would is not considered to result in any adverse impacts and is therefore recommended for approval.

11. Reference Documents


Unitary Development Plan (Saved Policies September 2007)
London Plan Policies (2008)
HDAS Shopfronts and signage

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary
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Site Address	
610 Uxbridge Road Hayes	
Planning Application Ref:	Scale
13203/APP/2010/2108	1:1,250
Planning Committee	Date
Central and South	November 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON

LONDON

Report of the Head of Planning & Enforcement Services

Address 691 UXBRIDGE ROAD HAYES

Development: Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extract system to rear, and retention of forecourt enclosure comprising canopy timber fencing and decking (Part retrospective application.)

LBH Ref Nos: 30353/APP/2010/1893

Drawing Nos: EM/2010/81
EM/2010/80
EM/2010/82
EM/2010/83
Best Management Practice - Catering Establishments

Date Plans Received: 12/08/2010 **Date(s) of Amendment(s):**
Date Application Valid: 31/08/2010

1. SUMMARY

Planning permission is sought for the change of use from a retail unit to a restaurant, the installation of a flue on the rear elevation and the retention of a forecourt enclosure including a front canopy and timber decking. It is proposed to remove the plastic sheeting to the front and side of the canopy and the canopy design would also be amended so that there would no longer be angled wings protruding to the sides of the canopies. The plans also demonstrate the removal of the timber boundary wall on the front of the premises, however the proposed side elevation still indicates the provision of walls to the side of the forecourt.

The proposed change of use would not harm existing convenience shopping for local residents. The proposed flue to the rear is acceptable. However the proposed canopy, timber decking and timber walls would by reason of their overall siting, design and appearance be visually detrimental to the street scene. Accordingly, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed canopy, timber decking and timber walls would by reason of their overall siting, design and appearance represent a visually intrusive form of development which would be detrimental to the appearance of the existing building and the character and appearance of the street scene generally. It would therefore be contrary to policies BE13, BE15 and BE19 of the adopted 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
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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 forms part of the two storey block located on the south side of Uxbridge Road Hayes near its junction with Angel Lane. It comprises a ground floor retail unit in use as a cafe with residential above on the first floor. The front forecourt, which was previously used for informal parking, has been converted to provide an outdoor seating area. Timber panels have been erected along the front and side boundaries of the forecourt, and a canvass retractable canopy roof with plastic sheeting along the front and sides have been erected over the forecourt, effectively enclosing the forecourt area. The surface comprises timber decking.

To the west of the application site lies 693 Uxbridge Road Hayes, a retail unit with residential above. To the east lies 681-689 Uxbridge Road Hayes, comprising residential units. The street scene comprises a mix of commercial and residential uses 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 proposal involves the change of use of the ground floor from retail to a restaurant within class A3. It is proposed to remove the plastic sheeting and the timber boundary fence and retain the canopy and decking.

A flue is proposed centrally positioned on the rear wall. It would extend to the eaves of the roof and then run along the roof slope.

3.3 Relevant Planning History

30353/81/9003 691 Uxbridge Road Hayes

Illuminated fascia and projecting box sign.

Decision: 22-05-1981 Approved

30353/A/96/1910 691 Uxbridge Road Hayes

Change of use from Class A2 (Financial and Professional Services) to Class A3 (Hot Food Takeaway)

Decision: 19-03-1997 Refused

30353/ADV/2010/33 691 Uxbridge Road Hayes

Installation of 1 x internally illuminated fascia sign to front and 1 x internally illuminated projecting sign to front.

Decision: 14-09-2010 Refused

Comment on Relevant Planning History

The above application ref: 30353/APP/2008/1320 was refused for the following reasons:

1. The proposed front canopy, columns and sliding curtain walls, by reason of their overall size, siting, design and appearance would represent a visually intrusive form of development which would be detrimental to the appearance of the existing building and the character and appearance of the street scene generally. It would therefore be contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. The proposal fails to provide adequate information to demonstrate how fumes/odour would be expelled from the premises without harming the amenities of nearby residents. In the absence of sufficient information, the Local Planning Authority has been unable to assess the proposal in terms of its impact on the residential amenities of adjoining residents, contrary to policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 adjoining owner/occupiers have been consulted. 1 letter of objection and a petition with 79 signatories in support have been received.

Letter of objection:

- (i) The noise from the premises is disruptive to local residents;
- (ii) The opening hours should be reduced to 10pm;
- (iii) The premise is open until 2am on some days; and
- (iv) The extended cafe blocks access to front door and a meter cabinet.

Petition:

"We the Residents of Hillingdon Council would like to support Mr Dalbani in his application to obtain planning permission for the Canopy and Decking in the front of the shop. Momtaz has come to the area like a breath of fresh air. There is nothing in the area like this cafe, it is classy, clean and attracts a host of nice people to the area, and also keeps the residents of the borough from going outside the borough to spend their money, and this will contribute positively to the local economy.

Momtaz has a nice friendly atmosphere and is trouble free, and visitors to Momtaz vary from local residents, local office workers, the police officers from the police station next door, and even the local Politicians.

We find the canopy is essential to the running of this cafe as there is space to smoke outside.

Shisha smoking is part of the ethnic minority Culture and traditions; and having a place like Momtaz will improve diversity and integration of the British society.

We urge you to Grant Mr Dalbani the planning permission."

Thames Water:

Thames Water recommends the installation of a properly maintained fat trap on all catering

establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Internal Consultees

Environmental Protection Unit:

The application site is within a mixed-use residential and commercial area in the southern part of Uxbridge Road in Hayes. There have been a number of complaints from residents primarily relating to disturbance from customer using the facility during late evenings/early morning, deliveries/waste collection and amplification of sound from the use of television entertainment. Therefore, should the application be approved EPU will recommend that the following conditions be imposed prior to any consideration.

Proposed ventilation system

I have reviewed specification of details of the proposed extract system submitted by the applicant and prepared by purified Air Limited and I confirm that it appears to be in accordance with guidance specified by DEFRA 'The Control of noise and odour from kitchen extraction system' January 2005. However EPU will recommend the following condition to be imposed:

Condition 1

N11B Noise affecting residential property

The rating level of noise emitted from the plant and/or any machinery 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 BS4142 'Method for rating industrial noise affecting mixed residential and industrial areas'.

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

Condition 2

N5 Scheme for site noise control

The development shall not begin until a scheme, which specifies the provisions to be made for the control of customer noise emanating from the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical and administrative measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

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

Condition 3

N15 Hours restriction for amplified music/sound

No music and/or other amplified sound including sound arising from the use of television entertainment shall be audible at any time from the development site premises inside surrounding or any nearby residential premises.

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

Condition 4

H2 Deliveries and collections, including waste collections, shall be restricted to the following hours;

08:30 hrs to 21:00 hrs Monday to Saturday and not at all on Sundays and Bank/Public Holidays.

Reason: To safeguard the amenity of surrounding areas.

Condition 5

H1 Restaurants/Cafes

No persons other than staff shall be permitted to be on the premises between the hours of 23.30 hours and 08.00 hours.

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.

Construction Site Informative:

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

- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;

(ii) Measures must be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance.

(iii) No bonfire at any time

Waste Management:

I would make the following comments on the above application regarding waste Management:

a) Space is allocated for 2 x 1,100 litre eurobins (one each for refuse and recycling) which is good practice.

b) The floor of the bin store should have a surface that is smooth and that can be washed down. The material used for the floor should be 100 mm thick to withstand the weight of the bins.

c) At least 150 mm clearance should be allowed either side of bulk bins in the place of storage, and any gap / restriction in the property boundary they have to pass through.

d) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

e) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, (the current design exceeds this) with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of a small parade. Local shopping parades serve an important role in providing convenience shopping that caters for the needs of local residents. Paragraph 8.22 and policy S7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) seeks to ensure that all residential areas are within half a mile of a least 5 essential shop uses, although not necessarily within the same parade. For some local shopping areas the closure of just one essential shop may be so significant as to precipitate the closure of other shops and the ultimate demise of the centre as a whole. The LPA seeks to protect vulnerable parades and corner shops which

have a particularly important role for the local community and to provide opportunities for the establishment of new essential shop uses in existing class A1 premises. Ideally there should be no less than 3 (essential shops) in the smaller parades and a choice of essential shops in the larger parades.

The application site is currently the only shop within this parade (a small parade of 6 units) which remains within Use Class A1. However, the Hayes End Parade, which begins at the Texaco Garage immediately opposite the site, has 55 units and 27 of these (approx 49%) remain within Use Class A1. Given the very close proximity of other parades and the number of essential shop uses which are present within the Hayes End Parade it is considered that the local community would still be served by an adequate level of such facilities.

It should be noted that the change of use was also considered acceptable for application 30353/APP/2008/1320 which forms a material consideration to determination of this application.

As such, the loss of this retail unit would not harm local convenience shopping provision, in accordance with policy S7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

It is proposed to remove the plastic sheeting to the front and side of the canopy and the canopy design would also be amended so that there would no longer be angled wings protruding to the sides of the canopies. The plans also demonstrate the removal of the timber boundary wall on the front of the premises, however the proposed side elevation still indicates the provision of walls to the side of the forecourt.

Overall it is considered that the provision of the canopy, timber decking and timber walls would by reason of their overall siting, design and appearance represent a visually intrusive form of development which would be detrimental to the appearance of the existing building and the character and appearance of the street scene generally. It would therefore be contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposal would fail to overcome the first reason for refusal of the previous scheme.

7.08 Impact on neighbours

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

The nearest residential properties lie above and adjacent to the application unit and a ventilation duct is proposed on the rear elevation of the building which projects sufficiently above the eaves of the roof so as to ensure that fumes would expel away from the residential properties. The Environmental Health Officer has raised no objections to the

siting of the flue.

The Environmental Protection Unit also considers that subject to planning conditions relating to noise, hours of operation and deliveries, these would be sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties, should planning permission be granted.

The proposal would therefore overcome the second reason for refusal of the previous scheme and would now comply with policies OE1 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and 4A.20 of the London Plan 2008.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The use of the premises as a restaurant will not lead to a significant increase in traffic generation given its proposed use and location within a mixed commercial and residential area. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

This is not applicable to this application.

7.12 Disabled access

There is a ramped access at the entrance to the unit. Any other accessibility issues could be addressed by condition.

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

No details of waste receptacles have been submitted however, there appears to be sufficient space at rear to provide such facilities. As such, a condition could be recommended requiring the provision of waste receptacles that would meet the Council's standards if the application were to be approved.

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

As stated at paragraph 07.8, the proposed flue would be located to the rear and would be of a modest size. Due to its siting, projecting above the eaves of the roof, it is considered to be sufficiently located as to expel cooking fumes away from the residential properties. The Environmental Health Officer raises no objections to the proposed location of the flue and recommends conditions to control odour and noise.

Subject to these conditions, it is considered that the proposal would not harm the residential amenities of nearby residential by reason of noise and odour.

7.19 Comments on Public Consultations

With regards to the third party comments these are addressed in the report.

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

Planning permission is sought for the change of use from a retail unit to a restaurant, the installation of a flue on the rear elevation and the retention of a forecourt enclosure including a front canopy and timber decking. It is proposed to remove the plastic sheeting to the front and side of the canopy and the canopy design would also be amended so that there would no longer be angled wings protruding to the sides of the canopies. The plans also demonstrate the removal of the timber boundary wall on the front of the premises, however the proposed side elevation still indicates the provision of walls to the side of the forecourt.

The proposed change of use would not harm existing convenience shopping for local residents. The proposed flue to the rear is acceptable. However the proposed canopy, timber decking and timber walls would by reason of their overall siting, design and

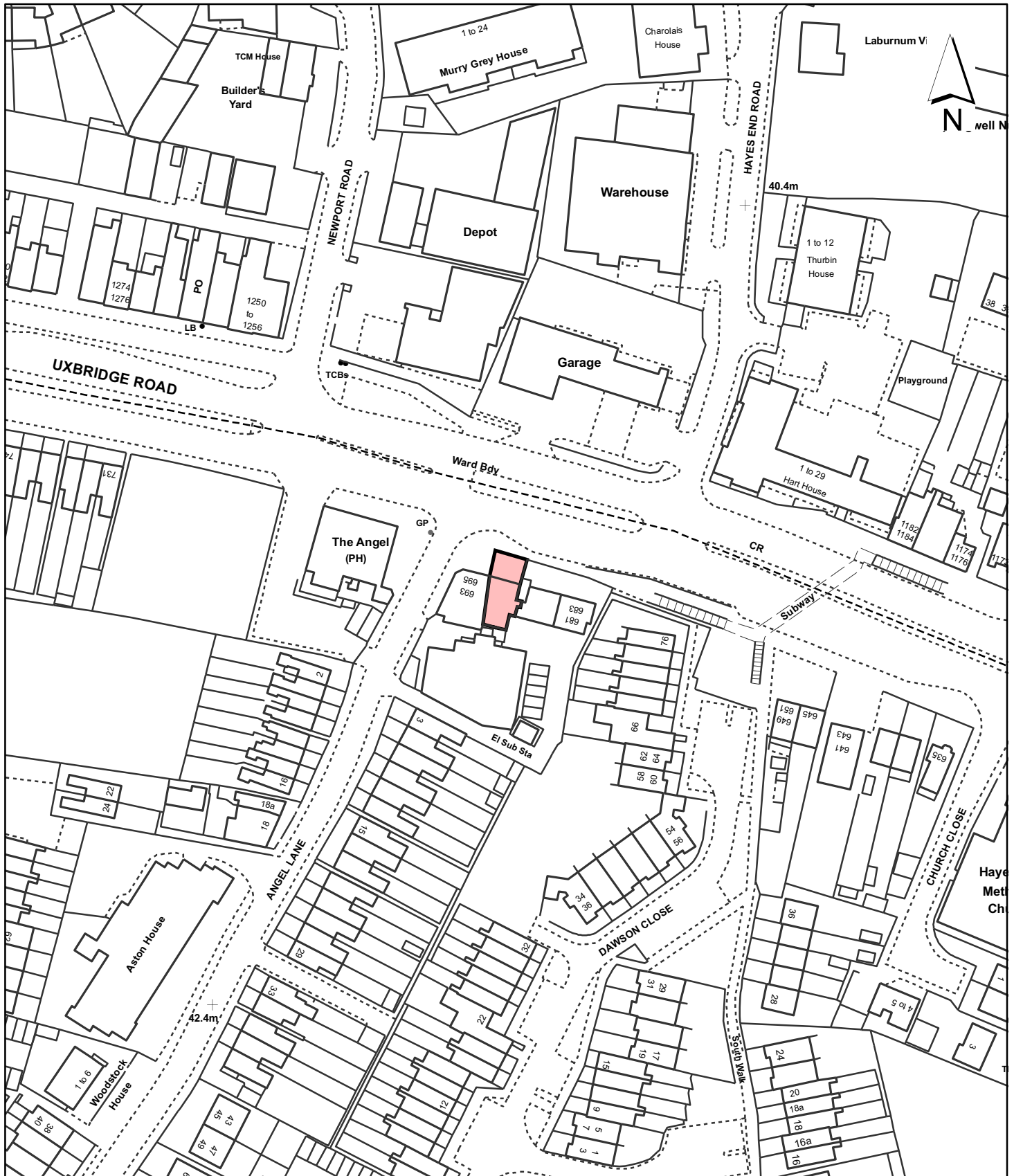
appearance be visually detrimental to the street scene. Accordingly, the application is recommended for refusal.

11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2010

Site Address	
691 Uxbridge Road Hayes	
Planning Application Ref:	Scale
30353/APP/2010/1893	1:1,250
Planning Committee	Date
Central and South	November 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



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Report of the Head of Planning & Enforcement Services

Address 235-237 CHURCH ROAD HAYES

Development: Two storey end-of-terrace building with habitable roofspace comprising 1 studio flat and 2 two- bedroom flats, with associated parking and amenity space, involving demolition of existing temporary steel and steel sheets structure.

LBH Ref Nos: 42401/APP/2010/172

Drawing Nos: 235/0110/03 rev.D
235/0110/05 rev.D
235/0110/07A rev.D
235/0110/06 rev.D
235/0110/07B rev.D
235/0110/04B rev.D
235/0110/04A rev.D
Design & Access Statement
Unnumbered Location Plan
235/0110/02 rev.E

Date Plans Received: 29/01/2010 **Date(s) of Amendment(s):** 29/01/2010

Date Application Valid: 12/02/2010

1. SUMMARY

This application seeks full planning permission for the demolition of the existing industrial buildings at 235-237 Church Road in Hayes and the redevelopment of the site to provide three residential units with associated car parking and landscaping.

The application originally proposed a mews type property to the rear. However, this was omitted and amended plans received following concerns raised over residential amenity and lack of sufficient amenity space.

No objections are raised to the principle of the development in this location. The proposal would be in keeping with the character and appearance of adjoining properties and the surrounding area, and it is not considered that it would be detrimental to the visual amenities of the streetscene or the Hayes Village Conservation Area. An appropriate form of residential accommodation would be provided for future occupiers, in compliance with relevant Council standards, and the parking provision is considered to be acceptable. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, 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 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 detailed architectural drawings and/or samples of all materials, colours and finishes to be used on all external surfaces, including the following, have been submitted to and approved in writing by the Local Planning Authority:

- * all doors and windows;
- * walls;
- * roofs;
- * dormers;
- * brick arches over doors, windows, etc;
- * cills;
- * chimneys and
- * any verges to be provided on site.

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 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).

6 NONSC Retention of wall along western boundary

Notwithstanding the approved plans, the existing wall, which provides the western boundary between the application site and no.1 Church Green and no.22 Lych Gate Walk shall be retained and maintained for the lifetime of the development.

REASON

In the interests of visual and residential amenity in compliance with policies BE4, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

8 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or

in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place 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 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 defensive space shown to the rear of the ground floor studio flat) 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.

11 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.

12 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.

13 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 Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

14 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair users, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details 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.

15 DIS5 Design to Lifetime Homes Standards & 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 '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.

16 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be 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).

17 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 4 bicycles have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

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).

18 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.

19 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 occupiers and the buildings 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). The condition will not be discharged until verification information has been submitted for the 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 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).

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 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) 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).
- (v) 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 SUS3 Energy Efficiency DC Applications

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 report shall identify measures that will be integrated into the development to improve energy efficiency in accordance with the Mayor's energy Hierarchy. 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.9, and 4A.10 of the London Plan (February 2008)

22 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 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).

23 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) 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.

24 MRD8 Education Contributions

Before the development hereby permitted is commenced, a scheme shall be submitted to and approved by the Local Planning Authority detailing how additional or improved education facilities will be provided within a 3 mile radius of the site to accommodate the child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the Hillingdon Unitary Development plan Saved Policies (September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

25 NONSC Windows and doors to be recessed

Notwithstanding the approved plans, all windows and doors shall be recessed to match those in adjoining properties along Church Road.

REASON

In the interests of visual amenity in accordance with policies BE4 and 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 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.

BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE4	New development within or on the fringes of conservation areas
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
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): - (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

3 I1 Building to Approved Drawing

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

requires the written consent of the Local Planning Authority.

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

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

6 I5 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

7 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.

8 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).

9 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.

10 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works 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.

11 I19 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).

12 I34 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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

13 I46 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 (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

14 I47 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).

15

In respect of condition 24, the Council considers that one way to ensure compliance with the condition is to enter into an agreement with the Council to make a maximum contribution of £6,936 to ensure the provision of additional/improved educational facilities locally, proportionate to the child yield arising from the development.

3. CONSIDERATIONS

3.1 Site and Locality

The application site currently comprises a single-storey workshop building, and a single-storey storage building, formerly used for steel shutter engineering, located on an irregularly shaped plot of approximately 0.04ha on the western side of Church Road in Hayes. The site is bounded to the north by an ambulance station; to the south and west by residential properties; and to the east by Church Road, beyond which are mainly residential properties, some with business uses at ground floor level. The site falls within an Archaeological Priority Area and the Hayes Village Conservation Area as shown on the Hillingdon Unitary Development Plan Proposals Map. No.138 Church Road, which lies opposite the site, is a locally listed building.

3.2 Proposed Scheme

It is proposed to demolish the existing industrial buildings and redevelop the site to provide a residential development. Towards the front of the site, fronting Church Road, a two-storey block, with roof accommodation within a mansard style roof, would be provided. This block would comprise one studio flat at ground floor level, and two 2-bedroom flats at first and second-floor levels. The ground floor unit would comprise a living area with kitchenette and a bathroom. The first and second-floor units would comprise a living room with kitchenette, bathroom and two bedrooms.

Access to the rear of the site would be provided via an undercroft. Four car parking spaces would be provided towards the middle of the site and communal amenity space would be provided towards the rear. Refuse storage and cycle stores would also be provided.

3.3 Relevant Planning History

Comment on Relevant Planning History

The planning history can be summarised as follows:

42401/88/2268 - Retention of temporary building for office and storage use and erection of replacement wooden fence - Approved 10/05/89

42401/F/95/0216 - Change of use from builders yard to storage and assembly of security grilles and shutters plus associated portable office building - Approved 12/04/95

42401/G/96/0337 - Use of premises for storage and assembly of security grilles and shutters (involving renewal of planning permission ref: 42401/F/95/0216) and erection of a single-storey office extension, retention of existing store and erection of 2m high close boarded fence - Approved 08/05/96

42401/H/96/3242 - Installation of a non-illuminated sign - Approved 17/01/97

42410/APP/2010/173 - Demolition of existing temporary steel sheets structure (Application for Conservation Area Consent) - No decision to date

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 3: Housing
Supplementary Planning Document - Noise
Supplementary Planning Document - Planning Obligations
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.
- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.9 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.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE4 New development within or on the fringes of conservation areas
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments

OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
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): - (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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **31st March 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 33 local owner/occupiers and the Hayes Village Conservation Panel. It was also advertised by way of press notice. Eight letters of objection have been received which raise the following concerns:

- i) There was no consultation with 1 Church Green.
- ii) Overlooking of adjacent gardens.
- iii) The rear steel structure that will be demolished is fixed to a very old wall that forms the length of an adjacent garden.
- iv) It is not clear what height the rear building will be.
- v) The application states there will be a roof dwelling which is confusing.
- vi) Insufficient parking.
- vii) A high wall should be provided around the boundaries to ensure adjoining properties are secure.
- viii) Loss of privacy to neighbouring properties.
- ix) Loss of natural light to properties in Lych Gate Walk.
- x) If the proposed detached building was not proposed this space could be used to provide adequate onsite parking.

- xi) The site is in a conservation area.
- xii) It will cause further traffic congestion.
- xiii) Parking in the surrounding area is already limited.
- xiv) The football ground is due to be redeveloped for housing which will put increased pressure on Church Road and local resources.
- xv) Any further affordable housing should be located in a less congested area.
- xvi) Inconvenience during construction.
- xvii) Impact on drainage system. Drains are situated beneath the properties and access to them is probably limited. If additional drains are connected there could be issues over capacity.
- xviii) The area is already overcrowded with housing.
- xix) Detrimental impact on the area around the Church and nearby buildings of historic importance which should be protected for the community.
- xx) This area is already congested which delays response times of ambulances from the adjacent ambulance station.

A 21 signature petition was also received which raises the following objections:

- a) The site is in a conservation area.
- b) The development will cause increased traffic congestion.
- c) The proposal will make the narrowest part of Church Road even more dangerous.

The petition also requests that yellow lines be removed from one side of the road as this encourages vehicles to speed endangering the safety of residents.

One letter of support has been received which states that subject to the provision of a high boundary wall and access gates for security purposes, and the relocation of the bin stores from adjacent to a residential boundary, no objections are raised as it is believed the proposal will enhance the area.

Councillor Lynne Allen has requested that the application be determined by Committee.

Following the submission of amended plans, residents were reconsulted on 18/10/10. Two additional letters were received from adjoining properties, including one strongly in support of the proposals, which made the following points:

- i) The removal of the rear accommodation is positive.
- ii) Although the amended plans allow for more parking spaces per unit, this is still not enough.
- iii) Significant concern is raised over the indication of a 1.5m high wooden fence on the plans. The existing wall, at the rear of site, which provides a boundary between the site and adjacent properties and has historical value, should be retained.
- iv) The proposed development will enhance the area.
- v) The vacant property is a haven for rats. Therefore the sooner the property becomes habitable the better.
- vi) Support is given for the development to go ahead.

ENGLISH HERITAGE

No objection subject to a condition requiring the applicant to submit further details relating to archaeology.

Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER

This site lies at the heart of the Hayes Village Conservation Area. It is surrounded by two to two

and a half storey buildings, mostly of some age and of traditional appearance. To the south of the site are a number of modern terraced two storey residential blocks. There are also a number of locally and statutory listed buildings within the immediate vicinity, including the listed church, which forms the context of the site. In addition, the site lies adjacent to an ambulance station which comprises single storey buildings, making it a highly visible location when viewed from the north.

The quality of the surroundings in this case warrants a good quality design that reflects the scale and overall character of the surrounding buildings. The application has been subject to pre-application discussion.

The current scheme reflects the discussions held with the applicant and proposes new build of a traditional appearance that reflects the character of the adjoining/adjacent buildings.

The proposals are generally acceptable in design terms, subject to some minor revisions:

The ground floor plan needs to be annotated to show the position of the rear arch and the side wall to the entrance. The side boundary is also quite tight on the window and stack at ground level, consideration will need to be given as to how these elements are to be maintained once constructed. The parapet wall over the arch to the rear needs to be more clearly defined on the drawing of the rear elevation, including the detail/finish of the parapet.

If possible, the double party wall upstand to the front should be reduced in width to reflect the proportions of the existing party walls between the adjoining roofs. The eaves detail of the gable end should be designed to match those existing.

The roof plan needs to include the stack and the stack should be finished with traditional clay pots to hide flue terminals etc.

The front elevation of the building in the rear garden should include windows, or some modelling, possibly blind windows, to avoid a blank wall. All windows/openings in the side elevations should include brick arches for consistency. The windows and dormers should be detailed as 3/6 sashes for the same reason.

If minded to recommend this application for approval, a detailed scheme for landscaping/planting should be agreed via condition, as should the frontage /road side treatment. Samples of all materials will need to be submitted and also detailed drawings of the new external doors and windows.

No objections are raised subject to the above.

Officer comment: The applicant has submitted amended plans which address the Conservation Officer's comments.

TREES/LANDSCAPE OFFICER

The site is a redundant business premises and enclosed yard to the west of Church Road and south of Lych Gate Walk, within the Hayes Village Conservation Area. There are no trees, or other landscape features, on the site. However, there are trees in the adjacent gardens which surround the site, whose locations have been indicated approximately on plan.

The proposed layout shows 4No. parking spaces, with access /manoeuvring space and a some residual areas of soft landscape / amenity space.

Saved policy BE38 seeks the retention and enhancement of landscape features on development

sites. In this case there are no landscape features worthy of retention. However, the layout provides scope and opportunity for high quality hard and soft landscape detailing in accordance with BE38 and BE4 (Conservation Area enhancement).

The external spaces appear to be shared / communal. Unless these spaces are allocated and designated within the deeds of individual properties, the Local Planning Authority should seek details of management and maintenance of the communal areas to ensure that they are established and maintained in accordance with the design intentions.

No objections are raised, subject to conditions TL5, TL6 and TL7.

ENVIRONMENTAL PROTECTION UNIT

- Noise and Air quality

No objections are raised to the proposal.

EPU received a noise complaint regarding working hours at the existing land use at the time, Harling Security Systems, 237 Church Road, in July 2006.

There is potential for noise disturbance from the neighbouring ambulance station. However, there are existing residential properties within the same proximity.

Should planning permission be granted, standard informatives regarding construction should be added.

- Contamination

The application is on the site of an old brewery that is marked on the 1846-1901 historic map. This is a low risk as regards contamination. However it makes the site brownfield with the possibility of made ground (brick, metal, concrete, ash etc) from historic demolitions. Also the brewery may have had heating tanks for the process and hydrocarbons may be present. There was the clean up of a scrapyard on Lych Gate Walk next to the site in the 1990s however it is unlikely this extended to the site of this application.

Therefore, should approval be granted a condition requiring the submission of a site survey, to assess the land contamination levels, should be added.

ACCESS OFFICER

No objection subject to a condition to ensure level access is provided to the ground floor unit.

WASTE STRATEGY

The plans indicate that space has been allocated for four smaller wheeled bins. At present the Council does not provide wheeled bins of this size for individual households.

The current collection system is based on sacks for refuse which residents purchase themselves; and clear plastic sacks for recycling that the Council provides. The Council also provides reusable canvas bags for green gardens waste collection. The residents with a garden would be entitled to three of these.

The waste should be presented for collection within 15m of where the collection vehicle can access. The access from Church Road to the waste storage area is within this parameter.

EDUCATION

A contribution of £6,936 is required towards additional nursery, primary, secondary and post-16 places in the local area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Whilst the site is used as an industrial premises, it lies within a predominantly residential area and does not have an industrial or business use designation in the Council's Unitary Development Plan Saved Policies (September 2007) (henceforth known as the UDP).

Policy H8 of the UDP suggests that change of use from non-residential to residential use will be permitted provided a satisfactory residential environment can be achieved, there is unlikely to be any demand for the existing use in the foreseeable future, and other UDP objectives are met.

However, UDP Policy LE4 states that proposals which involve the loss of existing industrial floorspace or land outside designated industrial and business areas will normally only be permitted if at least one of the matters set out below are applicable:-

- (i) The existing use seriously affects amenity, through disturbance to neighbours, visual intrusion or an adverse impact on the character or appearance of an area; or
- (ii) The site is unsuitable for industrial redevelopment because of the site, 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.

The application site is abutted by residential properties to the south and west. The site, although currently vacant, comprises workshops and materials associated with engineering works. The buildings appear to be in a relatively poor condition, and there are large piles of materials, associated with the previous works, stacked around the site. Given the type of use and character of the site, it is likely works at the site would have created some noise and disturbance, and officers in the Council's Environmental Protection Unit have confirmed that complaints regarding noise from the site have been received in the past. Accordingly, it is considered that the proposal would address point (i) of the policy both in terms of improving the visual amenity of the Hayes Village Conservation Area and in terms of providing a use more compatible with surrounding noise sensitive developments.

In terms of point (ii), although there is an existing industrial premises on the site with vehicular access off Church Road, given the constraints presented by the irregular shape of the site and surrounding sensitive uses, it is not considered that the site is an ideal location for industrial development.

With regard to point (iii), the site is currently vacant and it is believed that it has been vacated within the last 12 months. Whilst it is not clear whether the site has been marketed for alternative industrial uses, given the constraints presented by its relatively small size, irregular shape, location within a conservation area, and close proximity to residential properties, it is considered unlikely that it would be attractive to most industrial or warehouse occupiers. Regardless of this, the benefits of removing such a use from this sensitive location in terms of both visual and residential amenity and considered to outweigh this criterion.

The scheme would contribute to the Council's housing targets and complies with UDP policy H8. Therefore, it is considered to accord with point (iv) of policy LE2.

There are clear benefits associated with the redevelopment of this site, both in terms of visual and residential amenity. The proposal is considered to comply with policies H8 and LE2 of the UDP for the reasons discussed above. As such, no objections are raised to the principle of the development, providing site specific issues are addressed.

7.02 Density of the proposed development

The application site is located less than 800m from Uxbridge Road Hayes Town Centre and Secondary Shopping Area and the surrounding area is largely characterised by terraced properties of two to four storeys. Accordingly, it is considered that the site falls within an urban area as defined in the London Plan.

The site has a Public Transport Accessibility Level (PTAL) of 1b. The London Plan density guidelines for sites with PTALs of 0-1 in an urban area, and with an average number of habitable rooms per unit of 3.7-3.7, is 150-250 habitable rooms per hectare and 40-80 units per hectare. Based on the size of some of the rooms at over 20m² they would count as the equivalent of two habitable rooms in compliance with the Council's Supplementary Planning Document on Residential Layouts. As such, based on a total site area of approximately 440m² (taken from the Council's GIS mapping system) this development would have a density of 227.3 habitable rooms per hectare and 68.2 units per hectare. This complies with the London Plan guidelines.

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

The application site is located within a sensitive area. It falls within an Archaeological Priority Area and within Hayes Village Conservation Area as shown on the Hillingdon Unitary Development Plan Proposals Map. It lies opposite a locally listed building and locally listed buildings also exist to the north in Church Green, their rear gardens abutting the application site. St. Mary's Church, located approximately 90m to the north west, is a Grade II listed building.

In terms of visual appearance, the existing buildings on site, although set back from the road and partly screened from view for much of the time behind tall gates and wooden fencing, are not considered to add value to the visual amenities of the streetscene. Their relatively poor condition and the ad hoc storage of materials on the site, arguably detract from the character and appearance of the Hayes Village Conservation Area.

The proposed development would be compatible with the scale, height, design and some of the architectural detailing of adjacent properties and it would appear as a continuation of the terrace. Notably, the roof form would be of an identical shape and fenestration would be of the same size and layout.

Whilst none of the properties in the immediate vicinity have an undercroft to provide rear access, this is not an uncommon occurrence in properties of this style and age and, accordingly, it is not considered that the proposed undercroft would be detrimental to the visual amenities of the streetscene or out of character with the surrounding area.

It is considered that the scheme has been sensitively designed so as to provide a traditional appearance that reflects the character of the adjoining buildings. The proposal would enhance the character and appearance of the streetscene and the Hayes Village Conservation Area over the existing use on the site and is considered to be visually

acceptable in this location. Notably, the Council's Conservation and Urban Design Officer has raised no objections, subject to some minor alterations to the design. The applicant has provided amended plans which incorporate this advice.

In terms of its impact on archaeological remains, English Heritage have confirmed that no objections are raised subject to the addition of a condition, should approval be granted, requiring the applicant to submit additional information, prior to the commencement of development.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Not applicable. There is no Green Belt designated land within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

This issue has been addressed in part 7.03 of the report.

7.08 Impact on neighbours

The application site is bounded by residential properties to the south and west. The proposed building would project approximately 2.4m beyond the two-storey rear elevation of no.233 Church Road. It would then step back, further into the site, to project a total of 4.3m further back. Nevertheless, the proposal would not encroach the 45 degree line angle from the rear of any habitable room windows in that property. Whilst a staircase window would directly overlook the side elevation of the proposed building, and the 45 degree line from a rear bathroom window would be infringed, given that these do not serve habitable rooms, refusal could not be justified on this basis.

Properties to the rear do not directly overlook the site, and are located in excess of 21m away. Therefore, it is not considered that the proposal would have any detrimental impact on the residential amenity of occupiers of those properties in terms of overlooking.

7.09 Living conditions for future occupiers

The Council's Supplementary planning Document on Residential Layouts states that a minimum of 33m² internal floor space should be provided for studio flats and 63m² should be provided for two-bedroom flats and houses. The proposed studio flat would have a floor area of 35.7m². The two-bedroom flats would have floor areas of 67.5m². Whilst some windows are located in close proximity to boundary walls/fences and would, accordingly, be likely to receive limited light, these are not primary windows to the rooms concerned. Therefore, it is considered that all rooms would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the position of adjoining properties. As such, it is considered that the proposed property would adequately serve the needs of future occupiers in terms of internal space.

The Council's Supplementary Planning Document on Residential Layouts states that a minimum of 20m² external amenity space should be provided for studio flats and 25m² for two-bedroom flats. Accordingly a total of 70m² should be provided for the flats. The plans indicate two communal amenity areas would be provided towards the rear of the site, providing a total of approximately 112m² amenity space. This provision complies with the relevant Council guidelines and its layout is considered to provide a functional outdoor space for future occupiers. In addition to the above, a small garden would be provided for occupiers of the ground floor studio flat to ensure the privacy of future

occupiers is protected.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Four car parking spaces would be provided towards the middle of the site. Whilst this is below the Council's maximum car parking standards of 1.5 spaces per unit, it exceeds London Plan standards of 1 space or less per unit for 1 to 2 bedroom properties. Nevertheless, despite its low PTAL the site is located within less than 800m of Uxbridge Road Hayes Town Centre and Secondary Shopping Area, and it was noted on site that there are regular buses serving this part of Church Road. Accordingly, this level of car parking is considered to be acceptable in this instance. Notably the Council's Highway Engineer has raised no objections on these grounds.

The plans indicate that cycle storage for four bicycles would be provided. This exceeds Council standards which require one space to be provided per unit. Limited details of these have been provided at this stage. However, should approval be granted full details would be required by way of condition.

Concerns have been raised by residents that the proposal would lead to an increase in congestion in the area, which is currently caused by a high level of on-street parking. As stated above, the parking provision proposed exceeds Council standards and, accordingly, it is not considered that the proposal would lead to a significant increase in on-street parking sufficient to justify refusal.

Residents of properties opposite have suggested that on-street parking outside this site restricts access to their driveways. It is considered that the proposal would improve this situation, as it is unlikely cars other than perhaps those visiting the new properties would park on-street blocking the new driveways.

Notably, no objections have been raised by the Council's Highway Engineer with regards to the level of parking provision proposed, congestion or issues relating to highway or pedestrian safety.

7.11 Urban design, access and security

Urban Design:

This issue has been largely addressed in part 7.07 of the report. The size, scale and mass of the building is considered to be appropriate and its design, including roof form, fenestration and materials, would reflect that of the adjacent properties. It is considered that the proposal would enhance the visual appearance of the existing site and contribute positively to the character and appearance of the streetscene and this part of the Hayes Village Conservation Area.

Security:

The development should incorporate measures to reduce the risk of crime. Should approval be granted a condition would be required to ensure that the development meets the Metropolitan Police's 'Secured by Design' criteria.

7.12 Disabled access

The applicant's Design and Access Statement confirms that the proposed development would comply with Lifetime Homes Standards. Relevant conditions would be attached should approval be granted to ensure relevant criteria are met.

Notably, a number of amendments have been made to the plans following advice from the

Council's Access Officer who has now confirmed that no objections are raised on these grounds.

7.13 Provision of affordable & special needs housing

There is no requirement to provide affordable or special needs housing for a development of this size.

7.14 Trees, landscaping and Ecology

There is currently no landscaping provided on the site. However, the plans indicate that landscaped gardens/communal amenity space would be provided and it is considered that there is sufficient scope for a high quality landscaping scheme, which would enhance the visual amenities of the site and the surrounding area, to be provided. Notably, the Council's Trees/Landscaping Officer has raised no objections subject to the imposition of appropriate conditions should approval be granted.

7.15 Sustainable waste management

The plans indicate that a communal refuse store would be provided towards the middle of the site. Full details of this would be required by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

There is no requirement for an application of this size to meet its energy requirements through the use of renewable energy. Should approval be granted a condition would be attached to ensure the development meets a minimum of Level 3 of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

The site is not located within a floodplain and no issues regarding flooding have been identified. Building control regulations on this matter will however need to be complied with.

7.18 Noise or Air Quality Issues

The application site currently comprises an industrial use which is likely to have generated some level of noise and disturbance when in use. Officers in the Council's Environmental Protection Unit have suggested that previous noise complaints relating to the premises have been received. It is not considered that the proposed development would give rise to an increase in pollution, noise or disturbance over the existing industrial use at the site and in terms of noise and air quality issues the redevelopment of the site to provide a residential development is likely to be beneficial in this respect.

Whilst the site is located adjacent to an ambulance station, which is likely to produce some noise disturbance, there are notably existing residential properties within equal proximity. Accordingly, it is not considered that refusal could be justified on this basis. Notably officer's in the Council's Environmental Protection Unit have raised no objections in this respect.

7.19 Comments on Public Consultations

Points (ii), (v), (vi), (viii), (ix), (x), (xi), (xii), (xiii), (xv), (xvii), (xviii), (xix) of the first round of consultation have been addressed in the report.

Point (i) suggests that 1 Church Green was not consulted. Council records indicate that this property was consulted. Consultation letters were sent to 33 local owner/occupiers, the Hayes Village Conservation Panel and it was advertised by way of press notice. This

exceeds statutory guidelines.

Points (iii) and (vii) raise concerns relating to boundary treatment. In particular concern is raised that an existing high boundary wall around the site boundary will not be retained. Whilst this is not visible from outside the site, it would appear to form part of a wall which runs along the rear of properties from the ambulance station to the north to Lych Gate Walk to the south. Limited views of the wall were available from within the site from gaps in the rear of the buildings and they did not appear to be attached to it. Given its importance and value to occupants of neighbouring properties its retention is desirable, and it is not considered that this would impede development proposals for the application site. Therefore, should approval be granted, its retention would be secured by way of condition.

Point (iv) raises concerns over the height of the building to the rear. This building has now been omitted.

Point (xiv) raises concerns over the redevelopment of the nearby football ground and the resulting increased pressure this would have on Church Road and local resources. Each application must be assessed on its merits and relevant issues would have been taken into consideration when assessing that scheme. It is not considered that this application would have any detrimental impact on the surrounding highway network.

Point (xvi) raises concerns over inconvenience during construction. Construction works will be temporary only, and relevant conditions would be attached, should approval be granted, to minimise the impact of the development on surrounding properties.

Point (xx) raises concerns over local congestion delaying response times of ambulances. The ambulance service have been consulted on the application and no comments have been received. Accordingly, it is assumed that no objections are raised. The Council's Highway Engineer has confirmed that the proposal would not have a significant impact on the surrounding highway network.

Points (a), (b) and (c), raised by the petition, have been addressed in the report and in the comments above. Concerns regarding the removal of yellow lines from Church Road in a bid to slow down traffic are noted. This is a matter for the Council's Streetworks Team to consider and this issue cannot be addressed through this planning application.

The letters of support are noted. As discussed above, the retention of the boundary wall could be required by way of condition should approval be granted.

7.20 Planning obligations

Policy R17 of the UDP states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facility to support the arts, culture and entertainment activities and other community, social and educational facilities through planning obligations in conjunction with other development proposals. The Director of Education has advised that a contribution of £11,950 towards school places is required. This can be secured by way of condition should planning permission be granted.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Contamination:

Given the historic use of the there is potential for some contamination at the site. However, officer's the Council's Environmental Protection Unit have confirmed that the risk is likely to be low and, accordingly, issues relating to contamination can be dealt with by way of condition 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

Not applicable.

10. CONCLUSION

No objections are raised to the principle of the development in this location. The proposal would be in keeping with the character and appearance of adjoining properties and the surrounding area, and it is not considered that it would be detrimental to the visual amenities of the streetscene or the Hayes Village Conservation Area. An appropriate form of residential accommodation would be provided for future occupiers, in compliance with relevant Council standards, and the parking provision is considered to be acceptable. The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

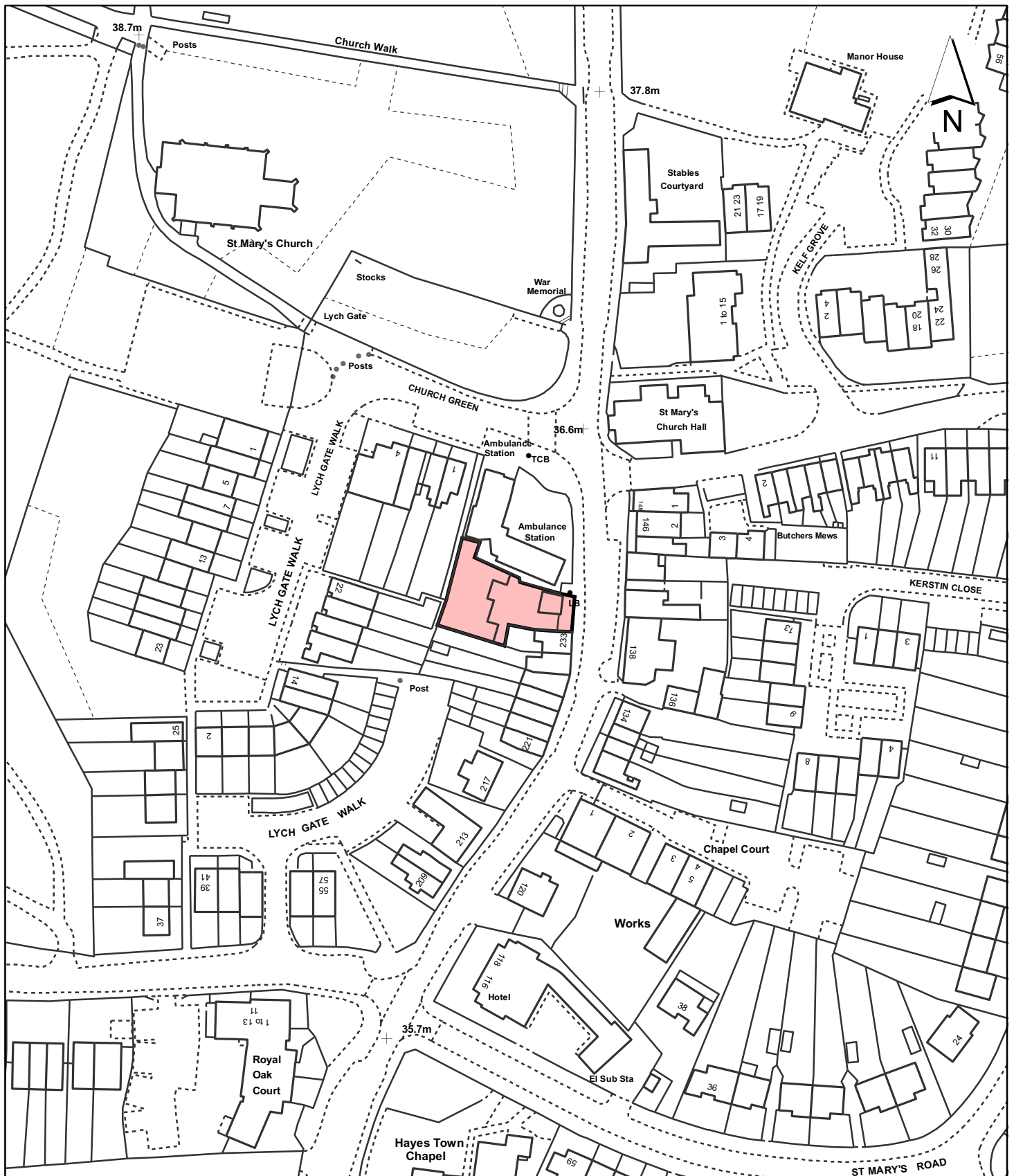
11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)


London Plan (Consolidated with Alterations since 2004)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Supplementary Planning Document - Noise
Supplementary Planning Document - Planning Obligations
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

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Site Address	
235 - 237 Church Road Hayes	
Planning Application Ref:	Scale
42401/APP/2010/172	1:1,250
Planning Committee	Date
Central and South	November 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



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Report of the Head of Planning & Enforcement Services

Address 235-237 CHURCH ROAD HAYES

Development: Demolition of existing temporary steel and steel sheets structure (Application for Conservation Area Consent.)

LBH Ref Nos: 42401/APP/2010/173

Drawing Nos: Unnumbered Location Plan
235/0110/02 rev.D
235/0110/03 rev.D
235/0110/04A rev.D
235/0110/04B rev.D
235/0110/04C rev.D
235/0110/05 rev.D
235/0110/06 rev.D
235/0110/07A rev.D
235/0110/07B rev.D

Date Plans Received: 29/01/2010 **Date(s) of Amendment(s):** 29/01/2010

Date Application Valid: 12/02/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site currently comprises a single-storey workshop building, and a single-storey storage building, formerly used for steel shutter engineering, located on an irregularly shaped plot of approximately 0.04ha on the western side of Church Road in Hayes. The site is bounded to the north by an ambulance station; to the south and west by residential properties; and to the east by Church Road, beyond which are mainly residential properties, some with business uses at ground floor level. The site falls within an Archaeological Priority Area and the Hayes Village Conservation Area as shown on the Hillingdon Unitary Development Plan Proposals Map. No.138 Church Road, which lies opposite the site, is a locally listed building.

1.2 Proposed Scheme

This application seeks Conservation Area Consent for the demolition of the existing steel single-storey buildings on the site.

An application for the redevelopment of the site to provide a residential development comprising one studio flat and two 2-bedroom flats, with associated parking and

landscaping has been submitted concurrently with this proposal. That application (ref: 62360/APP/2010/648) also features on this Committee Agenda.

1.3 Relevant Planning History Comment on Planning History

The planning history can be summarised as follows:

42401/88/2268 - Retention of temporary building for office and storage use and erection of replacement wooden fence - Approved 10/05/89

42401/F/95/0216 - Change of use from builders yard to storage and assembly of security grilles and shutters plus associated portable office building - Approved 12/04/95

42401/G/96/0337 - Use of premises for storage and assembly of security grilles and shutters (involving renewal of planning permission ref: 42401/F/95/0216) and erection of a single-storey office extension, pretension of existing store and erection of 2m high close boarded fence - Approved 08/05/96

42401/H/96/3242 - Installation of a non-illuminated sign - Approved 17/01/97

42410/APP/2010/172 - Erection of two-storey end-of-terrace building with habitable roofspace comprising one studio flat and two 2-bedroom flats, with associated parking and amenity space, involving demolition of existing temporary steel and steel sheets structure) - No decision to date

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 31st March 2010

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

This application has been submitted concurrently with an application to redevelop the site for residential use. In some cases it is unclear whether objections relate to either one or both of the applications. Accordingly, all objections received in respect of both applications have been considered and are summarised below.

External consultees:

Consultation letters were sent to 33 local owner/occupiers and the Hayes Village Conservation Panel. It was also advertised by way of press notice. Eight letters of objection have been received which raise the following concerns:

- i) There was no consultation with 1 Church Green.
- ii) Overlooking of adjacent gardens.
- iii) The rear steel structure that will be demolished is fixed to a very old wall that forms the length of an adjacent garden.
- iv) It is not clear what height the rear building will be.
- v) The application states there will be a roof dwelling which is confusing.
- vi) Insufficient parking.
- vii) A high wall should be provided around the boundaries to ensure adjoining properties

are secure.

viii) Loss of privacy to neighbouring properties.

ix) Loss of natural light to properties in Lych Gate Walk.

x) If the proposed detached building was not proposed this space could be used to provide adequate onsite parking.

xi) The site is in a conservation area.

xii) It will cause further traffic congestion.

xiii) Parking in the surrounding area is already limited.

xiv) The football ground is due to be redeveloped for housing which will put increased pressure on Church Road and local resources.

xv) Any further affordable housing should be located in a less congested area.

xvi) Inconvenience during construction.

xvii) Impact on drainage system. Drains are situated beneath the properties and access to them drains is probably limited. If additional drains are connected there could be issues over capacity.

xviii) The area is already overcrowded with housing.

xix) Detrimental impact on the area around the Church and nearby buildings of historic importance which should be protected for the community.

xx) This area is already congested which delays response times of ambulances from the adjacent ambulance station.

A 21 signature petition was also received which raises the following objections:

a) The site is in a conservation area.

b) The development will cause increased traffic congestion.

c) The proposal will make the narrowest part of Church Road even more dangerous.

The petition also requests that yellow lines be removed from one side of the road as this encourages vehicles to speed endangering the safety of residents.

One letter of support has been received which states that subject to the provision of a high boundary wall and access gates for security purposes, and the relocation of the bin stores from adjacent to a residential boundary, no objections are raised as it is believed the proposal will enhance the area.

Councillor Lynne Allen has requested that the application be determined by Committee.

Following the submission of amended plans, relating to the proposed residential development, residents were reconsulted on 18/10/10. Two additional letters were received from adjoining properties, including one strongly in support of the proposals, which made the following points:

i) The removal of the rear accommodation is positive.

ii) Although the amended plans allow for more parking spaces per unit, this is still not enough.

iii) Significant concern is raised over the indication of a 1.5m high wooden fence on the plans. The existing wall, at the rear of site, which provides a boundary between the site and adjacent properties and has historical value, should be retained.

iv) The proposed development will enhance the area.

v) The vacant property is a haven for rats. Therefore the sooner the property becomes habitable the better.

vi) Support is given for the development to go ahead.

ENGLISH HERITAGE

No objection subject to a condition requiring the applicant to submit further details relating to archaeology.

AMBULANCE SERVICE

No response received.

Internal consultees:

CONSERVATION AND URBAN DESIGN OFFICER

The site lies at the heart of the Hayes Village Conservation Area. It is surrounded by two, to two and a half storey buildings, mostly of some age and of a traditional appearance. To the rear of the site are a number of ad hoc single storey structures, which are partially visible from the road.

No objection is raised in principle to the demolition of the temporary structures.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.
- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- OE1 Protection of the character and amenities of surrounding properties and the local area

5. **MAIN PLANNING ISSUES**

IMPACT ON HAYES VILLAGE CONSERVATION AREA

The application site is located within a sensitive area. It falls within an Archaeological Priority Area and within Hayes Village Conservation Area as shown on the Hillingdon Unitary Development Plan Proposals Map. It lies opposite a locally listed building and locally listed buildings also exist to the north in Church Green, their rear gardens abutting the application site. St. Mary's Church, located approximately 90m to the north west, is a Grade II listed building.

In terms of visual appearance, the existing buildings on site, although set back from the road and partly screened from view for much of the time behind tall gates and wooden

fencing, are not considered to add value to the visual amenities of the streetscene. Their relatively poor condition and the ad hoc storage of materials on the site, arguably detract from the character and appearance of the Hayes Village Conservation Area.

Concern has been raised by residents over the potential demolition of an existing historic wall which provides the western boundary to the site. Whilst this is not visible from outside the site, it would appear to form part of a wall which runs along the rear of properties from the ambulance station to the north to Lych Gate Walk to the south. Limited views of the wall were available from within the site from gaps in the rear of the buildings and they did not appear to be attached to it. Given its importance and value to occupants of neighbouring properties its retention is desirable, and it is not considered that this would impede development proposals for the application site. Therefore, should approval be granted, its retention would be secured by way of condition.

COMMENTS ON PUBLIC CONSULTATION

In terms of the objections raised, with the exception of points (i), (iii), (xi), (xix) and (a) of the petition, these are considered to clearly relate to the proposed redevelopment of the site to provide residential accommodation and are therefore not applicable to this application. They have however, been addressed in the report for application ref: 42401/APP/2010/172.

Points (iii), (xi), (xix) have been addressed in this report.

Point (i) suggests that 1 Church Green was not consulted. Council records indicate that this property was consulted. Consultation letters were sent to 33 local owner/occupiers, the Hayes Village Conservation Panel and it was advertised by way of press notice. This exceeds statutory guidelines.

CONCLUSION

The demolition of existing structures on site would not detract from the character or appearance of the Hayes Village Conservation area. The proposal is considered to comply with UDP Policy BE4 and, accordingly, approval is recommended.

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 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).

3 NONSC Retention of boundary wall

Notwithstanding the approved plans, the existing wall, which provides the western boundary between the application site and no.1 Church Green and no.22 Lych Gate Walk shall be retained and maintained for the lifetime of the development.

REASON

To protect the character and appearance of the Conservation Area and in the interests of visual and residential amenity in compliance with policies BE4, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

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

2 The decision to GRANT Conservation Area Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4 New development within or on the fringes of conservation areas

OE1 Protection of the character and amenities of surrounding properties and the local area

3 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.

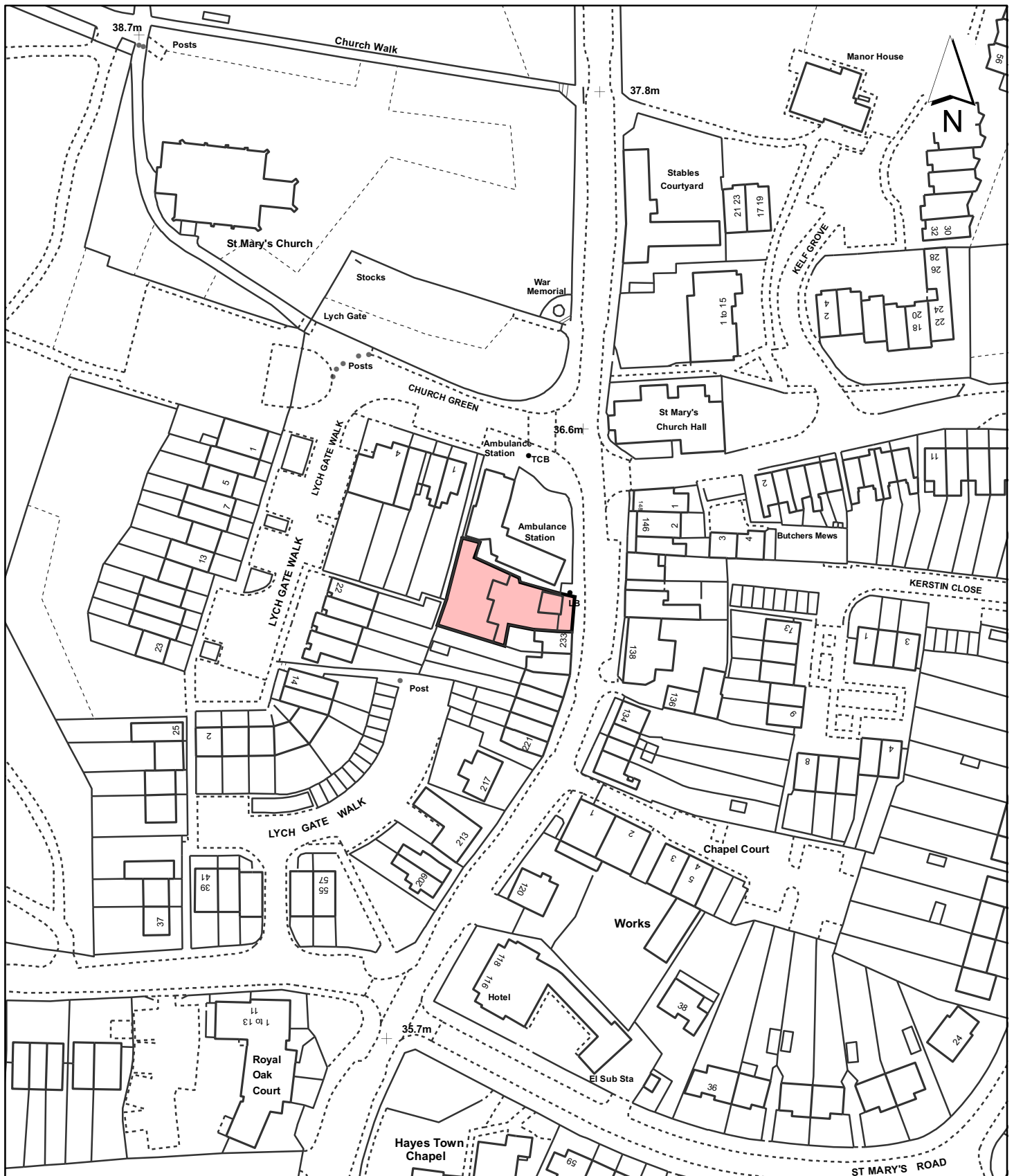
C) The elimination of the release of dust or odours that could create a public health nuisance.

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.

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

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Site Address	
235 - 237 Church Road Hayes	
Planning Application Ref:	Scale
42401/APP/2010/173	1:1,250
Planning Committee	Date
Central and South	November 2010

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



Report of the Head of Planning & Enforcement Services

Address LEGION HOUSE, 854-864, UXBRIDGE ROAD HAYES

Development: Change of first floor use from Class B1 (office) to mixed use, comprising Class B1 and Class D1 for use as Business and Non-residential institution.

LBH Ref Nos: 1927/APP/2010/1238

Drawing Nos: 2009/C182/01
Site Plan 2009/C182/02 Rev A
Photographs
2009/C182/04
2009/C182/03
2009/C182/06 Rev A
2009/C182/05

Date Plans Received: 28/05/2010 **Date(s) of Amendment(s):** 28/05/2010

Date Application Valid: 10/06/2010

1. SUMMARY

The application seeks permission to change the use of the first floor of the building from Class B1 (Business use) to mixed use comprising B1 (Business Use) and Class D1 (Non-residential institutions, education and training centre). This would involve internal alterations to the layout to create a large multi-purpose hall and other rooms to include hospitality, bookshop and a youth area. The applicant is Kingsborough Family Church who plans to use the site to house meetings, services with music and singing, training and seminars and childcare facilities with the possibility of up to 200 people on site at one time.

The proposal site is within the Secondary Shopping area of Uxbridge Road, Hayes Town Centre but relates to office accommodation at first floor. As such, the proposal would not have an effect on the shopping frontages within this town centre. The site has been vacant for some time and therefore there would be no objection to the replacement of the B1 (business) use, with a mixed B1 (business) and D1 (Non-residential institution) use. In terms of the proposed D1 community type use, Saved Policies R9 and R10 supports such uses and the increased employment would be welcomed. The site is served by good public transport access and this would provide a sustainable transport option for users of the proposal. Therefore subject to suitable safeguarding conditions relating to the hours of operation and control of noise, and the completion of a section 106 Agreement in relation to the provision of parking spaces in relation to the proposed use the application is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

A. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

(i) The provision of 14 of the 37 parking spaces at the rear of the building to be provided for the proposed use, at all times.

(ii) The use of all 37 parking spaces at the rear of the building on Sundays and Wednesday evenings from 7.00 pm onwards to be provided for the proposed use.

B. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.

C. That the officers be authorised to negotiate the terms of the proposed agreement.

D. That, if the S106 agreement is not completed within 6 months of the date of this resolution that, under the discretion of the Director of Planning and Community Services, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

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

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 HLC5 Hours of operation

The premises shall not be used except between 0900 hours and 1800 hours on Mondays, Tuesdays, Thursdays and Fridays, between 1000 hours and 1700 hours on Saturdays, between 0900 hours and 2100 hours on Wednesdays and between 0800 hours and 1400 hours on Sundays.

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).

4 NONSC Times of church services

Church services and any other activities involving amplified music and singing shall be restricted to Sundays from 0900 to 1400 and Wednesday evenings from 1930 to 2100. Doors and windows should remain closed during all church activities to prevent emission of noise to any noise sensitive premises.

REASON

To protect the amenity of noise sensitive commercial and residential properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

5 N5 Control of noise emission from the site

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site (including the proposed mechanical ventilation units) 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 LPA. 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 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).

6 NONSC Kitchen Extraction Equipment

Prior to the commencement of development hereby approved details of any proposed kitchen extraction equipment and/or flues shall be submitted to and approved in writing by the Local Planning Authority. These shall be installed as per the approved details and thereafter retained and maintained as such for the perpetuity of the 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).

7 NONSC Disabled Toilets

Development shall not commence until details of disabled toilets 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 Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

8 NONSC Non Standard Condition

Prior to commencement of development, an energy statement shall be submitted to the Local Authority. The statement shall set out the likely energy demand of the development and suggest proposals for reducing this demand. Any measures will need to be feasible in the context of the proposals. The statement needs to be approved in writing by the Local Planning Authority. The development should be completed and operated in accordance with the energy statement.

REASON

To reduce the energy demand and subsequent carbon emissions in accordance with Policy 4A.3 of the London Plan.

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.

BE13	New development must harmonise with the existing street scene.
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
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.
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
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

3 I1 **Building to Approved Drawing**

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

4 I3 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building

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

5 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.

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

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) To assist in good management of noise from demolition and construction works at the site, the contractor involved is advised to consider applying to the London Borough of Hillingdon for prior consent under section 61 of the Control of Pollution Act 1974. The application should specify the method of working, the hours of work and noise controls to be applied in accordance with 'best practicable means' as defined in section 72 of the Control of Pollution Act 1974;

(ii) Demolition and construction works 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 works should be carried out on Sundays and Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;

(iii) Measures should be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance; and

(iv) No bonfires on the site should be allowed to take place at any time.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the first floor of a 4 storey structure; Legion House, situated on Uxbridge Road. The site forms part of the Uxbridge Road, Hayes Town Centre boundary of the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

The first floor of the property is currently class B1 mixed use and comprises of office units that are vacant, the ground floor of the building has retail outlets, restaurants and a car wash, in keeping with the nature of the road.

Legion House is situated directly onto the street frontage and has an access drive to the east of the site directly from Uxbridge Road, leading to a car park to the rear. A pedestrian access to the upper floors is situated to the centre of the front elevation directly on Uxbridge Road.

The building has shop fascias to the ground floor and is pebble dashed and glazed to the upper floors.

3.2 Proposed Scheme

The application seeks the permission to change the use of the first floor of the building from Class B1 (Business use) to mixed use comprising B1 (Business Use) and Class D1 (Non-residential institutions, education and training centre).

The application seeks to make internal alterations to the layout to create a large multi-purpose hall and other rooms to include hospitality, bookshop and a youth area.

The applicant is Kingsborough Family Church who plans to use the site to house meetings, services with music and singing, training and seminars and childcare facilities with the possibility of up to 200 people on site at one time.

The proposed hours of operation indicated in the application form states 9am-5pm Monday to Friday, 10am to 5pm on Saturday and 8am to 2pm on Sundays and Bank Holidays, however in the planning statement it states hours of operation would also include an additional late night on Wednesday until 9.30pm.

The rear car park would be allocated to the applicant these would include 37 standard parking spaces, two spaces for minibuses, one disabled space and 8 cycle spaces.

3.3 Relevant Planning History

1927/APP/2010/466 858 Uxbridge Road Hayes

Change of use of first floor from Class B1 to mixed use comprising B1 (Business) / D1 (non-residential, education, training centre.)

Decision: 05-05-2010 Withdrawn

Comment on Relevant Planning History

This application relates to the resubmission of a previously withdrawn application (1927/APP/2010/466), this application was withdrawn to avoid an unfavourable officer recommendation, due to the lack of information that had been supplied in relation to generation of noise by the proposed use and off street parking that would be provided.

The current application seeks to overcome these concerns and includes a 'Noise Impact Assessment', a 'Sound Insulation Test Report' and a 'Travel Conditions and Green Travel Plan' report.

4. Planning Policies and Standards

PPG13 Transport

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.
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
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.
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
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

35 letters were sent to neighbouring properties and interested parties notifying them of the application. No responses have been received.

Internal Consultees

HIGHWAYS ENGINEER No objections subject to a Section 106 agreement (to include the tenant and the owner) providing the use 14 parking spaces for the proposed use at all times and the use of all 37 spaces on Sundays and Wednesday evenings from 7.00 pm onwards.

EPU - I refer to your request for comment for the above application.

Noise - I have reviewed the noise impact assessment report 4037.NIA.01 submitted by Acoustics Limited. The assessment of the potential noise impact together with the sound insulation test appears adequate as long as adequate mitigation measures are in place to validate the noise assessment. The noise impact assessment recommends certain mitigation to prevent any potential noise emanating especially from the multi-purpose during church services. However I will recommend the following condition should planning permission is granted.

Condition 1

Church services and any other activities involving amplified music and singing shall be restricted to Sundays and Wednesday evenings. Doors and windows should remain closed during all church activities to prevent emission of noise to any noise sensitive premises, with suitable ventilation provided.

Reason:

To protect the amenity of noise sensitive commercial and residential premises in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

The noise impact assessment recommends that mechanical ventilation be installed such that doors and windows can remain closed at all times even during hot weather as part of the proposal to ensure that the amenity of the nearby noise sensitive premises is protected.

Condition 2

No mechanical ventilation units shall be used on the premises until a scheme, which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, 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 LPA. 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 amenity of surrounding areas properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

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INFORMATIVE

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:

(v) To assist in good management of noise from demolition and construction works at the site, the contractor involved is advised to consider applying to the London Borough of Hillingdon for prior consent under section 61 of the Control of Pollution Act 1974. The application should specify the method of working, the hours of work and noise controls to be applied in accordance with best practicable means as defined in section 72 of the Control of Pollution Act 1974;

(vi) Demolition and construction works 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 works should be carried out on Sundays and Bank Holidays. All noise generated during such works should be controlled in compliance with British Standard 5228;

(vii) Measures should be taken to eliminate the release of dust and odours caused by the works that may create a public health nuisance; and

(viii) No bonfires on the site should be allowed to take place at any time.

A condition requiring details of any kitchen extraction equipment is also required.

SUSTAINABILITY OFFICER

This application is for a change of use and therefore not feasible to apply the 20% renewables policy. However, the majority of the buildings that will be in use in 2050 in London are already built. A lot of these are highly inefficient and susceptible to increasing energy prices. Furthermore, the quality of new buildings continues to rise rapidly creating a gulf between out of date existing building stock.

The change of use does provide an opportunity to highlight the need for energy saving measures to be installed in any internal refurbishment that will take place.

ACCESS OFFICER

No objection, subject to condition requiring details of disabled toilets to be provided.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There are no specific policies for the protection of B1 uses within the secondary shopping areas of the Town Centre. 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.

This application relates to the change of use of an existing first floor office building (B1 use) to a mixed B1 (Business Use) and Class D1 (Non-residential institutions, education and training centre). As such, due to the first floor nature of the site, it is not considered the proposal would undermine the existing shopping frontage in the area and furthermore it is noted that the proposed use could improve the viability and vitality of the area by the resulting increased foot fall to the site and improvement to passing trade that could result.

7.02 Density of the proposed development

Not applicable No housing is proposed

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

Not applicable - The application is not affected by any of these designations

7.04 Airport safeguarding

Not applicable the application is not within a safeguarding area

7.05 Impact on the green belt

Not applicable the application is not within the Green Belt

7.07 Impact on the character & appearance of the area

There are no external alterations proposed as part of this application and the existing frontage will be retained. Therefore the proposal would comply with Policy BE13 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

There are no external alterations proposed as part of this application and therefore no additional loss of light or outlook would occur. Issues relating to noise and disturbance have been addressed below.

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The UDP (Saved Policies September 2007) seeks full alignment with the aspirations of PPG13 (Transport) and therefore promotes the sequential delivery of retail development within accessible locations such as town centres. The change of use of premises to Use Class D1 will generate a need for travel and therefore must be located in areas where there is good public transport links and high density.

Policy AM14 of the UDP (Saved Policies September 2007) refers to the Council's car parking standards contained under Annex 1. The UDP adopts the London Plan Standards which specify that proposals for day centres, adult training centres, places of worship and community centres are all to be considered on an individual basis using a transport assessment and travel plan.

The application site is located in the town centre of Uxbridge that is in an area with a PTAL rating of 2 considered a low to medium level of accessibility to public transport. However a supporting planning statement has been submitted addressing 'Travel Conditions and a Green Travel Plan'. The Highway Engineer has been consulted and has commented that no objection would be raised to the proposal subject to a Section 106 agreement (to include the tenant and the owner) providing the use of 14 parking spaces for the proposed use at all times and the use of all 37 spaces on Sundays and Wednesday evenings from 7.00 pm onwards. It is therefore considered that subject to the completion of this agreement the proposal would comply with policies AM7, AM9, AM14 and AM15 of the UDP (Saved Policies September 2007) and also with PPG13 (Transport).

7.11 Urban design, access and security

Not applicable the application is for change of use only and does not involve any alterations to the building

7.12 Disabled access

The plans show the provision of a lift to enable access to the first floor, however, there are no disabled toilet facilities shown. The Council's Access Officer has advised that the proposed layout could easily be adapted to make provision for disabled toilets. As such a condition will be attached to any planning permission requiring that details of disabled toilets are submitted to the Council prior to development commencing.

7.13 Provision of affordable & special needs housing

Not applicable No housing is proposed

7.14 Trees, landscaping and Ecology

Not applicable the application is for change of use only

7.15 Sustainable waste management

The application is for change of use only and it is not considered the proposed use would have an adverse affect on waste management issues.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer has advised that whilst it is not feasible to apply the 20% renewable energy policy to a proposal for a change of use of an existing building,

the proposal does provide an opportunity to highlight the need for energy saving measures to be installed in any internal refurbishment that will take place. This will be secured by way of condition.

7.17 Flooding or Drainage Issues

Not applicable - The site is not within a flood zone, and no other drainage issues have arisen.

7.18 Noise or Air Quality Issues

Policy OE1 of the UDP (Saved Policies September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The proposed B1 (business) use is not considered to result in any additional noise and disturbance, over and above the current authorised use of the site, however, in relation to the proposed D1 use (involving Church services and any other activities involving amplified music and singing) it is considered in order to safeguard the amenities of the surrounding occupiers a condition should be applied relating to the control of noise and hours of operation. Therefore subject to these conditions the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

Not applicable - no comments received at the time of writing this report

7.20 Planning obligations

The highway engineer has stated no objection would be raised subject to the completion of a Section 106 agreement (to include the tenant and the owner) providing the use 14 parking spaces at the rear of the site for the proposal at all times and the use of all 37 spaces on Sundays and Wednesday evenings from 7.00 pm onwards.

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

Policy R9 of the UPD (Saved Polices September 2007) states proposals for buildings to be used for religious and cultural purposes if; they can provide adequate parking; any new buildings or extensions would harmonise with their surroundings; they do not prejudice the amenities of surrounding properties; access arrangements are satisfactory; and the proposal would not conflict with other policies in the plan.

The proposal is considered to comply with this policy as although the site has limited parking provision, it is situated in an area with good public transport links and a Green Travel Plan has been provided. There are no extensions or new buildings proposed as part of this application; and whilst there are residential properties in the vicinity, subject to a condition regarding the control of noise and hours of operation, it is not considered the use would prejudice their residential amenities. Subject to minor revisions the access requirements would comply with the Council's HDAS: Accessible Hillingdon

Policy R10 of the UPD (Saved Polices 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

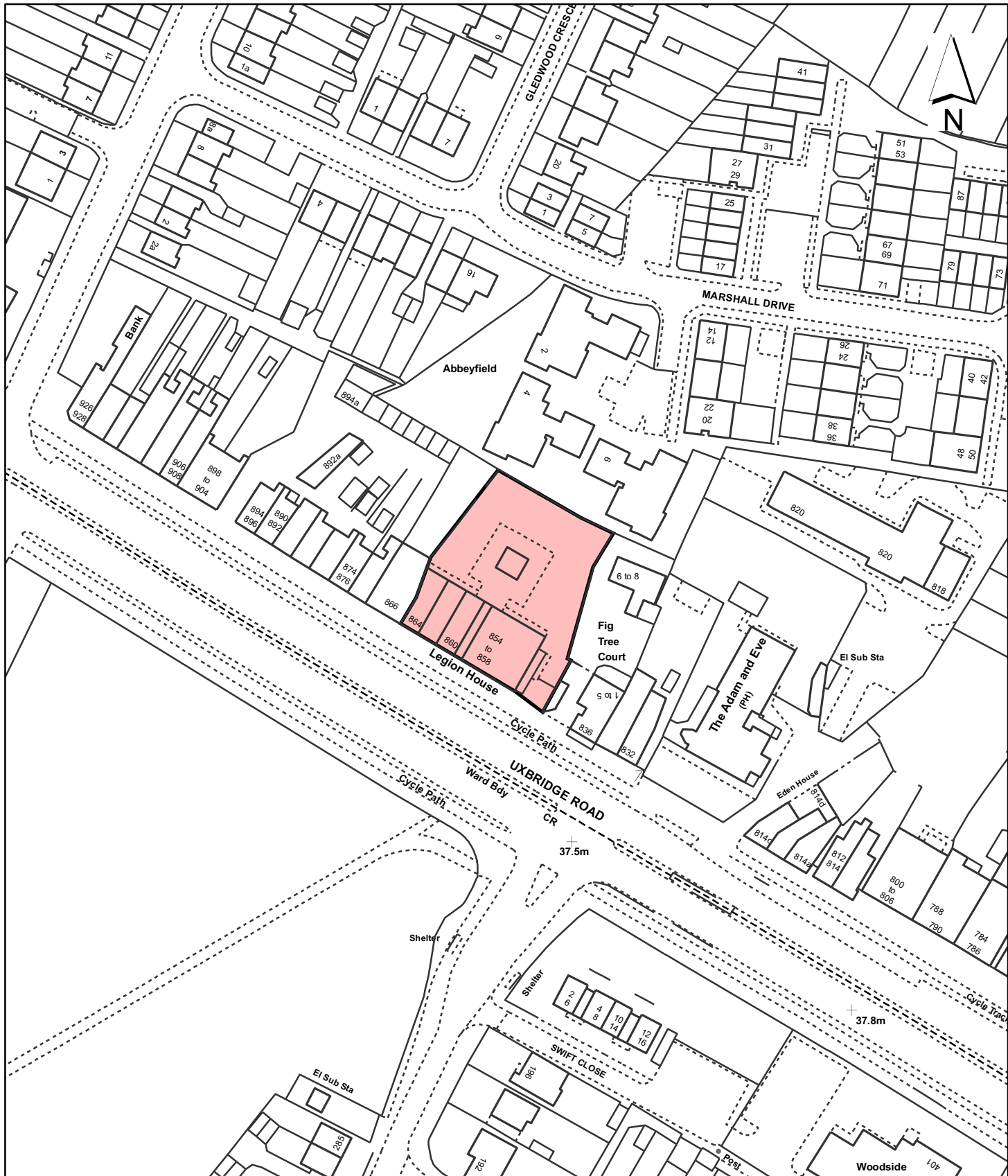
It is considered the application site is within the secondary areas of the Town Centre however it is at first floor level and comprises a vacant B1 unit. There are no policy objections to the proposed change of use. The proposal complies with relevant saved UDP and London Plan policies and, as such, approval is recommended, subject to a Section 106 agreement being entered into together with appropriate conditions.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Polices 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

**Legion House
854 - 864 Uxbridge Road
Hayes**

Planning Application Ref:

1927/APP/2010/1238

Planning Committee

Central and South

Scale

1:1,250

Date

**November
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address LAND ADJACENT TO VAUXHALL GARAGE YEADING LANE HAYES

Development: Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 67033/APP/2010/2310

Drawing Nos: 100 (Site Location Maps)
200 (Site Location Plan)
300 (Proposed Site Elevation)
400 (Site Layout and Equipment Plan)
500 (Technical Information)
4 x Photomontages
Design and Access Statement
Document entitled Site Conditions, Technical Constraints, Landscape Features and Capacity Requirements
Site Specific Supplementary Information
Supporting Technical Information dated 24/05/10
Declaration of Conformity with ICNIRP Public Exposure Guidelines dated 04/10/10

Date Plans Received: 05/10/2010

Date(s) of Amendment(s):

Date Application Valid: 05/10/2010

1. SUMMARY

This application has been submitted on behalf of the Telefonica Group (O2) and Vodafone and seeks to determine whether prior approval is required for the siting and design of a 12.5m high monopole design mobile phone mast and ancillary equipment cabinets, which would accommodate antennas for both operators.

Vodafone and O2 have formed a strategic partnership to share mobile assets within the UK and across Europe. Therefore the organisations are seeking to work together to build new sites jointly and to consolidate the number of base stations required through sharing, which is in accordance with Government policy.

The proposed installation is required in order to provide improved signal quality and 2G and 3G coverage to the surrounding area. The applicant has searched the desired coverage area and concluded that there are no other more suitable locations available. In support of the application Vodafone have supplied technical details of their search/coverage area plans and justification for their site selection.

Whilst, the proposed installation would be clearly visible within the streetscene, it is not considered that there are more appropriate, visually less sensitive sites, for the proposed installation within the surrounding area, which would be capable of providing the required coverage. The design results from the need to accommodate antenna for two operators in the head of the mast. The proposal is considered to comply with relevant UDP policy and guidance within PPG8: Telecommunications. Accordingly, it is recommended that the details of siting and design are approved.

2. RECOMMENDATION

- (A) That prior approval of siting and design is required.
(B) The details of siting and design are approved.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to approve the details of siting and design 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 approve the details of siting and design 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.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area

3

You are advised that paragraph A.2(2)(a) of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) requires the removal of the installation, as soon as is reasonably practicable, after it is no longer required for electronic communications purposes.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the public footway adjacent to the Vauxhall car garage/dealership, located on the west side of Yeading Lane in Hayes. The footpath already houses an existing 12m high T-Mobile mast and associated equipment cabinets, in addition to streetlighting. The junction of Yeading Lane, Willow Tree Lane and Shakespeare Avenue lies approximately 60m to the north of the site. The site is bounded by the garage to the west, and by commercial premises directly opposite. The immediate locality is characterised by commercial, retail and residential developments, with commercial/retail premises at ground floor level and offices and/or residential above many of the properties fronting the road junction to the north. The area immediately to the south is residential. The wider area is predominantly residential in nature. The application site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

It is proposed to install a 12.5m high (including antennas) monopole mobile phone mast incorporating six antennas for use by both Vodafone and O2. One 1.84m by 0.44m by 1.55m high equipment cabinet, and a small 0.38m by 0.17m by 0.85m high ancillary

electrical mains pillar, would be located adjacent to the mast. The mast would be coloured grey and the cabinet would be coloured green.

3.3 Relevant Planning History

Comment on Relevant Planning History

An identical application was withdrawn at the applicant's request on 01/10/10 (ref: 67033/APP/2010/1981). This was due to a question over the validity of the application as the applicant had failed to notify RAF Northolt (which lies within 3km of the application site) of the proposal prior to submission in accordance with A.3(2) of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

The nearby 12m high T-Mobile installation gained consent in November 2000 (ref: 55735/APP/2000/2314).

4. Planning Policies and Standards

The application has been assessed principally against Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Planning Policy Guidance Note 8:

Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area.

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.

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

OE1 Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 3rd November 2010

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 105 local owner/occupiers, five local schools, the Willow Tree Lane Area Residents' Association, Willows Residents' Association and Yeading Residents' Association. A site notice was also posted. One letter of objection has been received from the adjacent car dealership/garage, which raises the following concerns:

- i) Unknown health risks.
- ii) When the adjacent garage was built particular attention was paid to the aesthetics of the building. Shortly after a phone mast appeared outside. An additional mast would further detract from the aesthetics of the building, and create an eyesore for staff, who's outlook is already contaminated by various poles and posts. The proximity of the proposed mast would be invasive and intrusive.
- iii) In considering a second mast so close to an existing installation, the "precautionary principle" recommended in the Government commissioned Stewart Report, calling for a cessation in the erection of masts close to people until more is known about the possible health effects of mobile phone technology, has been ignored by the Council.
- iv) Lack of pre-application consultation with the local community by the operator, contrary to guidance set out in PPG8 and the industry's own voluntary code.
- v) Consideration should be given to sharing the existing mast in compliance with Government guidance.
- vi) There may be alternative more remote sites available.
- vii) The proposal would not benefit the local community in any way. Mobile phone coverage is more than adequate in this area and the new mast is simply a commercial venture by the operator to capture a wider area of the Borough. The operator's licence obligations only require 80% coverage. Any coverage above that is effectively only being sought for commercial reasons. This clearly counts against the operator on the question of need for this specific installation and evidence must be provided to demonstrate that this site is needed. It is clear that the Council is entitled to discount the need for coverage in the locality by 20%.

Internal Consultees

HIGHWAY ENGINEER

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed installation does not exceed the limits set out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It would not be located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly, the proposal constitutes permitted development.

In accordance with Part 24 of the Town and Country planning (General Permitted Development) Order 1995 (as amended) Vodafone/O2 are required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

7.02 Density of the proposed development

Not applicable to this type of development.

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 of the site.

7.04 Airport safeguarding

There is no requirement for the Council to consult the airport safeguarding authorities regarding this proposal.

Under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, the applicant is required to consult either the Civil Aviation Authority, the Secretary of State for Defence or the aerodrome operator, as appropriate, on applications for any

installation comprising a mast within 3km of the perimeter of an aerodrome. The application site is located within approximately 2,400m (as measured on the Council's GIS system), from the perimeter of RAF Northolt and the previous application was withdrawn due to questions over its validity as this was not done until after the application was submitted. The applicant has provided evidence that the appropriate consultation was been carried out prior to submission of this application.

7.05 Impact on the green belt

Not applicable. The site is not located near any areas of Green Belt.

7.07 Impact on the character & appearance of the area

At 12.5m high the proposed mast would be taller than the immediately surrounding buildings and nearby streetlights, and of a comparable height to the nearby T-Mobile installation, located approximately 16m to the south. Given the requirement to accommodate two operators it would also have a bulkier headframe than the existing nearby installation, and it would be clearly visible within the street scene appearing as functional and utilitarian in its design.

Nevertheless, the applicant has investigated the use of seven alternative sites within the surrounding area, including other streetworks locations, and the rooftops of nearby buildings. The alternative streetworks sites have been discounted as they are closer to residential properties and/or schools, and are considered to be more prominent. Rooftops of nearby buildings have been discounted due to site owners unwilling to accommodate such equipment, or because the locations do not meet the operator's technical requirements.

Officers have searched the surrounding area and are unable to suggest any more appropriate alternative locations, which would be less prominent than that proposed. Given the residential nature of the surrounding area, it is particularly difficult to identify any sites which are likely to be visually more appropriate within the applicant's search area.

A monopole type design is considered to be most appropriate for this location which is relatively urban in character. Whilst the headframe of the proposed pole is relatively large and bulky in its design, it is acknowledged that this is due to the need to accommodate two operators, and that it would negate the need for an additional streetworks pole within the area which would otherwise be required. Accordingly, whilst it would be clearly visible within the streetcene and the design is not ideal, given the lack of more appropriate alternative sites within the surrounding area, on balance it is not considered the proposal would be so visually obtrusive in this location so as to justify refusal.

In terms of the equipment cabinet, this would be similar in appearance to those typically use by utility companies and often found on footways or highway verges. It is not considered that this would be out of keeping with the character or appearance of the area.

Notably, where the Council has refused previous proposals for such equipment, but has been unable to suggest reasonable alternative sites or designs, which would be visually more appropriate, these have been allowed at appeal. For example, in assessing a proposal for a 12m high imitation telegraph pole telecommunications mast at the junction of Paddock Road and Field End Road in South Ruislip (which would have been closer to residential properties and schools and received petitions and numerous letters of objection), whilst acknowledging that there would be some visual harm, the appeal Inspector stated "I consider that the need for the installation and the lack of any better alternative site outweighs the limited harm and policy conflict I have identified" (ref: APP/R5510/A/06/2014644 allowed 31/08/06).

7.08 Impact on neighbours

The application site falls within a suburban residential area which, with the exception of the adjacent Vauxhall garage, a smaller garage opposite, and some commercial/retail premises around the Yeading Lane/Shakespeare Road/Willow Tree Lane junction to the north, is largely characterised by three to four storey blocks of flats, and a mix of two-storey terraced and semi-detached houses.

The nearest residential properties are located approximately 30m away to the south west, in Meridian Court on the opposite side of Yeading Lane, and approximately 40m away to the south, in Cornelia Drive. The nearest school building is located approximately 370m to the north.

Although it is likely the mast would be visible from the front windows of surrounding residential properties, it would not be directly overlooked. It would also be seen in context with the commercial development in this location, the existing T-Mobile mast and streetlights. Accordingly, it is not considered that it would have a significant impact on the residential amenity of nearby residential properties.

Concern has been raised over the visual impact the installation would have on the outlook from the adjoining car dealership/garage. However, this is a commercial property where people are not spending all of their time, and the forecourt, which accommodates cars for sale, is considered to provide sufficient barrier between the windows of the premises and the proposed installation. It is not considered that the proposal would result in such a loss of outlook to employees of the building so as to justify refusal.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Telecommunications installations are visited infrequently for maintenance purposes only. As such, it is not considered that the proposed installation would have a significant detrimental impact on the free flow of traffic or highway safety. No objections have been raised by the Council's Highway Engineer.

7.11 Urban design, access and security

This issue has been largely addressed in part 7.07 of the report. Whilst the proposed installation would appear as functional and utilitarian in its design, and would have a somewhat cumbersome and bulky headframe, it is acknowledged that this is due to the need to accommodate two operators, and the monopole design is considered most appropriate in this location. This is considered preferable to having a taller mast, where the antennas would be stacked on top of each other in order to achieve a more slimline appearance, or two masts, one for each operator. Accordingly, on balance, it is not considered that refusal could be justified on design grounds.

7.12 Disabled access

Not applicable. There would be no requirement for members of the public to access the installation.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

Not applicable to this type of development.

7.15 Sustainable waste management

Not applicable to this type of development.

7.16 Renewable energy / Sustainability

Not applicable to this type of development.

7.17 Flooding or Drainage Issues

Not applicable to this type of development.

7.18 Noise or Air Quality Issues

Not applicable to this type of development.

7.19 Comments on Public Consultations

Points (i), (ii), (iii) and (vi) have been addressed in the report.

Point (iv) raises concerns over the lack of pre-application consultation with local residents.

Whilst the operators are encouraged to carry out consultation with the local community there is no statutory requirement for them to do this. The Council has consulted with 105 local owner/occupiers, local residents' associations, nearby schools and a site notice has been posted, which exceeds statutory guidelines.

Point (v) suggests Vodafone and O2 should share the existing nearby T-Mobile mast. The applicant has confirmed that the adjacent mast is in use by T-Mobile and that in order to accommodate three operators it would need to be redeveloped into a much larger and taller structure. This is not considered visually desirable. Notably Vodafone and O2 would share the proposed installation. This is considered to be in compliance with current Government policy which encourages mast sharing.

Point (vi) questions the need for the installation in this location. The applicant has provided coverage plots which clearly demonstrate that the proposal would lead to improved coverage within the surrounding area. Accordingly, it is not considered that refusal could be justified on this basis.

7.20 Planning obligations

N/A. There is no requirement for the applicant to pay any S106 contributions for this type of development.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

HEALTH:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of 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'.

Recent court cases concerning telecommunications development, including the Harrogate Case which went to the Court of Appeal on 12.11.04, have clarified the primacy of Government health advice in this field. The Court of Appeal ruled that a proposed telecommunications mast was acceptable despite a planning inspector having dismissed a planning appeal because he was not convinced that the appellants had provided enough reassurance that there would be no material harm to young children at local schools. This significant legal judgement backs Government policy and clearly limits the ability of local planning authorities to resist telecommunications installations close to schools or houses on grounds of any adverse health impacts.

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

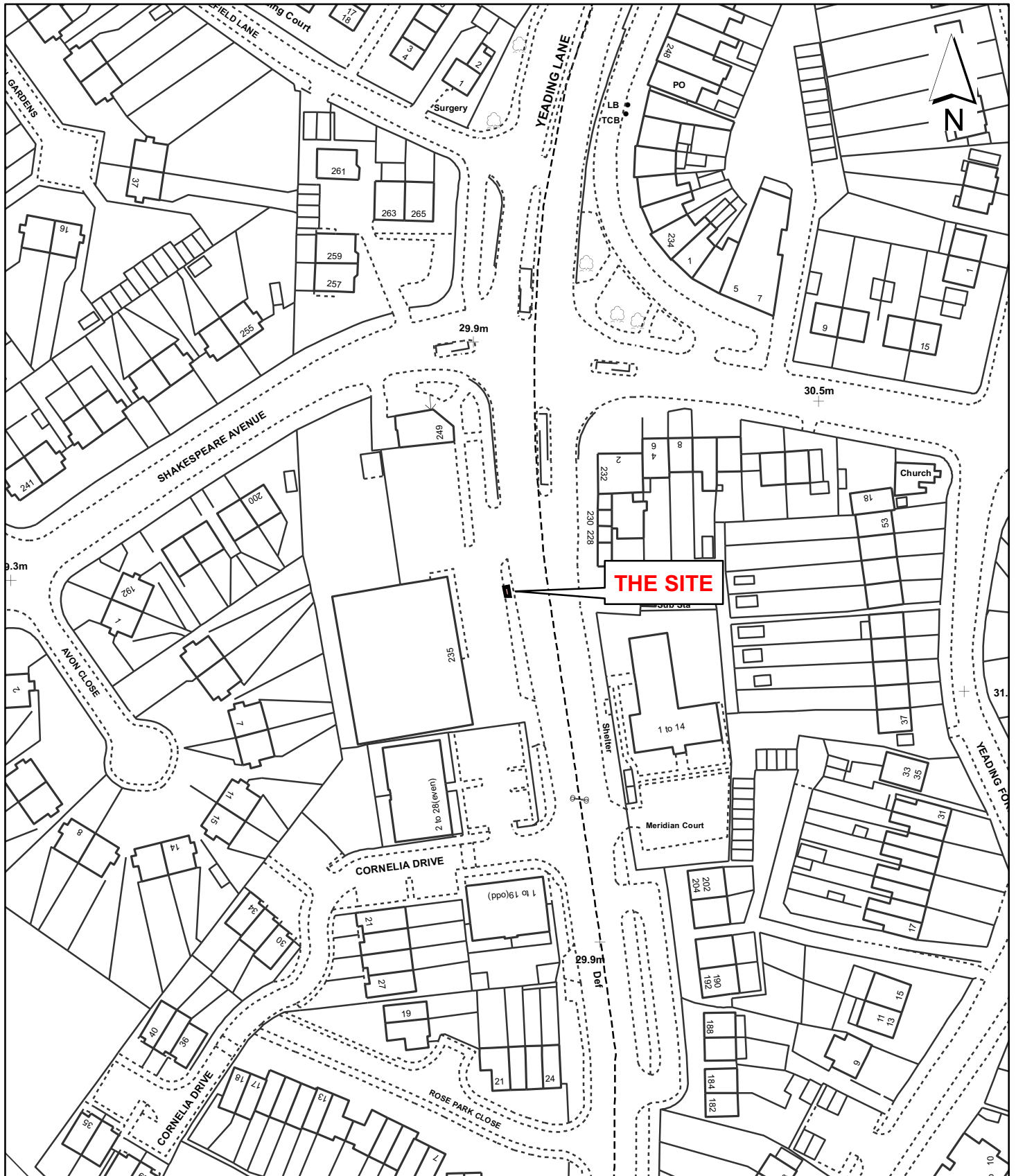
Whilst, the proposed installation would be clearly visible within the streetscene, officers are unable to suggest any more appropriate, visually less sensitive designs or sites, for the proposed installation within the surrounding area, which would be capable of providing the required coverage. The design, whilst not ideal due to the need for a bulkier headframe than is often required due to the need to accommodate two operators is, on balance, considered to be acceptable in this location. The proposal is considered to comply with relevant UDP policy and guidance within PPG8: Telecommunications. Accordingly, it is recommended that the details of siting and design are approved.



11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
PPG8: Telecommunications

Contact Officer: Johanna Hart

Telephone No: 01895 250230



<p>Notes</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 2010</p>	<p>Site Address</p> <p>Land adjacent to Vauxhall Garage Yeading Lane Hayes</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning, Environment & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>67033/APP/2010/2310</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>November 2010</p>	

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Report of the Head of Planning & Enforcement Services

Address THE ARENA, STOCKLEY PARK STOCKLEY ROAD WEST DRAYTON

Development: Change of use from Class B1 (Office) to Class D1 (Non-residential institutions) for use as further education college and management training premises.

LBH Ref Nos: 37800/APP/2010/1669

Drawing Nos: 10-355-003
10-355-004
Design and Access Statement prepared Design and Access Statement
Email from Stephen Walker dated 13/09/10
10-355-006 (Indicative layout)
Unnumbered Location Plan
Email from Steve Walker dated 15/10/10
Letter from Russell-Cooke Solicitors dated 09/11/10

Date Plans Received:	19/07/2010	Date(s) of Amendment(s):	19/07/0010
Date Application Valid:	22/07/2010		13/09/0010
			06/10/0010
			09/11/0010

1. SUMMARY

This application seeks full planning permission for the change of use of an existing Class B1 office to Class D1 (non-residential institution) for use as a further education college and management training premises, at The Arena in Stockley Park.

Whilst the proposed use represents inappropriate development within the Green belt, given the historical use of the site as B1 offices, which are also considered to be inappropriate development within the Green Belt, and that no external alterations are proposed to the existing building, no objections are raised to the principle of the development.

It is not considered that the proposed use would have a detrimental impact on the surrounding highway network.

The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, 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 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 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 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair users, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details 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.

7 NONSC Car parking management

No car parking, other than that for disabled users, shall be provided for students and staff of the facility. Prior to the commencement of development, details of measures to prevent parking at the site by anyone other than disabled staff or students shall be submitted to, and approved in writing by, the Local Planning Authority. The agreed measures shall remain in place for the lifetime of the development.

REASON

To ensure that the development does not lead to a significant increase in traffic to/from the site, which could be detrimental to pedestrian and highway safety, contrary to Policies AM2 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), and to ensure an acceptable level of parking is retained for other users of the building in compliance with Policy AM14 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
OL4	Green Belt - replacement or extension of buildings
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I5 Party Walls

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

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

6 I6 Property Rights/Rights of Light

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

7 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).

8 I12 **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.

9 I15 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works 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 I25 **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 I34 **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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

12

The proposed development provides an opportunity to change working practices that can result in energy efficiency. The Council would advise you to consider drawing up an energy efficiency management plan to help measure, monitor and implement measures to reduce energy consumption, and therefore carbon emissions.

13

The Council's Access Officer has advised as follows:

1. The accessible car-parking bays within the shared car parking area should be sited within 40 m of the principal entrance. Should that not be possible, alternative provision should be fully explored to ensure that disabled people, including ambulant disabled people, can park and gain unhindered access into the building.
2. Parking Bays should be signed Accessible Parking , not Disabled . Accessible parking bays should be a minimum of 4.8m x 2.4m and otherwise marked and signed in accordance with BS 8300.
3. Having reviewed plans, level access is assumed. Should that not be the case, level access should be provided. In the interest of good design, ramps should be avoided.

4. The entrance doors should provide a minimum clear opening of 1800mm for a double doorset.
5. All signage for directions, services or facilities should be provided in a colour contrasting with the background. Signage and lighting levels should be consistent throughout the building and care taken to avoid sudden changes in levels.
6. Internal door widths should provide a minimum clear opening width of 750mm to facilitate adequate access for wheelchair users. Internal doors should also have 300mm unobstructed space to the side of the leading edge.
7. Internal doors should be held open using fire alarm activated magnetic closers whilst the building is in use.
8. The principles of access and inclusion should be carried through to all teaching and 'backstage' staff areas to promote employment opportunities for disabled people.
9. It is unclear from the submitted plans whether a toilet facility, accessible to wheelchair users, is proposed. An accessible toilet, designed in accordance with BS 8300:2009, should be required as part of any change of use permission.
10. The accessible WC facilities throughout the college should be signed either Accessible WC or Unisex . Alternatively, a wheelchair symbol and the use of the words Ladies and Gentlemen or Unisex would be acceptable.
11. Alarm system should be designed to allow deaf people to be aware of an activation. Such provisions could include visual fire alarm activation devices, and/or a vibrating paging system linked to the alarm control panel.
12. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a level area.
13. An evacuation plan, in accordance with the recommendations of BS 9999:2008, should be drawn up and submitted for approval by the council.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises part of the upper ground floor (approximately 380m²) of the building known as The Arena at Stockley Park. The split level, part two, part three-storey building, was constructed in the 1980s as a multi-purpose, multi-user complex containing offices, catering, retail and meeting uses at the hub of the Stockley Park office and business park development.

The building is an unusual and irregular shape comprising three wings off a central cylindrical element. The proposed facility would occupy part of the south/west wing. A large car park forms the north and north west part of the site. The site is bounded by lakes to the south, beyond which are buildings, mostly offices, associated with the business park; and by Stockley park Golf Course to the north.

Access to the site is gained through Stockley Park via Roundwood Avenue.

The Arena is a locally listed building and it 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 change of use of the existing B1 offices to a further education college within class D1 use. The college would provide management/executive training for students of varying ages and abilities to further their skills for commerce, industry and general management purposes.

The existing premises comprises a number of small offices, WC facilities, a small kitchen, plant rooms and a large operational area. An indicative internal layout plan has been provided which indicates that the existing operational area would be subdivided to provide two classrooms each capable of accommodating up to 40 pupils, an IT room/classroom capable of accommodating up to 12 pupils, two small tutorial/interview rooms, a student common room and a staff room. The existing office, WC, kitchen and plant room facilities would be retained.

No external changes are proposed. Whilst the applicant has advised that internally the space would be subdivided by non-structural partitions, and an indicative internal layout has been provided, it should be noted that these elements of the proposal do not require planning permission.

The applicant has advised that the facility would cater for a maximum of 60 students at any one time. Operating hours would be between 09.00 and 18.00 Monday to Friday. Most students would arrive between 09.00 and 10.00 and depart between 17.00 and 18.00.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is an extensive planning history relating to Stockley Park. However, no previous applications are directly relevant to the current proposal.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2008)
Planning Policy Guidance 2: Green Belts
Planning Policy Guidance 13: Transport
Council's Supplementary Planning Document on Accessibility

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. |
| PT1.10 | 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.

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

OL4 Green Belt - replacement or extension of buildings

BE8 Planning applications for alteration or extension of listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **27th October 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to five adjoining owner/occupiers. No responses have been received.

Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER

The Arena at Stockley Park is a Locally Listed building, which has been missed in the supporting information to this application. However, as there are no external changes proposed to the fabric of the building, or indeed to its setting, no objections are raised to this application.

ACCESS OFFICER

Part IV of the Disability Discrimination Act 1995 legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

No objections are raised subject to conditions to ensure the proposed facility will be fully accessible.

HIGHWAY ENGINEER

No objection subject to conditions to ensure no parking is provided for students (with the exception of disability standard spaces).

SUSTAINABILITY OFFICER

No objection subject to an informative to encourage use of sustainable building measures.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Green Belt. UDP Policy OL1 states that within the Green Belt, uses associated with agriculture, horticulture, forestry, nature conservation, open air recreational facilities and cemeteries, will be acceptable. Planning permission will not be granted for new buildings or changes of use of existing land or buildings other than for purposes essential for and associated with the above uses.

Accordingly, the proposed development is deemed to be inappropriate development, and 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.

Whilst limited supporting information has been submitted on this matter, it is notable that the existing use represents inappropriate development within the Green Belt. Originally the application site was assessed as part of the wider Stockley Park proposals. It is understood that historically, the employment benefits; the environmental benefits associated with the rehabilitation of large areas of contaminated land; and the amenity benefits of transforming and landscaping large tracts of land as publicly accessible open space, were considered to amount to a case of very special circumstances to allow an exception to Green Belt policy.

It is acknowledged that the proposal relates to a small part of an existing building, no part of which is associated with uses typically deemed acceptable within the Green Belt. Accordingly, the proposal would not result in the loss of a valuable facility associated with the use of the adjoining Green Belt land.

The applicant has advised that this part of the building formerly provided conferencing facilities and regularly accommodated between 80 and 100 people. No alterations would be made to the external appearance of the building and the proposal would not lead to an intensification of the use of the site. Accordingly, it would have no impact on the openness or on the visual amenities of the surrounding Green Belt. In addition, the employment and training benefits associated with the proposed use, are considered to be complimentary to the wider Stockley Business Park.

Notably, policy R10 of the UDP states that the Local Planning Authority will regard proposals for new buildings for education as acceptable in principle subject to the other policies of the plan.

Given the relatively minor nature of the proposal, that it would have no visual impact on the surrounding area, and the associated employment and training benefits, on balance, it is considered that sufficient reason exists to allow the proposal in this location in this instance. Accordingly, no objections are raised to the principle of the development, subject to the development meeting other site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The Arena is designated as a locally listed building. However, no external changes are proposed and, accordingly, the proposal would have no impact on its exterior appearance or setting. Notably, the Council's Urban Design and Conservation Officer has raised no objections to the scheme. There are no other listed buildings in close proximity of the site.

The site is not located within an Archaeological Priority Area or in/near a Conservation Area or Area of Special Local Character.

7.04 Airport safeguarding

There is no requirement to consult the aerodrome safeguarding authorities for an application of this nature.

7.05 Impact on the green belt

Whilst the application site is located within the Green Belt no external alterations are proposed. Accordingly, it is not considered that the proposal would have any impact on the openness or visual amenity of this part of the Green Belt.

7.07 Impact on the character & appearance of the area

No external alterations are proposed. Accordingly, the proposal would have no visual impact on the character or appearance of the surrounding area.

7.08 Impact on neighbours

It is not considered that the proposal would have any detrimental impact of the amenity of the occupiers of the nearest residential properties, which are located just under 600m away to the north east, beyond Stockley Park Golf Course.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The applicant has confirmed that approximately 130 car parking spaces and 10 cycle parking spaces exist for the use of the Arena Building and that no spaces are reserved for any particular use. Nevertheless, students would not be permitted to use cars for their college attendance and would be encouraged to use public transport. An email outlining various means that the educational establishment would use to prevent anyone other than disabled staff and students parking within Stockley Park has been provided. The content of the email is reassuring, nonetheless, a condition is considered necessary to require further clarification of the preventative measures. The applicant suggests that discounted Oystercard applications would be distributed to all students with their induction information.

It is not considered that the proposed use would have any significant impact on the surrounding highway network. Notably, the Council's Highway Engineer has raised no objections subject to the imposition of the aforementioned condition to ensure no car parking is provided for students.

7.11 Urban design, access and security

Not applicable. No external alterations are proposed to the existing building.

7.12 Disabled access

The Design and Access Statement confirms that the proposal will comply with Part M of the Building Regulations and relevant criteria within the Disability Discrimination Act. Level or ramped access would be provided and doors, common areas, lifts, lighting and WCs would be capable of being used by ambulant disabled persons and wheelchair users.

Reception counters and other general access furniture would be set at a suitable height for wheelchair users. In addition, a management routine for evacuation of disabled persons in the event of a fire, or other evacuation reasons, would be put in place.

The Council's Access Officer has raised no objections to the proposal, subject to relevant conditions to ensure the proposed use is fully accessible, should approval be granted.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

Not applicable. No alterations would be made to the external appearance of the building or to its landscape setting. Accordingly, there would be no impact on existing trees or landscaping as a result of the proposal.

7.15 Sustainable waste management

Given that this is a commercial development, the site occupiers ultimately have discretion over which waste management methods are used.

The applicant has advised that refuse is currently stored on site within a designated storage compound. All refuse is stored in proper containers being either plastic wheeled bins or metal wheeled bins as appropriate. Separate and clearly marked containers are provided for recycling, in accordance with the Council's recycling separation and collection policy.

A commercially sized refuse compactor is provided within the compound and a waste management company remove the compacted refuse once every four weeks. Separate arrangements are made by the Centre Management for the collection of recycled waste.

All tenants are encouraged by the centre management company to recycle waste in the facilities provided within the refuse area, and this will apply to the applicant.

The applicant will collect their refuse and will be responsible for primary sorting and deposition of the waste in accordance with the refuse sorting facilities provided within the refuse compound.

These details are considered sufficient to demonstrate that waste, including recycling, from the premises would be appropriately handled. Given that arrangements for waste are set by the Arena Management Company and are already established, and are therefore, not within the applicant's overall control, it is not considered that any further information is required on this matter.

7.16 Renewable energy / Sustainability

The applicant has confirmed that the premises would be let on a short term lease (extendable beyond 5 years by agreement with the landlord), and that the lease payments include water, gas and electricity, all output in terms of surface water discharge and foul sewerage disposal through mains drainage.

Consultation with the Landlords on site management team confirm that the premises are already fitted with low energy lighting and the mechanical services are controlled via a computer based energy management optimising system. The electricity meters were replaced last year are capable of printing out energy consumption, periodic consumption and other statistical information.

The application floor area is for 380m² and the wing of the building in which the premises

are located has a floor area of a further (approximately) 1400m². The applicant has no access to these areas and is unable to comment upon their current use, or affect future use or sustainability matters.

The Council's Sustainability Officer has raised no objections to the scheme on this basis.

7.17 Flooding or Drainage Issues

Not applicable. The proposal would not lead to any increase in flooding at the site or in the surrounding area over and above the existing use of the site.

7.18 Noise or Air Quality Issues

It is not considered that proposal would lead in any significant increase in noise or impacts on air quality. Notably, the nearest residential properties are located a considerable distance away and, accordingly, the proposal would have no impact on the amenity of the occupiers of those properties in terms of noise or air quality.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

There is no requirement for planning obligations relating to this proposal.

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

Whilst the proposed use represents inappropriate development within the Green belt, given the historical use of the site as B1 offices, which are also considered to be inappropriate development within the Green Belt, and that no external alterations are proposed to the existing building, no objections are raised to the principle of the development.

It is not considered that the proposed use would have a detrimental impact on the surrounding highway network.

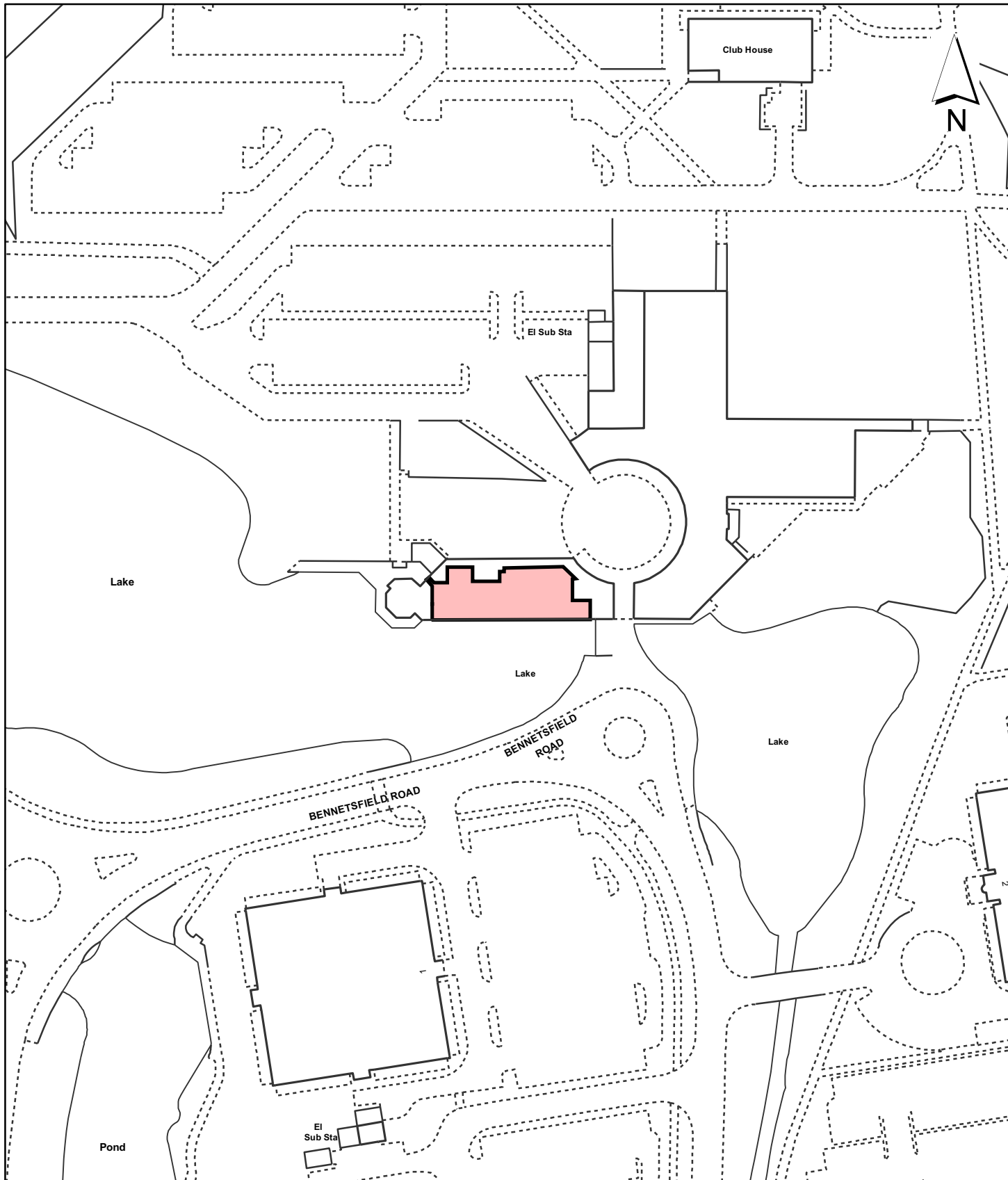
The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.


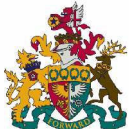
11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2008)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Guidance 2: Green Belts
Planning Policy Guidance 13: Transport
Council's Supplementary Planning Document on Accessibility

Contact Officer: Johanna Hart

Telephone No: 01895 250230



<p>Notes</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 2010</p>	<p>Site Address</p> <p>The Arena, Stockley Park Stockley Road West Drayton</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning, Environment & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>37800/APP/2010/1669</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>November 2010</p>	

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Report of the Head of Planning & Enforcement Services

Address BRITISH AIRWAYS COMMUNITY LEARNING CENTRE
ACCOMMODATION LANE HARMONDSWORTH

Development: Variation of condition 1 (temporary consent) of planning permission ref: 43410/APP/2007/3886 dated 12/03/2008 (Retention of Community Learning/Visitor Centre and toilet block for a temporary period of three years) to enable the permanent retention of the Community Learning Centre.

LBH Ref Nos: 43410/APP/2010/2426

Drawing Nos: IL12297/02-001 (Site Location)
Flood Risk Assessment prepared by Peter Brett Associates dated September 2001
P344 1 (Site Survey)
Modelled Flood Extents

Date Plans Received: 18/10/2010 **Date(s) of Amendment(s):**
Date Application Valid: 18/10/2010

1. SUMMARY

The British Airways Community Learning Centre (CLC), which is located on the southern side of Accommodation Lane in Harmondsworth, has been in place since 1998 and provides a range of educational, environmental and heritage programmes to the local community in addition to accommodation for the parkland rangers, who are responsible for the upkeep of the park.

This application seeks the variation of condition 1 of planning permission ref: 43410/APP/2007/3886 (temporary consent) to allow the permanent retention of the CLC.

It is considered that the CLC provides a facility which is directly related to the conservation and management of the surrounding parkland. In addition it provides an important asset to the local community. It has limited visual impact on the surrounding area and the parking and access arrangements are considered to be acceptable.

The proposal is considered to comply with relevant UDP and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Removal of building when no longer required

The building and hard surfaces shall be removed and the access to Accommodation Lane closed within 6 months of the use ceasing and the land shall be restored in accordance with a landscape scheme which has been submitted to and approved in writing by the Local Planning Authority.

REASON

In the interests of visual amenity and to safeguard the long-term openness of the Green Belt, in accordance with policies OL1, OL4 and BE13 of the Hillingdon Unitary

Development Plan Saved Policies (September 2007).

2 NONSC Development in accordance with submitted documents

The development hereby approved shall be carried out in strict accordance with the submitted application documents, except where expressly varied by other conditions of the consent.

REASON

In the interests of visual amenity in accordance with policies OL1, OL4 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Restricted use of building to visitor centre/CLC only

The building hereby approved shall be used as a parkland Visitor Centre and Community Learning Centre, as described in the letter from Nathaniel Lichfield and Partners, dated 18/10/10 and for no other purposes.

REASON

To ensure that uses, not appropriate to the Green Belt setting of the site and which could prejudice the openness and visual amenities of the Green Belt are not permitted in accordance with Policy OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Energy/sustainability

The building hereby approved shall employ devices that automatically turn the heating and 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 (2008).

5 NONSC Refuse details

Within three months of the date of this consent details of facilities to be provided for the covered, secure and screened storage of refuse at the premises shall be submitted to and approved in writing by the Local Planning Authority.

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.

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
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
R10	Proposals for new meeting halls and buildings for education, social, community and health services
BE13	New development must harmonise with the existing street scene.
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
AM7	Consideration of traffic generated by proposed developments.

3 I1 Building to Approved Drawing

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 1.1 hectare irregularly shaped plot, located on the southern side of Accommodation Lane in Harmondsworth. The site is occupied by British Airway's Community Learning Centre, a single-storey pre-fabricated style building, and associated car parking and landscaping. The site is bounded to the south east by Waterside, British Airways' headquarters building, and associated parkland; to the west by the River Colne, beyond which is Tarmac Way and parkland; and to the north by Accommodation Lane, beyond which is parkland.

The principle vehicular access to the site is to the south, via Waterside. However, access is also available from Accommodation Lane to the north.

The site falls within the Green Belt and the Colne Valley Regional Park as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007). It also falls within the Harmondsworth Moor Comprehensive Rehabilitation Area.

3.2 Proposed Scheme

The CLC was originally granted planning permission in September 2001 for a temporary period of three years (ref: 43410/BA/98/2470). This was renewed in 2004 (ref: 43410/APP/2004/2591) and again in 2007 (ref: 43410/APP/2007/3886). Condition 1 of that latter permission states:

" The use hereby permitted shall be discontinued and the building and hard surfaces shall be removed and the access to Accommodation Lane closed on or before 5 February 2011. Within 8 months of the use ceasing in accordance with this condition the land shall

be restored in accordance with a landscape scheme which has been submitted to and approved in writing by the local planning authority.

REASON

To enable full future consideration to be given to a permanent location for this facility following completion of the Harmondsworth Moor CPO No 1 and to ensure that this parkland site is properly restored in compliance with Policies OL1 and OL9 of the Hillingdon Unitary Development Plan Saved policies 2007."

This application seeks the variation of that condition to allow the permanent retention of the facility, which comprises a single storey building with dimensions of 19m by 42m by 3.7m in height, together with ancillary car and coach parking.

The CLC was established to support the local community with a range of educational, environmental and heritage programmes. It aims to specifically support schools within the Heathrow community as part of British Airways' good neighbour programme, as well as supporting communities in the immediate vicinity of their operation.

The original programmes were developed to enhance the learning and social development of children and young people between five and 25 years of age and community outreach to learners between 25 and 80 years of age.

Programmes that support formal and informal curriculum were developed in conjunction with teachers and other educators. These include new GCSEs in vocational subjects, post 16 programmes, programmes for children excluded from schools; programmes for those with special needs; and outreach programmes for community groups.

The applicant has advised that by 2010 over 58,000 children, young people and adult learners had participated in a range of programmes. The CLC plays a significant role within the local community, and helps deliver programmes to schools not only in Hillingdon, but also in surrounding boroughs including Hounslow, Slough, Spelthorne, Windsor and Ealing.

In addition to the above, it is understood that the facility also provides accommodation for the parkland rangers, who are responsible for the upkeep of Harmondsworth Moor Park.

3.3 Relevant Planning History

Comment on Relevant Planning History

In October 1992 the Secretary of State granted outline planning permission subject to a S106 agreement for a corporate headquarters building for British Airways (Waterside) and new public parkland. On 13 April 1995 planning permission was granted for details of a New Master Plan in relation to the area to be laid out as a new park and other elements. This was accompanied by a comprehensive legal agreement, which required, amongst other things, the requirement for British Airways to provide a visitors centre within the parkland. Following consideration over a number of sites, a 3-year temporary planning permission was granted on 13 September 2001 for retention of the construction project office for use as a Community Learning Centre and visitors centre. Planning permission was granted for the temporary retention of the Community Learning Centre and toilet block for a further 3 years in December 2004, and again, for a further three years, in 2007.

The reasoning behind the granting of temporary planning consents was to enable future consideration to be given to a permanent location for the facility following the completion

of the Harmondsworth Moor Compulsory Purchase Order (which was associated with the original consent for the nearby BA headquarters building known as Waterside) and to ensure that the parkland was properly restored.

The planning history can be summarised as follows:

43410/B/90/1428 - Erection of Corporate Headquarters and Business Centre with landscaping, new access and car parking, public parkland and community and leisure centre and sports facilities (Outline Application) - Approved by the Secretary of State 12/10/92

43410/X/94/1408 - Details of new master plan in relation to area to be laid out as new park, showing waste deposited in area 3 (Summerleaze Pit) and area 4 (adjacent to M25), and creation of lake in areas 7/13 (between River Colne and public footpath south of M4) in compliance with condition 2(i)(b),(ii)- (viii) of the Secretary of State's decision ref. LRP219/R5510/02 dated 12/10/92; Erection of corporate headquarters and business centre with landscaping, public parkland, community, leisure and sports facilities - Approved 13/04/95

43410/BA/98/2470 - Retention of project office and re-use as a Community Learning Centre (incorporating business partnership team) and visitors centre for a temporary period of three years - approved 24/09/01

43410/APP/2004/2591 - Retention of Community Learning Centre/Visitor's Centre for a temporary period of three years - Approved 10/12/04

43410/APP/2007/3886 - Retention of Community Learning/Visitor Centre and toilet block for a temporary period of three years - Approved 12/03/08

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (2008)
Planning Policy Guidance 2: 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. |
| PT1.3 | To seek greater public access to the countryside for informal leisure activities. |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere. |
| PT1.30 | 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
OL4	Green Belt - replacement or extension of buildings
R10	Proposals for new meeting halls and buildings for education, social, community and health services
BE13	New development must harmonise with the existing street scene.
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
AM7	Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th November 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

ENVIRONMENT AGENCY
No objection.

BAA SAFEGUARDING
No objection.

HARMONDSWORTH & SIPSON RESIDENTS' ASSOCIATION
No comments received.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

The application relates to the removal of condition 1 of planning permission ref: 43410/APP/2007/3886 dated 12/3/2008 for retention of British Airways Community Learning/Visitor Centre. The supporting letter states that the Community Learning Centre has been located in its current location since 1998 and its retention will not result in change in the surrounding area or additional floor space acquired.

Accordingly, EPU do not have any objection or major comments regarding the removal of condition 1 because amongst other reasons, the site is at considerable distance from any residential properties, thus the possibility of noise disturbance affecting residential properties is quite negligible.

ACCESS OFFICER
No objection.

TREES/LANDSCAPE OFFICER

The site is a single-storey portable building situated to the north-west of BA's corporate headquarters building at Waterside, within the Green Belt. The River Colne flows to the west of the site boundary and a local access road, Accommodation Lane, loops across the river and along the

northern boundary from which side there is vehicular access to the site.

The building is well screened to the west by riverside vegetation and to the north by established vegetation within the site compound. While all existing vegetation was retained, or planted as part of the Harmondsworth Moor / Waterside development (ref. 43410/X/94/1408) there are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

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

In this case no landscape features will be removed and the existing landscape effectively screens public views of the building from both the north and west boundaries. There is no requirement for landscape enhancement.

No objections are raised and, in this case, there is no need for landscape conditions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Green Belt. UDP Policy OL1 states that within the Green Belt, uses associated with agriculture, horticulture, forestry, nature conservation, open air recreational facilities and cemeteries, will be acceptable. Planning permission will not be granted for new buildings or changes of use of existing land or buildings other than for purposes essential for and associated with the above uses. This is reiterated in both the London Plan (2008) and Planning Policy Guidance (PPG) 2: Green Belts.

In assessing previous applications for the retention of the facility, albeit on a temporary basis, the view has been taken that the provision of essential, ancillary facilities for a public park is deemed appropriate in principle in terms of Green Belt Policy OL1 of the UDP Saved Policies 2007 and guidance within PPG2: Green Belts.

The original master plan for the park, agreed by the Secretary of State, included a visitor centre, although it is acknowledged that the combined use of the current building, including BA's Community Learning Centre, is not strictly in accordance with Green Belt policy, as that use is not totally directly related to the use of the open-air park. However, the vast majority of visitors are accessing the park for study, work, etc, and the large scale of Harmondsworth Moor Park (approximately 100ha) justifies the need for a building of this size which also operates as the base for the parkland rangers.

Notably PPG2: Green Belts, confirms that the reuse of buildings inside a Green Belt is not inappropriate providing it has no greater impact than the present use on the openness of the Green Belt.

In this instance, the facility is considered to make a positive contribution to surrounding communities in terms of its educational value and as a visitor centre for the surrounding parkland. It is considered that it plays an active role in teaching visitors about issues such as nature conservation, ecology and biodiversity. In addition it provides a base for parkland rangers who play a vital role in the ongoing management of Harmondsworth Moor. Accordingly, it is considered that the retention of the existing facility broadly complies with the principles of Green Belt policy.

Notably UDP policy R10 encourages the provision of new buildings for education, social and community uses. The proposal is considered to accord with the aims of this policy.

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 and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the vicinity of the site.

7.04 Airport safeguarding

BAA Safeguarding have been consulted and have confirmed that the development would not conflict with aerodrome safeguarding criteria. There is no requirement to consult National Air Traffic Services (NATS) on developments under 15m in height in this location.

7.05 Impact on the green belt

The CLC comprises a single-storey, green clad pre-fabricated building which has been in place for a considerable amount of time. No changes are proposed to the existing building. The site is well screened from wider surrounding views from the park, by tree screening along its boundaries and a grassed bund immediately in front of it. Accordingly, the proposal would have very limited visual impact in this location and its permanent retention is not considered to have any significant impact on the openness or visual amenities of the surrounding Green Belt, sufficient to justify refusal.

7.07 Impact on the character & appearance of the area

This has been addressed in part 7.05 of the report.

7.08 Impact on neighbours

The nearest residential properties are located approximately 400m away to the east, in Harmondsworth Village. The application site would be visible from the nearest property and, accordingly, it is not considered that the proposal would have any detrimental impact on the amenity of the nearest residential occupiers.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the existing car parking and access arrangements. It is not considered that the retention of the facility would result in any increase in traffic to the site which could be to the detriment of pedestrian or highway safety.

7.11 Urban design, access and security

The size and scale and design of the proposed building is considered to be appropriate in this location. Whilst of a prefabricated design, the appearance of the building is unassuming and its dark green colouring helps it to blend into its surroundings. The facility is well screened from surrounding wider views by dense vegetation around the site boundaries and, on balance, it is not considered that it has a detrimental visual impact on this part of the Green Belt.

In terms of security, no alterations would be made to the existing arrangements. The applicant has confirmed that the building's location close to British Airways' corporate headquarters enables it to use the security and surveillance provided for Waterside. These existing arrangements are considered adequate.

7.12 Disabled access

No alterations are proposed to the existing access arrangements to the facility. The building benefits from appropriate ramped access and is fitted with internal accessible WC's. These features would be retained and are considered to provide an appropriate level of accessibility for the building. notably, the Council's Access Officer has raised no objections.

7.13 Provision of affordable & special needs housing

Not applicable to this type of application.

7.14 Trees, landscaping and Ecology

No alterations are proposed to existing landscaping surrounding the site. The proposal would not result in any further built development and, accordingly, would have no impact on surrounding trees and vegetation.

7.15 Sustainable waste management

No alterations are proposed to the existing facility. Nevertheless, no information regarding waste disposal has been provided. Accordingly, details of refuse provision would be required by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

Whilst this is an existing building and, accordingly, it would be unreasonable to require the developer to make significant changes to incorporate the use of renewable energy sources, a condition has been added, to ensure that lighting to the building is switched off when it is not in use.

7.17 Flooding or Drainage Issues

The site is located within Floodzones 2 and 3. Accordingly, a Flood Risk has been submitted. The Environment Agency have been consulted and have confirmed that no objections are raised in terms of flooding or drainage issues.

7.18 Noise or Air Quality Issues

The building has been in situ for a number of years. Its retention is not considered to give rise to any change in terms of noise or air quality. Notably the nearest residential receptors are located a considerable distance away. Officers in the Council's Environmental Protection Unit have confirmed that they have no objections in terms of noise or air quality.

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

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

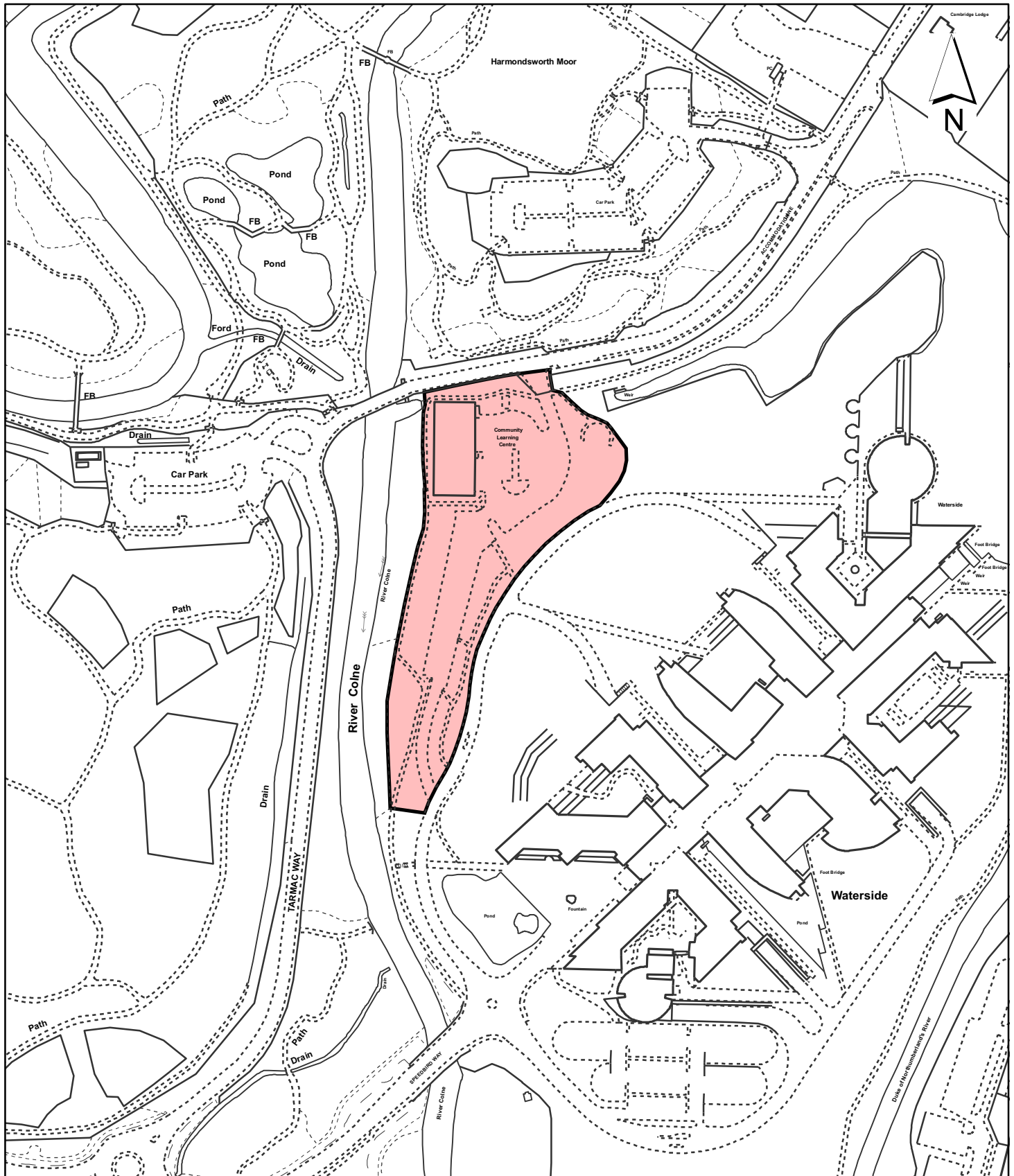
It is not considered that the retention of the facility in this location would have any adverse impacts on the character or appearance of the surrounding area or be of detriment to the openness of the Green Belt. Notably, the CLC provides an important community and educational facility. The proposal is considered to comply 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 (2008)
Planning Policy Guidance 2: Green Belts

Contact Officer: Johanna Hart

Telephone No: 01895 250230



<p>Notes</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 2010</p>	<p>Site Address</p> <p>British Airways Community Learning Centre, Accommodation Lane Harmondsworth</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning, Environment & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>43410/APP/2010/2426</p>	<p>Scale</p> <p>1:2,500</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>November 2010</p>	

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Report of the Head of Planning & Enforcement Services

Address 350-352 BATH ROAD HARMONDSWORTH

Development: Application for variation of condition 10 of planning permission ref: 1767/APP/2009/2494 dated 11/03/2010 to allow staff on the premises outside opening hours (Change of use to Class A3 (Restaurants and Cafes) with ancillary takeaway use (Class A5) with associated parking and the erection of a extraction flue (involving demolition of part existing single storey rear extension.))

LBH Ref Nos: 1767/APP/2010/1875

Drawing Nos: Planning Statement
1:1250 Location Plan

Date Plans Received: 11/08/2010

Date(s) of Amendment(s):

Date Application Valid: 31/08/2010

1. SUMMARY

Planning permission is sought to vary condition 10 to allow staff on the premises outside of opening hours. When considering details relating to sound insulation and noise transmission from the premises it became clear there was a need to allow staff on the premises to prepare food and carry out duties relating to the business outside the hours of opening. The key issue is that this is not considered to result in a significant increase in noise and disturbance to adjoining and nearby residential properties.

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 11th March 2013.

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 M2 External surfaces to match existing building

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

REASON

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

4 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The use hereby approved shall not commence until the parking areas (including the marking out of parking spaces) shown on the approved plans are provided and thereafter permanently retained and used for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

5 H16 Cycle Storage - details to be submitted

The use hereby approved shall not commence until 6 covered and secure cycle parking spaces are provided in accordance with the approved plans and thereafter permanently retained for as long as the development remains in existence.

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 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the 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.

7 N5 Control of noise emission from the site

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved by the Local Planning Authority. The approved scheme shall then be implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the site 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).

8 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).

9 N13 Sound insulation of commercial/entertainment premises

The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings/premises 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).

10 HLC3 Hours of Use

No persons other than staff shall be permitted to be on the premises and no food or drink shall be sold from the premises, or prepared for sale off the premises, between the hours of 23.00 hours and 08.00 hours.

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).

11 NONSC Delivery Hours

No waste collection and 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).

12 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, generated by the business and/or 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).

13 OM16 Notice advertising customer responsibilities

A notice shall be displayed permanently and prominently within the premises requesting that customers dispose of their litter responsibly.

REASON

To ensure the satisfactory disposal of litter 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 Policies (September 2007).

14 MCD1 Ancillary Uses

The takeaway use shall remain as an ancillary use to the restaurant (Use Class A3) permitted on site, and shall not be operated independently from the restaurant.

REASON

To safeguard the amenities of nearby residents and to prevent on-street parking to the detriment of highway and pedestrian safety, in accordance with Policies OE1 and AM7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

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.

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

3 I1 Building to Approved Drawing

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

4 I12 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.

5 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works 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 I3 Building Regulations - Demolition and Building Works

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

7 I34 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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

8 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.

9 I46 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 (CO₂) emissions, including solar, geothermal and fuel

cell systems, and use of high quality insulation.

10 I25A 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.

11 I28 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

12 I25 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).

13 I47 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 it is your responsibility to manage waste from the site appropriately and that the movement of bins is at your own risk. Should the bins fall over during waste collection, or at any other time, it is your responsibility to pick them up and clear any rubbish/litter which may have spilt from them as soon as possible.

15

You are advised that the proposed facility will be subject to the Disability Discrimination

Act 1995 because it will provide a service to the public. Reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features will need introducing to ensure that disabled people receive an equitable service.

The Council's Access Officer has provided the following observations:

1. Level access and adequate front door width are assumed. If this is not the case, level access and a minimum door width of 1000mm should be provided.

2. Toilets should be designed in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004. As such, the proposed accessible toilet facility should provide an outward opening door.

3. The accessible toilet should be signed either 'Accessible WC' or 'Unisex'. Alternatively, the use of the 'ladies' and 'gentlemen' with a 'wheelchair' symbol and the word 'Unisex' would be acceptable.

You are reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

16

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of Bath Road near its junction with Pinglestone Close and forms part of a local parade comprising commercial units on the ground floor with residential accommodation above accessed from the rear of the terrace. A service road lies to the rear of the terrace accessed from Pinglestone Road.

The application property has a single storey rear extension and is currently vacant. The lawful use of the ground floor is as an office with storage at rear within Class B1(a). Access to the upper floor residential units is via an entrance door along the flank wall of the application property. The attached property, 354 Bath Road, lies to the west and to the east lies a footpath with 348 Bath Road beyond. The application site lies within a local shopping parade, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission was granted by the Central & South Planning Committee on 18 February 2010 for the change the use of an existing commercial premises to a restaurant use (class A3) with ancillary takeaway uses (Class A5) and the erection of an extraction

flue. The scheme involved internal alterations to provide a kitchen area and toilets and demolition of a substantial part of the existing single storey rear extension to enable the provision of three parking spaces, cycle parking spaces and refuse and recycling storage facilities.

With the exception of condition 12, all other pre-commencement conditions have been discharged under delegated powers. Condition 12, relating to waste storage and collection, was approved by the Central & South Planning Committee on 15 October 2010.

At the planning committee on 18th February 2010, Members were concerned that due to the close proximity of residential properties, the proposed use would result in additional noise and disturbance even when the premises was closed to the public, from staff. As such, condition 10 was amended to prevent staff on the premises outside the hours of operation. Condition 10 states:

"No persons shall be permitted on the premises". The words 'other than staff' was deleted from the original condition recommended by officers.

This application now seeks to amend condition 10 to allow staff on the premises to prepare food and carry out other business related duties such cleaning/hygiene outside the hours of operation.

3.3 Relevant Planning History

1767/APP/2007/3212 350-352 Bath Road Harmondsworth

CHANGE OF USE OF EXISTING COMMERCIAL PREMISES TO A RESTAURANT WITH ANCILLARY TAKEAWAY (CLASS A3)

Decision: 18-03-2008 Refused **Appeal:** 12-01-2009 Dismissed

1767/APP/2009/700 350-352 Bath Road Harmondsworth

Following demolition of part single storey rear extension to incorporate parking, change of use of the premises to restaurant use with ancillary takeaway use (Class A3) and an extraction flue

Decision: 23-09-2009 Refused

1767/PRE/2000/146 350-352 Bath Road Harmondsworth

PRE-CORRES ENQUIRY FOR CHANGE OF USE.

Decision:

Comment on Relevant Planning History

APP/R5510/A/10/1234348/NWF - Appeal against the granting of planning permission subject to condition 10. (The appeal is seeking the grant of planning permission subject to an alternative wording of condition 10 which states 'No food shall be served on the premises between the hours of 23:00 hours and 08:00 hours'). In progress.

1767/APP/2009/2494 - For the change of use to Class A3 (Restaurants and Cafes) with ancillary takeaway use (Class A5). Granted 11/03/2010

1767/APP/20010/934 - Details in compliance with conditions 6 (storage of refuse), 7

(control of noise), 8 (control of noise and odour), 9 (noise transmission) and 15 (sustainable urban drainage of the approved change of use scheme (Original Ref 1767/APP/2009/2494). Granted 30 June 2010.

1767/APP/2010/935 - Details in compliance with Condition 12 (Method of disposal, storage and collection of refuse) of planning permission ref.1767/APP/2009/2494 dated 11/03/2010: Change of use to Class A3 (Restaurants and Cafes) with ancillary takeaway use (Class A5) with associated parking and the erection of an extraction flue (involving demolition of part existing single storey rear extension.) (Original Ref 1767/APP/2009/2494). Granted 15 October 2010.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 adjoining owner/occupiers and the Harmondsworth & Sipson Residents' Association have been consulted. 1 letter of objection have been received making the following comments:

- (i) There are residential properties close by. To allow staff on the premises would result in additional noise and disturbance - more comings and goings; filling bins; driving cars up and down the lane.
- (ii) The variation would allow food to be prepared and sold off the premises; and
- (iii) The proposal is contrary to policy OE3.

Internal Consultees

Environmental Protection Unit:

The applicant has not requested to the change the hours specified under the condition. However, there seems to be an error with the wording of the previous condition 10, which states that:

Condition 10:

No persons shall be permitted to be on the premises between the hours of 23:00 and 08:00

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

EPU has reason to believe that the previous condition was imposed to target any potential noise impact arising from the premises and affecting amenity of adjoining or nearby residential properties, which is considered relevant to planning. The condition suggested by the applicant refers to preparation of 'food' only. EPU recommend that condition 10 be corrected/varied as follows:

Condition 10:

No persons other than staff shall be permitted to be on the premises between the hours of 23:00 and 08:00

Reason: To ensure that the amenity of the adjoining or nearby properties is not adversely affected in accordance with policy OE3 of the Hillingdon Unitary Development Plan saved Policies (September 2007)

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development agreed with approval of the original application for change of use from Class A2 Use to A3 Use with ancillary A5 Use.

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

This is not applicable to this application.

7.08 Impact on neighbours

The main issue for consideration relates to the effect of the proposal on the residential amenities of nearby properties through noise and disturbance.

The applicant advises that at present, the current wording of the condition does not allow sufficient time for staff to carry out 'back of house' duties, such as food preparation, cleaning, and getting the premises ready for the next day. The applicant further advises that it would be impossible to operate a business from the premises with a condition that does not allow staff on the premises outside of the hours of operation, and as such condition 10 is unreasonable.

Circular 11/95: Use of condition in planning permissions conditions states at paragraph 14 that:

"On a number of occasions the courts have laid down the general criteria for the validity of planning conditions. In addition to satisfying the court's criteria for validity, the Secretaries of State take the view that conditions should not be imposed unless they are both necessary and effective, and do not place unjustifiable burdens on applicants. As a matter of policy, conditions should only be imposed where they satisfy all of the 6 tests:- conditions should be

- (i) necessary;
- (ii) relevant to planning;
- (iii) relevant to the development to be permitted;
- (iv) enforceable;

- (v) precise; and
- (vi) reasonable in all other respects."

It is considered that the current wording of condition 10 is unreasonable, as it does not allow any time for staff to carry out pre-opening/post closing preparation. As such it breaches the above test.

The issue of noise and disturbance issue was considered when the original application for the change of use to a restaurant was before the planning committee on 18th February 2010. In response, conditions to control noise transmission from the site were imposed. In particular, details of sound insulation and the control of noise emanating from the site were submitted and subsequently discharged. The measures put forward by the applicant to control noise emanating from the premises are considered to be acceptable and will control any potential noise from staff outside the hours of operation.

As such, it is considered that it would be reasonable to allow the variation of this condition. Finally, any noise and disturbance from the site can be controlled under the Environmental Protection Acts.

The proposal complies with policy OE3 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

Urban Design and Access considerations are not applicable to this application.

It is not considered that the amendments, which would allow only the staff to be on the site between 2300 and 0800 hours would result in any increase in crime or reduction in security.

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

The Environmental Protection Officer considers that as staff will be preparing food and carrying out other related matters in association with the proposed use outside the hours of operation, the variation of condition 10 to allow staff on the premises is acceptable.

7.19 Comments on Public Consultations

With regards to the third party comments, there is no doubt that the proposal would

generate the activities mentioned by the objector, however, these activities are not considered to generate a significant increase in noise and disturbance as to justify withholding the variation of this condition.

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

The objector raises a concern regarding preparation of food out of hours for sale off the premises. The conditions have been updated to prevent this.

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 proposed variation of condition 10 to allow staff on the premises is not considered to result in a significant increase in noise and disturbance. Approval is recommended.



11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



<p>Notes</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 2010</p>	<p>Site Address</p> <p>350 - 352 Bath Road Harmondsworth</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning, Environment & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>1767/APP/2010/1875</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>November 2010</p>	
		 HILLINGDON <small>LONDON</small>	

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Report of the Head of Planning & Enforcement Services

Address 86 ETON ROAD HARLINGTON

Development: Erection of a single storey outbuilding to rear for use as a gym (Retrospective Application)

LBH Ref Nos: 53434/APP/2009/2759

Drawing Nos: 1:1250 Location Plan
MX 36302
A8006-P01A

Date Plans Received: 23/12/2009 **Date(s) of Amendment(s):** 23/12/2009

Date Application Valid: 06/04/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south side of Eton Road and comprises a two storey semi-detached house with a single storey side and rear extension and an outbuilding at the bottom of the rear garden, the subject of this application. The attached house, 88 Eton Road lies to the east and has an outbuilding at the bottom of the rear garden. To the west lies 84 Eton Road, a two storey semi-detached house with an outbuilding at the bottom of the rear garden. The street scene is residential in character and appearance, comprising two storey semi-detached houses, and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Planning permission is sought for the retention of an outbuilding at the bottom of the rear garden. The outbuilding is set 0.4m from the side boundary with 88 Eton Road, 1m from the side boundary with 84 Eton Road and 0.3m from the rear boundary. It measures 5.4m wide, 4.4m deep and finished with a flat roof 2.5m high.

The outbuilding is used for household storage and as a gym.

1.3 Relevant Planning History Comment on Planning History

An application for a certificate of lawful development (CLD) for an existing operation for the erection of an outbuilding at the bottom of the rear garden was refused in May 2008 as it failed to represent a structure required for 'a purpose incidental to the enjoyment of the dwellinghouse' as specified in the provisions of Schedule 2, Part 1, Class E of the

Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No2) (England) Order 2008.

That outbuilding extended to both side boundaries and measured 7m wide, 6.7m deep and was finished with a gable end ridged roof 3m high at eaves level and 3.95m high at ridge level.

An enforcement notice was issued on 29th June 2009 requiring the complete demolition of the outbuilding and a secondary single storey rear extension which was also erected without the benefit of planning permission. An appeal was lodged by subsequently dismissed in December 2009 and the structures were deemed unlawful.

Since that appeal decision, the secondary single storey rear extension has been demolished. Between the refusal of the CLD and the lodging of the appeal, the outbuilding was altered such that the roof was reduced to only 2.5m, as a consequence it would normally fall within permitted development rights. However, it is now not possible to grant an application for a CLD, as under Article 3(5) of the amended GDPO, it is not possible to grant permission under the GDPO if the building operations involved in the construction of that building have been deemed unlawful.

Therefore, this breach of planning control can only be rectified through a grant of planning permission.

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:

12 adjoining owner/occupiers have been consulted. No comments have been received.

BAA: No safeguarding objections

Environment Agency: No comments on this application.

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.

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 9.0 Detached Outbuildings

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the surrounding area and on residential amenity.

The surrounding area is characterised by outbuildings at the bottom of the rear garden, notably at 84 and 88 Eton Road. The outbuilding, by reason of its overall size, siting, design and appearance, is acceptable and does not appear out of character with the surrounding area. The height of the outbuilding does not exceed 2.5m high and sufficient gaps are retained to the side boundaries. Therefore the outbuilding (with its reduced height) does not appear overdominant in the rear garden and complies with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 9.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The outbuilding is located some 14m from the rear wall of the application property and that of 84 and 88 Eton Road. This distance is sufficient to prevent the development from having any adverse impact on the residential amenities of the application site and adjoining properties.

The outbuilding is used as a gym and this represents a use that is of a purpose incidental to the enjoyment of the dwellinghouse. Therefore, any noise generated from the use is unlikely to be so significant as to harm the residential amenities of the adjoining properties. Therefore, the proposal complies with policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Over 80sqm of private amenity space is retained and this is sufficient to cater for the amenities of the occupiers of this 3 bedroom house, in accordance with policy BE23 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 HH-MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be for the purpose(s) stated on the application form and approved drawings. It shall not be used for purposes such as a living room, bedroom, kitchen, bathroom, study or as a separate unit of accommodation.

REASON

To avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

INFORMATIVES

Standard Informatives

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding

properties and the local area

HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
9.0 Detached Outbuildings

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal

agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
- build on the boundary with a neighbouring property;
- in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

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

9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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


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

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

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Site Address

**86 Eton Road
Harlington**

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

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

Planning Application Ref:

53434/APP/2009/2759

Scale

1:1,250

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND AT WESTERN END OF HEATHROW AIRPORT HEATHROW AIRPORT HOUNSLOW

Development: Erection of a single storey building for hold baggage screening to the south of Terminal 5 (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 47853/APP/2010/2338

Drawing Nos: Photos of existing site
Location Plan as existing 539-001 Rev A
Elevations looking North & East as existing 539-002 Rev A
Location Plan Proposed HBS Facility as proposed 539-500 Rev A
Site Plan as proposed 539-501 Rev A
Ground Floor Plan as proposed 539-502 Rev A
Roof Plan as proposed 539-503 Rev A
Elevation looking North & East as proposed 539-504 Rev A
Elevation as proposed 539-505 Rev A
Sections as proposed 539-506 Rev A
Covering letter from BAA 4-10-10
Design & Access Statement 28-09-10

Date Plans Received: 05/10/2010 **Date(s) of Amendment(s):**
Date Application Valid: 05/10/2010

1. SUMMARY

BAA has submitted this proposal for consultation under Part 18 of the Town and Country Planning (General Permitted Development) Order 1995.

It is proposed to erect a single storey building for hold baggage screening for VIP passengers to the south of Terminal 5.

The proposal is considered to be visually acceptable in this location and complies with relevant UDP and London Plan policies.

The Council's Environmental Protection Unit raises no objection, subject to appropriate contamination and ground gas considerations.

Accordingly, it is considered that the proposal does not give rise to any material planning concerns and it is recommended that no objection is raised subject to the considerations set out in this report.

2. RECOMMENDATION

That NO OBJECTION be raised subject to the following considerations:

1 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).

2 NONSC Site survey and remediation scheme

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 occupiers and the buildings 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). The consideration will not be discharged until verification information has been submitted for the 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 the occupants and users of the development are not subject to any risks from contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Ground Gas

Before any part of the development is commenced, the applicant shall carry out and submit details of a ground gas survey for the ground at the development site. If ground gas is found, the applicant shall carry out an appropriate risk assessment and install remediation measures to prevent gas ingress to any buildings and substructures at the development site, to the satisfaction of the Local Planning Authority. The consideration will not be discharged until verification information has been submitted for the remedial works.

REASON

A gas survey is required to clarify the risk to the new development, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Advice on this consideration can be obtained from the Environmental Protection Unit on 01895 250155 or the Building Control Officer.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to raise NO OBJECTION 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 raise NO OBJECTION 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.
A4	New development directly related to Heathrow Airport
A6	Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
A2	Developments at Heathrow airport likely to increase demand for off-airport development or have significant adverse environmental impact
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

3 I60 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

4 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).

5 I12 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.

6 115 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.

7 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).

8 134 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
- 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.
- 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.
- 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.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

9 I46 **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 (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

10 I58 **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 contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

3. CONSIDERATIONS

3.1 Site and Locality

The development relates to an area to the south east of the Terminal 5 building, within the

existing Windsor Suite car park.

The proposed site is bound by T5 to the north, airside operational areas to the east and south and Wayfarer Road, a BAA Heathrow road, to the east.

The entire site is located within the Heathrow Airport boundary, is designated Green Belt and falls within a flood zone 2, as shown on the Hillingdon Unitary Development Plan Proposals Map. The airside/landside boundary forms part of the southern boundary of the application site.

3.2 Proposed Scheme

It is proposed to erect a single storey airport operational facility serving the Windsor Suite at the southern end of Terminal 5. Its purpose is to provide for scanning of bags belonging to VIPs using the Windsor Suite (which is located in the adjoining main Terminal 5 building) and those of their staff and retainers, rather than the current arrangements where the bags are handled within the main terminal baggage facility.

The development would consist of a small stand-alone building with covered vehicle ports at both ends, associated hard landscaping and alterations to the airside fence. The facility would be used by operational staff only and most of the site would be designated as airside. Two sides of the building envelope would form part of the airside/landside boundary and the only landside components would be a pair of projecting input conveyors and their associated vehicle ports and canopies. These would also likely be used by VIPs' staff and delivery drivers under the instruction of VIPs' staff and Windsor Suite operational staff.

The proposal would comprise a footprint of 201sqm of which 73sqm (GIA) would be enclosed and the remainder covered external area. Below ground service connections and parking bay repainting would extend the development area to 1804sqm. The building would be 26 metres in length, 10.7 metres in width, with a maximum height of 3.7 metres, with the canopies extending to 5 metres in height.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is an extensive planning history for the airport and the Terminal 5 site, however none is considered directly relevant to the current application.

4. Planning Policies and Standards

The proposal involves development directly related to the operation of the airport and is situated within the airport boundary, on operational land. Accordingly, the development complies with Policy A4 of the Hillingdon UDP.

In addition, the proposed development will have no external environmental impacts and therefore complies with retained Policies A2 of the adopted UDP.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.27 To ensure that development at Heathrow Airport for airport purposes mitigates or redresses any adverse effects on the environment.

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

A4 New development directly related to Heathrow Airport

A6 Development proposals within the public safety zones around Heathrow or likely to affect the operation of Heathrow or Northolt airports

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

OE1 Protection of the character and amenities of surrounding properties and the local area

OE7 Development in areas likely to flooding - requirement for flood protection measures

A2 Developments at Heathrow airport likely to increase demand for off-airport development or have significant adverse environmental impact

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

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

BAA Safeguarding:

BAA Safeguarding have reviewed the application from an aerodrome safeguarding perspective and consider that the proposal does not conflict with safeguarding criteria. As such, no objection is raised, subject to a Cranes Informative.

Environment Agency:

The Environment Agency has assessed the application and has no comment to make.

In addition, the applicant has discussed the proposal with a number of internal stakeholders within BAA such as Design, Environment, Baggage, Water Services and IT and has incorporated requirements discussed.

Internal Consultees

Environmental Protection Unit:

The Council's Environmental Protection Unit have reviewed the application and have requested the following additional information from the applicant:

- * Confirmation that the 'Stevro area' (area of stockpiled sewage sludge) was remediated as part of the main T5 clean up of Perryoaks Sewage Works.
- * Confirmation that there would be no problems in this area with regard to fuel leakage
- * Confirmation that a Preliminary Risk Assessment has been prepared detailing any contamination issues and confirming that they have been dealt with at the T5 development
- * Confirmation whether there are issues (fuel in groundwater etc) requiring gas / vapour protection on the buildings.

The Council's Environmental Protection Unit raises no objection, subject to the submission of the above information. However, the Council's Environmental Protection Unit also considers that if these details are not provided prior to Committee, their no objection to the development would remain, subject to appropriate contamination and ground gas considerations.

Highways:

The Council's Highways Officer has review the application and raises no objection.

Accessibility:

The Council's Accessibility Officer has reviewed the application and raises no objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal is a consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development Order).

The proposed development would see an improvement to airport operations by way of providing improved scanning of bags facilities belonging to VIPs using the Windsor Suite (which is located in the adjoining main Terminal 5 building) and those of their staff and retainers, rather than the current arrangements where the bags are handled within the main terminal baggage facility. As such, the proposed works are required for purposes directly related to the operation of the airport.

The proposal represents permitted development and accordingly, there is no objection to the principle of the development.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The application site is not located in a Conservation Area, Area of Special Local Character or in proximity to any Listed Buildings.

7.04 Airport safeguarding

The application has been assessed by BAA Safeguarding, to consider whether the proposal would conflict with technical safeguarding criteria. BAA Safeguarding raised no objection, subject to a Cranes Informative.

7.05 Impact on the green belt

The location of proposed building is currently designated as Green Belt.

The principle of developing Terminal 5 within the Green Belt and other designated areas was thoroughly tested at the Terminal 5 Inquiry and found, by the Secretary of State, to be

acceptable due to a range of very special circumstances.

The proposed hold baggage screening building is located very near to Terminal 5, as such it is considered that Green Belt policy has nominal relevance to the proposed development. This is largely on the basis that the Terminal 5 site, is now incorporated into Heathrow Airport and no longer fulfils a Green Belt function.

7.07 Impact on the character & appearance of the area

The proposed development is located within the operational area of Heathrow Airport to the south of Terminal 5, and would be partially screened from public vantage points by existing buildings to the north and east and the Wayfarer Road overpass to the west. The restricted airside is located to the immediate south of the site.

The design and built form of the development, including the proposed materials palette, are considered to be consistent with the design rational of other operational buildings within the airport.

The building has been designed in accordance with the T5 Campus Design Guidelines which require that ancillary buildings adjoining the main terminal complex should be subordinate to the main terminal building and finished within a defined palette of materials. This has been incorporated into the design of the proposed new building.

The dimensions of the building have been governed by operational needs and by the need to minimise loss of space for other functions locally. The height of the building has been governed by transportation constraints as it would be manufactured off site.

Accordingly, it is considered that the proposed development would appropriately harmonise with the character of the surrounding Airport development in accordance with Policy BE13 of the Saved Policies UDP.

7.08 Impact on neighbours

The application site is located over 500m from the nearest residential property and it is not considered that the proposal would have any detrimental impacts on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed site is located within the existing Windsor Suite car park. Vehicles would access the site via Wallis Road. The proposed development and the access roads lie entirely within the boundary of the airport, roads that are under the control of the airport authority.

The proposed facility would not in itself generate any additional vehicular trips to the airport.

The Council's Highways Engineer has reviewed the proposal and raises no objection on grounds of either traffic generation or highways safety.

7.11 Urban design, access and security

DESIGN

As mentioned in section 7.07 of this report, the design of the building and canopies have been governed by existing T5 Campus Design Guidelines for ancillary buildings in the T5 curtilage, and is to include T5 palette Sinusoidal cladding finished silver, flat roof and flat form canopies.

- Roof: Euroclad Secret fix roofing system + folded metal cladding
- Walls: Sinusoidal cladding system flashings/ roof fascia trim/ external corners/ panel joint trim/ plinth
- Doors & windows: Aluminium Powder Coated doors + windows frames
- Fences: airside fence extended (Galvanised weldmesh) to match existing fence
- Canopies: Galvanized steel structure + white self finished ceiling soffit

ACCESS

Exterior working areas would be at road level or pavement level and appropriate drop curbs would be provided. Entry to the building would have level access. Full-height glazing would be provided to improve visibility and any handrails etc will be provided in contrasting colours. WC and other welfare facilities are provided off site and do not form part of the development. The Council's Accessibility Officer has reviewed the application and raises no objection.

SECURITY

The proposal has been developed to comply with operational and security requirements which dictates the need for a height of 5m high for the airside fence and adjacent structures.

7.12 Disabled access

This has been addressed in section 7.11 of the report.

7.13 Provision of affordable & special needs housing

The proposal relates to operational airport development and consideration of affordable or special needs housing is not relevant to the application.

7.14 Trees, landscaping and Ecology

Hard landscaping new pavement would match the existing, being asphalt for landside and concrete for airside. No change in soft landscaping is proposed as part of the development. Accordingly, it is considered that no landscape considerations are necessary in this instance.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

The proposal represents permitted development and, as such, there is no requirement for the development to comply with policies relating to renewable energy and sustainability.

7.17 Flooding or Drainage Issues

The site falls within a flood zone 2. The application has been assessed by the Environment Agency, to assess whether the proposal would result in increased impacts on flooding or drainage issues. The Environment Agency has responded noting no comment.

7.18 Noise or Air Quality Issues

It is not considered that the proposal would result in noise or air quality issues. Contamination issues are discussed in section 7.22 of this report.

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

The Council's Environmental Protection Unit raises no objection, subject to appropriate contamination and ground gas considerations.

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 is a consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development Order) relating to the erection of a single storey building for hold baggage screening to the south of Terminal 5.

The proposal is considered to comply with relevant UDP and London Plan policies. The application would maintain an appropriate visual appearance having regard to the surrounding built context of the airport and screening/separation from the public realm. Furthermore, it would not result in the loss of any landscape features of merit. The proposal is considered to provide for an appropriate level of accessibility.

The Council's Environmental Protection Unit raises no objection, subject to subject to appropriate contamination and ground gas considerations.

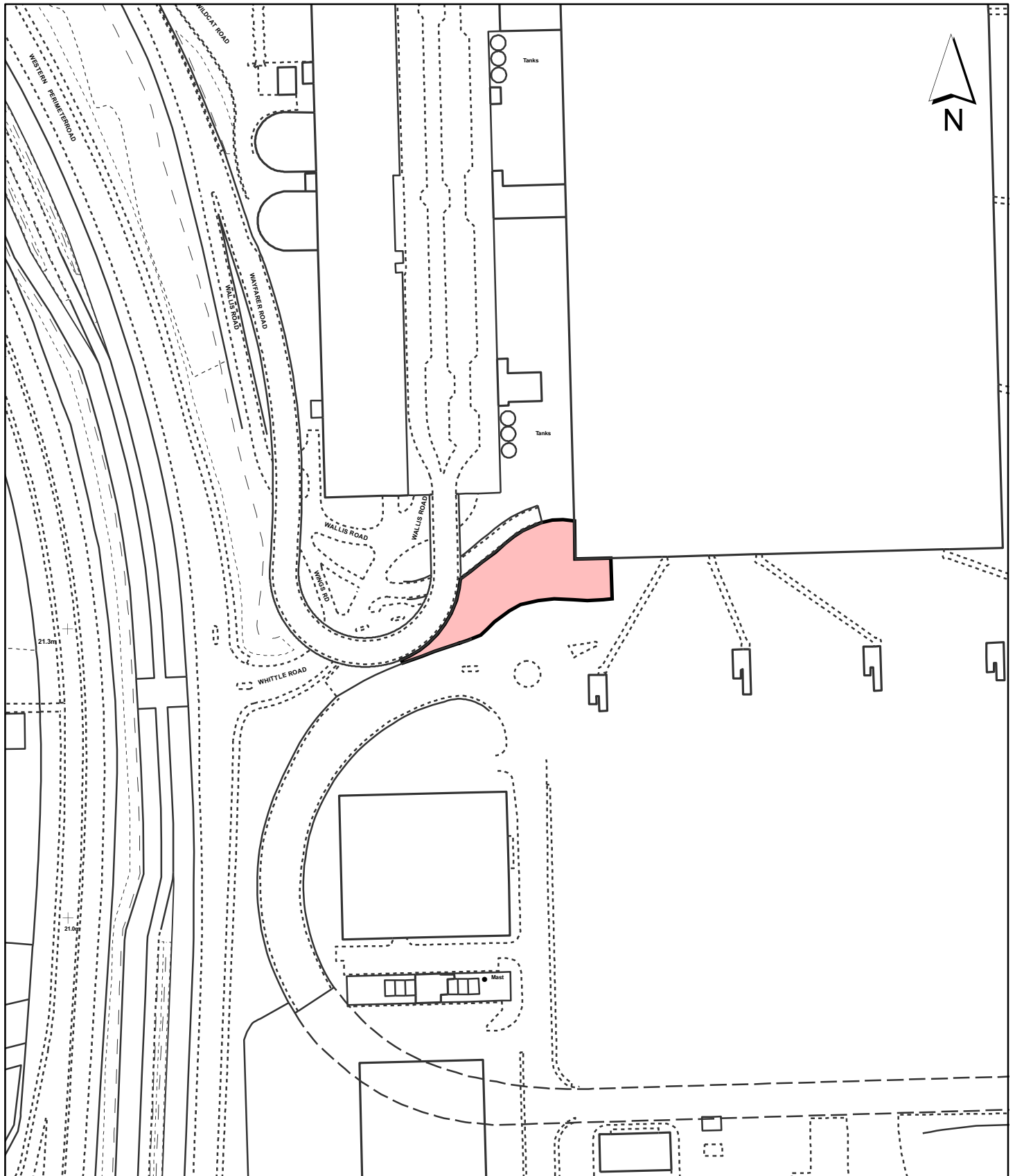
Accordingly, it is considered that the proposal does not give rise to any material planning concerns and it is recommended that no objection is raised subject to the considerations set out in this report.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2004)
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 5: Planning for the Historic Environment
Planning Policy Statement 22: Renewable Energy
Planning Policy Statement 25: Development and Flood Risk
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Tabitha Knowles

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land at Western End of Heathrow Airport
Heathrow Airport**

Planning Application Ref:

47853/APP/2010/2338

Planning Committee

Central and South

Scale

1:2,000

Date

**November
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address PREMIER LODGE SHEPISTON LANE HAYES MIDDLESEX

Development: Installation of 10 ground level condenser units with associated timber fencing.

LBH Ref Nos: 46138/APP/2010/1932

Drawing Nos: C5502/E/1101A - Site Plan
R2 Series High COP
Planning Statement
C5502/M/702 - Proposed North West External Air Conditioning Condenser Compound Plan, Fence Detail and Typical Elevation
Location Plan - 1:1250
C5502/M/701 Rev B
C5502/M/702 Rev A
C5502/M/703 Rev A

Date Plans Received: 18/08/2010 **Date(s) of Amendment(s):** 18/08/2010

Date Application Valid: 18/08/2010

1. SUMMARY

The application relates to the installation of 10 conditioning units divided between three areas and screened by 2m high wooden compounded areas. No landscaping would be disturbed or altered. It is considered this additional plant and associated enclosures would in-keeping with the design of the existing building and entirely what you would expect to see on a site of this nature. Furthermore, it is not considered the development would result in a disproportionate change or a material increase in the built up appearance of the site and as such it is considered to comply with the all the relevant policies contained in the UDP (Saved Policies September 2007) and the advice contained in PPG2: Green Belts. The application is recommended for approval

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).

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
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
BE25	Modernisation and improvement of industrial and business 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
AM14	New development and car parking standards.

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override

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

6

Construction Site Informative:

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

- 0800 and 1300 on Saturday.

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;

(ii) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance ¿ The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);

(iii) No bonfires on the site shall be allowed to take place at any time.

3. CONSIDERATIONS

3.1 Site and Locality

The application site relates to an area of land located between the M4 motorway and Shepiston Lane near its junction with Stockley Road. The site comprises an established hotel with surface level parking area to the front. To the east side there is a petrol filling station and there is open land to the west. The application site lies within the `Green Belt as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks planning permission for the; Installation of 10 condensing units, split between three different locations. Three units would be installed to the south east corner of the building against the existing delivery compound area, four units applied to the west corner of the building, to the inset area provided by the staircase block and three units applied to the north corner of the building, again in the inset area on this projection. All units would be screened by a 2m high timber fencing compounds with access gates at the same height.

3.3 Relevant Planning History

46138/APP/2000/363 Adj To M4 Junction And South Of Shepiston Lane Hayes

DEVELOPMENT OF A HOTEL WITH ASSOCIATED CAR PARKING AND SERVICING FACILITIES, CREATION OF A NEW MEANS OF ACCESS AND LANDSCAPING (OUTLINE APPLICATION)

Decision: 25-02-2002 Approved

Comment on Relevant Planning History

None

4. Planning Policies and Standards

PPG2 - Greenbelts

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
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
BE25	Modernisation and improvement of industrial and business 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
AM14	New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th September 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

An article 8 site notice was displayed to the front of the site and no responses have been received.

BAA Safeguarding: No safeguarding objections

Internal Consultees

Environmental Protection Unit

EPU have no objection concerning the proposal given that it is not considered to have a material environmental impact on any nearby residential properties.

The proposal seeks to install 10 ground level condenser units at ground level with associated 2m high timber fencing. The application site is located close to the M4 motorway with no residential properties in close proximity and any noise impact will be screened by the fence and masked by the noise from the motorway.

There is potential noise impact on the Premier Inn Hotel accommodation suites within the application site however. But the design and access statement dated August 2010 states that the residential units are sufficiently sound proofed to mitigate any residual noise on the hotel

accommodation given the noise generated from the M4 motorway traffic.

Therefore, EPU do not consider recommending a noise condition in this instance.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE15 states alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

National policy guidance in relation to development within Green Belts is set out in PPG2 Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Policy OL4 of the UDP (Saved Policies September 2007) states that the replacement or extension of buildings within the green belt will only be permitted if the development would not result in any disproportionate change in the bulk and character of the original building, would not significantly increase the built-up appearance of the site, and would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated.

The proposal relates to the installation of 3 separate areas of plant against the corners of the existing building. These would be screened from the wider area by the provision of 2m high timber fencing with access gates. In relation to the building to which it would be applied, the plant together with associated enclosures, would be small in nature and would be considered in-keeping with the building to which they would be applied. Furthermore, it is not considered the proposal would result in any disproportionate change in the bulk or character of the existing building or increase the built up appearance of the site. As such the principle of the development would be considered acceptable.

7.02 Density of the proposed development

n/a No housing is proposed

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

The application does not affect any of these designations.

7.04 Airport safeguarding

The application is within a safeguarding area and the British Airways Safeguarding Department has been consulted and has confirmed the application would not conflict with safeguarding criteria.

7.05 Impact on the green belt

Policy OL1 of the UDP (Saved Policies September 2007) defines the types of development that are considered acceptable within the Green Belt. The proposal at this hotel site does not conform to those types, however, the hotel and its associated developments are considered to be an established use on the site.

The application seeks permission to install 10 condensing units in total, split into 3 different compounds on the site. Two of the compounds would be installed into the internal corners formed by the projection of the staircase blocks at the end of each wing,

and the third area would extend the existing service area compound by an additional 1m. As such, the two new compounded areas would not protrude further than the existing building lines (resulting in a squaring off of the footprint of the existing building) and the third resulting in an additional 1m section applied to the rear of the existing service area compound. Furthermore, the materials and design are considered to be in-keeping with the site and to the building to which it would relate. As such, due to the proposed design and siting of this plant and its associated compounds, it is not considered the proposal would result in a disproportionate change or a material increase in the built up appearance of the site. Therefore the proposal is considered to comply with the intensions of policy OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2 Green Belts

7.07 Impact on the character & appearance of the area

It is considered these proposals would not have a detrimental impact on the building to which they relate or to the surrounding area. Whilst views of the proposed enclosures of the condenser units may be gained from the public highway, it is considered this development is minor in nature and in-keeping with the design of the building. The condenser units would be visible from within the delivery compound, but again the design of the units is considered to be appropriate with the building and the site to which they relate, and as such would not appear as obtrusive features. Therefore the application is considered to comply with Policies BE13 and BE15 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 deals with development which has the potential to cause noise annoyance. The Environmental Protection Unit has no objection to the application. However, it is noted there are no properties in the near vicinity that would be affected by the proposal and therefore the proposal is considered to accord with policy 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 proposed would not alter the current parking provision on the site and as such the proposal would accord with policy AM14 of the UDP (Saved Policies September 2007)

7.11 Urban design, access and security

See above

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

The proposed plant and enclosures would be sited against the walls of the existing building and would not impact on any of the existing well landscaped areas of the wider site area.

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

The Council's EPU section has advised that they have no objections to the proposals as they are not considered to have a material environmental impact on any nearby residential properties.

The proposal seeks to install 10 ground level condenser units at ground level with associated 2m high timber fencing. The application site is located close to the M4 motorway with no residential properties in close proximity and any noise impact will be screened by the fence and masked by the noise from the motorway.

There is potential noise impact on the Premier Inn Hotel accommodation suites within the application site however. But the design and access statement states that the residential units are sufficiently sound proofed to mitigate any residual noise on the hotel accommodation given the noise generated from the M4 motorway traffic.

Therefore, EPU do not consider recommending a noise condition in this instance.

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 BE25 states Local Planning Authorities will seek to ensure modernisation and improvement of industrial and business areas through careful design and landscaping of buildings. This site is surrounded by mature, well landscaped areas, and the plant to be installed would be considered in keeping with the design of the building to which it relates. The landscaping is to remain unchanged, therefore the proposal is considered to comply with the intentions Policy BE25 of the UDP (Saved Policies, September 2007).

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is

unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

Not applicable to this application

10. CONCLUSION

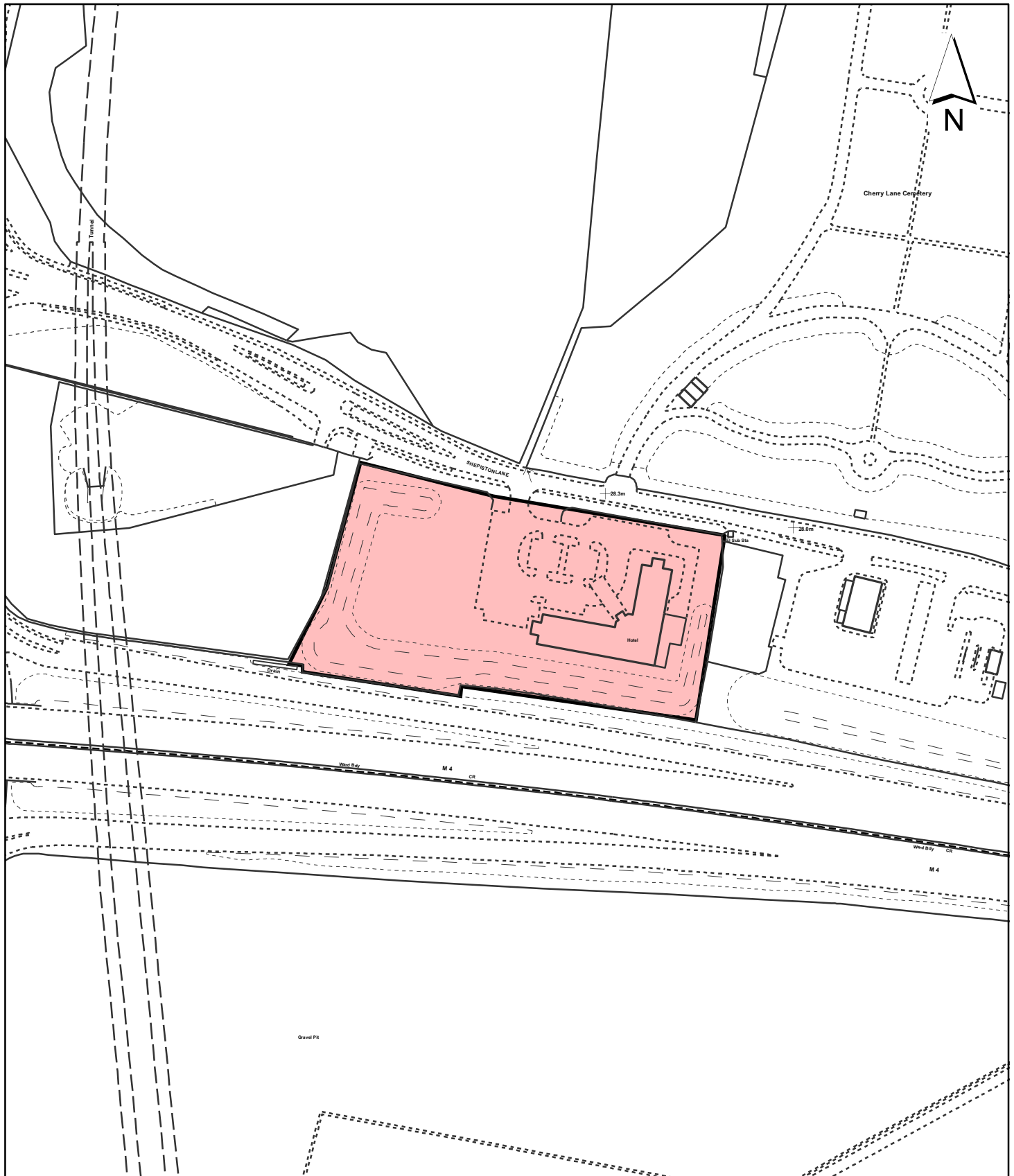
In summary, it is considered the proposed additional plant to be installed to the building would be minor in nature and not result in any adverse impacts to the existing building or the wider area. As such, the proposal is considered to comply with all relevant policies contained in the UDP (Saved Policies September 2007) 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



<p>Notes</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 2010</p>	<p>Site Address</p> <p style="text-align: center;">Premier Lodge Shepiston Lane Hayes</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning, Environment & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">46138/APP/2010/1932</p>	<p>Scale</p> <p style="text-align: center;">1:2,500</p>	 HILLINGDON <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">November 2010</p>	

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Report of the Head of Planning & Enforcement Services

Address REAR OF FOOTPATH ADJACENT TO UXBRIDGE CRICKET GROUND
PARK ROAD UXBRIDGE

Development: Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 67031/APP/2010/2364

Drawing Nos: 1293/016/100
1293/016/200 REV A
1293/016/300 REV A
1293/016/400 REV B
Photos as Existing and Proposed
Design and Access Statement
Site Specific Supplementary Information
General background Information on Radio Network Development for Planning Applications
Health and Mobile Phone Base Stations
Cornerstone: Supporting Technical Information for o2 and Vodafone
1293/016/500 Rev A Technical Information
Drawing List

Date Plans Received: 08/10/2010

Date(s) of Amendment(s):

Date Application Valid: 08/10/2010

1. SUMMARY

This application has been submitted on behalf of the Telefonica Group (O2) and Vodafone and seeks to determine whether prior approval is required for the siting and design of a 12.5m high monopole design mobile phone mast and ancillary equipment cabinets, which would accommodate antennas for both operators.

Vodafone and O2 have formed a strategic partnership to share mobile assets within the UK and across Europe. Therefore the organisations are seeking to work together to build new sites jointly and to consolidate the number of base stations required through sharing, which is in accordance with Government policy.

The proposed installation is required in order to provide improved signal quality and 2G and 3G coverage to the surrounding area. The applicant has searched the desired coverage area and concluded that there are no other more suitable locations available. In support of the application Vodafone have supplied technical details of their search/coverage area plans and justification for their site selection.

Whilst, the proposed installation would be located adjacent to the Green Belt (Uxbridge Cricket Ground) and an Area of Special Local Character (Uxbridge Common) and would be visible within the streetscene, a more appropriate, visually less sensitive site, for the proposed installation within the surrounding area, which would be capable of providing the required coverage has not been found. The design, would accommodate two operators, allowing for the mast sharing in compliance with current planning policy

relating to telecommunications installations. As such, on balance, a telecommunication mast installation in this location is considered to be acceptable.

The proposal is considered to comply with relevant UDP policy and guidance within PPG8: Telecommunications. Accordingly, it is recommended that the details of siting and design are approved.

2. RECOMMENDATION

RECOMMENDATION (A) That prior approval of siting and design is required.

RECOMMENDATION (B) The details of siting and design are APPROVED.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to approve the details of siting and design 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 approve the details of siting and design 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.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area
OL5	Development proposals adjacent to the Green Belt

3

You are advised that paragraph A.2(2)(a) of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) requires the removal of the installation, including all cabling, equipment cabinets and any other associated equipment, as soon as is reasonably practicable, after it is no longer required for electronic communication purposes.

4 I1 Building to Approved Drawing

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

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises the public footway/cyclepath on the east side of Park Road, approximately 70m to the north of the junction with Gating Way, in Uxbridge. A grass verge and row of mature trees and vegetation is located to the rear of the footway. The proposed mast would be located between the footway and adjacent cycle path, and the cabinets would be located on the grass verge. Uxbridge Cricket Ground lies to the east of the site. Beyond Park Road, which is four lanes wide at this point, lies Uxbridge Common to the west. The nearest residential properties to the site are located approximately 90m to the south west at the junction of Park Road and South Common Road.

The site falls within the developed area, as shown on the Hillingdon Unitary Development Plan Proposals Map. However, Uxbridge Common opposite is designated as Metropolitan Open Land and falls within the North Uxbridge Area of Special Local Character. The playing fields to the east fall within the Green Belt. Nearby trees along Gating Way are protected by Tree Preservation Orders (TPO), however the site area is not covered by a TPO.

3.2 Proposed Scheme

The application is for the installation of an 12.5m high (including antennas) monopole mobile phone mast incorporating three antennas to provide coverage for Vodafone and O2.

Three equipment cabinets, with dimensions of 0.38m by 0.17m by 0.85m high, 1.9m by 0.8m by 1.65m high and 1.3m by 0.93m by 1.9m high respectively, would be located near the mast at the rear of the footway. Both the mast and cabinets would be coloured green.

3.3 Relevant Planning History

Comment on Relevant Planning History

An identical application was withdrawn at the applicant's request on 29/09/2010 (ref: 67031/APP/2010/2025). This was due to a question over the validity of the application as the applicant had failed to notify RAF Northolt (which lies with 3km of the application site) of the proposal prior to submission in accordance with A.3(2) of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

It is noted that there is an existing Vodafone installation and existing T-Mobile installation located nearby on the Uxbridge Water Tower (20m and 21m in height), approximately 360m to the north. The Uxbridge Water Tower is a Locally Listed Building.

4. Planning Policies and Standards

The application has been assessed against Policy OL1 of the Unitary Development Plan, which seeks to protect the Green Belt from inappropriate development. The application has also been assessed against policy BE37 of the Unitary Development Plan and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions, which minimise the impact of telecommunications development on the appearance of the

surrounding area. Policy BE4 is also relevant and seeks to preserve and enhance the appearance and character of conservation areas.

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.

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

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.

BE37 Telecommunications developments - siting and design

OE1 Protection of the character and amenities of surrounding properties and the local area

OL5 Development proposals adjacent to the Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 3rd November 2010

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 95 local owner/occupies, including the North Uxbridge Residents Association, Uxbridge Cricket Club, and the Scout Association.

Six letters of objection has been received, which raises the following concerns:

- i) Proximity to Green Belt, Area of Special Local Character, recreation ground, schools, parks and built up areas.
- ii) Unknown health concerns.
- iii) Proximity to school and even closer to school nursery.
- iv) Visual impact.
- v) Sharing of existing masts as an alternative
- vi) Already sufficient coverage
- vii) Near residential properties

In addition, a response has been received from Arqiva, who manage and operate the nearby Uxbridge Water Tower mast site, a locally listed building of Architectural and Historic appearance, which Vodafone currently occupy. Arqiva have referenced PPG 8 and other Telecommunication Best Practice guidance, noting that the sharing of existing telecommunication sites should be considered as part of the planning assessment.

Arqiva suggest the sharing of the site between Vodafone and O2.

OFFICER COMMENT

- i) has been addressed in sections 7.01, 7.03, 7.05, 7.07 and 7.08 of the report
- ii) has been addressed in section 7.22 of the report.
- iii) has been addressed in section 7.08 of the report
- iv) has been addressed in sections 7.07 and 7.11 of the report
- v) has been addressed in sections 7.01 and 7.07 of the report
- vi) has been addressed in section 7.01 of the report
- vii) has been addressed in sections 7.07 and 7.08 of the report

Arqiva:

Consideration of the Water Tower as a shared site has been discussed with the Council's Conservation Officer, who notes that additional telecommunication apparatus on this Locally Listing Building would not likely be supported by the Council and that, in this instance, it is appropriate to discount the Water Tower as a potential site for Vodafone and O2 to share.

Internal Consultees

HIGHWAY ENGINEER

The Council's Highways Officer has reviewed the application and raises no objection.

CONSERVATION OFFICER

The Council's Conservation Officer has reviewed the application and considers the proposal to be acceptable, noting that the proposed mast, along with associated equipment would not be considered detrimental to the setting of the North Uxbridge Area of Special Local Character.

TREES AND LANDSCAPING

The Council's Trees Officer has reviewed the application and notes the following:

'This area is not covered by a TPO, nor within a Conservation Area.

There are several trees in the vicinity of the proposed telecommunications pole: A line of young field maples, hawthorns and mixed shrubs between the pavement and the boundary fence of the cricket ground; and a scattered line of low quality leyland cypress trees beyond the cricket ground. None of the trees are high value, however any that are removed as part of this scheme should be replaced.

Taking onto account my comments made above, this scheme is considered acceptable in terms of the Saved Policy BE38 of the UDP'.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Planning Policy Guidance Note 8: Telecommunications and Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) are supportive of telecommunications development providing the visual impact is minimised. In particular they encourage telecommunications operators to share or make use of existing installations and tall buildings before considering alternative, and often more visually obtrusive options.

However, notwithstanding this, the installation represents development adjacent to the Green Belt and it is therefore necessary for the applicant to demonstrate that special circumstances apply if an exception is to be made to established Green Belt policy.

Given that the mast would not be overlooked from the Green Belt, by way of benefiting

from existing screening provided by the backdrop of trees and landscaping, and combined with policy advice to share telecommunications structures where available, it is not considered that refusal could be justified on visual grounds, despite being proposed adjacent to Green Belt.

The applicant has provided details of alternative sites (9 in total) which have been investigated. It is notable that there are no other more suitable existing telecommunications installations within a wide area of this site, which would be suitable for sharing and are not located within the Green Belt or on a Listed Building (Uxbridge Water Tower). It is likely therefore, that should this site be deemed unsuitable on Green Belt grounds, that an alternative more obtrusive site may be sought which, given the nature of the area, would most likely also be located in or close to a Green Belt location, and/or closer to residential properties.

Notably, the partnership between Vodafone and O2 allows equipment locations to be shared, which was not always possible previously. This sharing of infrastructure reduces the need for an additional mast within the surrounding area, which would otherwise be required to meet Vodafone's coverage requirements. Officers are unable to suggest a more suitable, visually less prominent alternative location for the installation within the surrounding area. It is considered that sharing the site offers the most appropriate option within the area, compliant with UDP policy and, accordingly, no objections are raised to the principle of the proposed development in this location, providing site specific issues can be satisfactorily addressed.

Further analysis of the principle of the proposal in relation to its location within the Green Belt is provided at section 7.05 of this report.

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 proposed site is not located within an archaeology area, Conservation Area or on a Listed Building.

The site is however located adjacent to Uxbridge Common, which is Metropolitan Open Lane and an Area of Special Local Character. The Council's Conservation Officer has reviewed the application and considers that the application would not be detrimental to the setting of the Area of Special Local Character and as such is acceptable.

7.04 Airport safeguarding

There is no requirement for the Council to consult the airport safeguarding authorities regarding this proposal. However, under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, the applicant is required to consult either the Civil Aviation Authority, the Secretary of State for Defence or the aerodrome operator, as appropriate, on applications for any installation comprising a mast within 3km of the perimeter of an aerodrome.

The application site is located approximately 2,200m (as measured on the Council's GIS system), as the crow flies, from the perimeter of RAF Northolt. Evidence that this has been done has been provided by the applicant.

7.05 Impact on the green belt

Policy OL1 seeks to protect the Green Belt from inappropriate forms of development in order to preserve its openness and visual amenity.

Whilst a telecommunications installation would not usually be considered an acceptable form of development adjacent to Green Belt, this needs to be balanced with policies which strongly encourage telecommunications providers to share existing sites, and that the installation would be mostly screened by trees and other vegetation, providing a visual buffer between the installation and the Green Belt.

It is important to note that if allowed this proposal would allow both O2 and Vodafone to share an installation, without the need for an additional second antenna nearby. If this Consultation were not approved, it is likely Vodafone and/or O2 will require an installation elsewhere within the locality.

The applicant has confirmed that the area requiring coverage comprises the residential area and built up areas of North Uxbridge. There are no telecommunications installations suitable for sharing, or large buildings which would provide visually less prominent locations for a telecommunications installation, within the built up area. Whilst it is acknowledged that there is the Uxbridge Water Tower nearby, it is noted that the Tower is a Listed Building and it is not considered that additional installations would be appropriate at this location.

Existing trees and vegetation surrounding the proposed site significantly screen views of the mast and equipment compound from surrounding areas, particularly the Uxbridge Cricket Club. Whilst the top part of the mast can be seen through the trees from some vantage points, it is not considered that the proposed antennas would have any additional impact on the character or appearance of the existing installation or on the openness and visual amenity of the surrounding Green Belt. Notably, the proposal eliminates the potential requirement for an additional Vodafone installation within the surrounding area. As such, it is not considered that refusal could be justified on Green Belt grounds.

7.07 Impact on the character & appearance of the area

The surrounding area is largely characterised by Park Road, a busy main road, an Area of Special Local Character (Uxbridge Common) to the west and a large open area of Green Belt (Uxbridge Cricket Club) to the east.

At 12.5m high the proposed mast would be of a similar height to immediately surrounding streetlights. Given the requirement to accommodate two operators it would also have a bulkier headframe and it would be visible within the street scene appearing as functional and utilitarian in its design.

Nevertheless, the applicant has investigated the use of 9 alternative sites within the surrounding area, including other streetworks locations, and the rooftops of nearby buildings, and the Uxbridge Water Tower. The alternative streetworks sites have been discounted as they are closer to residential properties and/or schools, and are considered to be more prominent. Rooftops of nearby buildings have been discounted due to site owners unwilling to accommodate such equipment, or because the locations do not meet the operator's technical requirements.

Officers have searched the surrounding area and are unable to suggest any more appropriate alternative locations, which would be less prominent than that proposed. Given the residential nature of the nearby surrounding area, it is particularly difficult to

identify any sites which are likely to be visually more appropriate within the applicant's search area. Of note, the Council's Conservation Officer considers additional telecommunication apparatus on the Uxbridge Water Tower is not considered suitable due to its Listed Building status.

A monopole type design is considered to be most appropriate for this location which is relatively urban in character with surrounding open space. Whilst the headframe of the proposed pole is relatively large and bulky in its design, it is acknowledged that this is due to the need to accommodate two operators, and that it would negate the need for an additional streetworks pole within the area which would otherwise be required. The applicant notes that the slimmest design option available to accommodate two Operators within a single structure has been selected. In addition, with the back drop of established trees between the installation and the Cricket Ground it is considered that screening would be provided to both the mast and ground based equipment within this location. It is proposed to paint both the cabinet and mast green to blend in with the surrounding trees and vegetation.

Accordingly, whilst it would be clearly visible within the streetscene, given the lack of more appropriate alternative sites within the surrounding area, on balance it is not considered the proposal would be so visually obtrusive in this location so as to justify refusal.

In terms of the equipment cabinet, this would be similar in appearance to those typically use by utility companies and often found on footways or highway verges. It is not considered that this would be out of keeping with the character or appearance of the area.

Notably, where the Council has refused previous proposals for such equipment, but has been unable to suggest reasonable alternative sites or designs, which would be visually more appropriate, these have been allowed at appeal.

7.08 Impact on neighbours

The surrounding area is largely characterised by Park Road, a busy main road, an Area of Special Local Character (Uxbridge Common) to the west and a large open area of Green Belt (Uxbridge Cricket Club) to the east.

The nearest residential is located approximately 90m to the south west. There are no schools within close proximity to the site, however there is a nearby Scout Hut/Nursery approximately 150m to south east. No consultation responses were received from the Scout Association/Nursery.

It is considered that the proposed installation would not be directly overlooked by residential properties and would benefit from a significant backdrop of trees and vegetation, which would provide screening for the lower part of the mast and cabinets, particularly during summer months. Accordingly, it is not considered that the proposal would have a significant impact on the residential amenity of nearby 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

Telecommunications installations are visited infrequently for maintenance purposes only. As such, it is not considered that the proposed installation would have a significant detrimental impact on the free flow of traffic or highway safety.

The Council's Highways Officer has reviewed the application and raises no objection.

7.11 Urban design, access and security

The proposed installation and equipment is functional and utilitarian in its design. Given the nature of the proposed installation, it is not considered that the proposal would have any significant detrimental impact on its visual appearance. The proposed antennas would be designed and coloured green to be in keeping with the appearance of the backdrop of vegetation. As such, it is not considered that the proposal would have a significant impact on the openness of the surrounding Green Belt or on the visual amenity of the surrounding area.

7.12 Disabled access

Not applicable to this type of application.

7.13 Provision of affordable & special needs housing

Not applicable to this type of application. There is no requirement for this type of development to contribute towards affordable or special needs housing in the borough.

7.14 Trees, landscaping and Ecology

The proposed site is not covered by a Tree Protection Order (TPO), nor is it within a Conservation Area.

There are several trees in the vicinity of the proposed telecommunications pole that provide a suitable screen buffer between the proposal installation and the Cricket Club, including a line of young field maples, hawthorns and mixed shrubs, as a scattered line of low quality leyland cypress trees beyond the cricket ground.

The proposed development would have no impact on nearby trees of landscaping. No additional landscaping has been proposed with this development.

The Council's Trees and Landscaping Officer has reviewed the application and considers the scheme to be appropriate in terms of the Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

Not applicable to this type of application.

7.16 Renewable energy / Sustainability

Not applicable to this type of application.

7.17 Flooding or Drainage Issues

Not applicable to this type of application.

7.18 Noise or Air Quality Issues

Not applicable to this type of application.

7.19 Comments on Public Consultations

This is addressed in 6.1 of the report.

7.20 Planning obligations

Not applicable. There is no requirement for the applicant to pay any S106 contributions for this type of development.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of 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

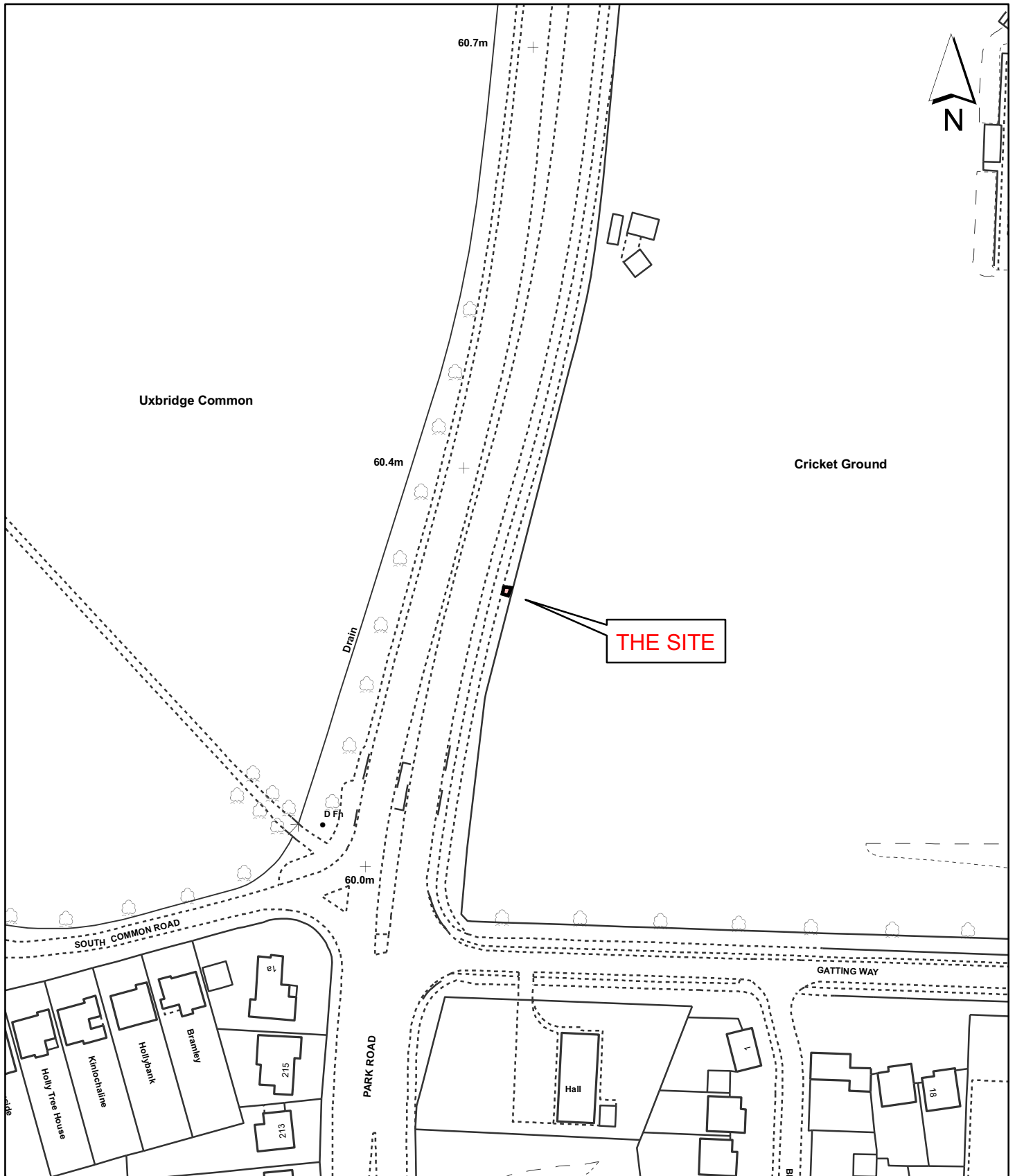
It is not considered that the proposed installation would result in a significant detrimental visual impact on the character or appearance of the surrounding area, including the Uxbridge Common Area of Special Local Character, or on the openness or visual amenity of the Green Belt in this location. The proposal complies with current planning policy which encourages telecommunications operators to share existing facilities. The proposal is considered to comply with relevant UDP policies and planning guidance. Accordingly, approval is recommended.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007)
London Plan (Consolidated with Alterations since 2004)
Planning Policy Guidance 2: Green Belts
Planning Policy Guidance 8: Telecommunications
Code of Best Practice on Mobile Phone Network Development

Contact Officer: Tabitha Knowles

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Rear of footpath adjacent to
Uxbridge Cricket Ground
Park Road, Uxbridge**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

67031/APP/2010/2364

Scale

1:1,250

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address UXBRIDGE COLLEGE PARK ROAD UXBRIDGE

Development: Installation of a temporary marquee to existing building (Part retrospective application.)

LBH Ref Nos: 1127/APP/2010/1922

Drawing Nos: P910
P905 Rev A
P900 Rev A
Design & Access Statement

Date Plans Received: 16/08/2010 **Date(s) of Amendment(s):**

Date Application Valid: 16/08/2010

1. SUMMARY

Planning permission is sought for the retention of a temporary (3 years) marquee for use as additional classroom accommodation while building works are carried out.

The marquee does not relate particularly with the appearance of the existing buildings on the campus. However given that it is a temporary building required providing facilities while construction to implement an approved scheme takes place, it is considered to be acceptable for a limited period. Given the applicant's construction timetable and the substantive nature of work already undertaken on site (the sports hall superstructure is now completed) it is clear that this will only be a temporary option.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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/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 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).

2 NONSC Non Standard Condition

The building hereby approved shall employ devices that automatically turn the lighting off when it is not in use.

REASON

In the interests of energy conservation in accordance with policy 4A.3 of the London Plan.

3 NONSC Non Standard Condition

The marquee hereby approved, shall be removed and the land restored to a condition agreed in writing by the Local Planning Authority within 3 years of the date of this permission.

REASON

The building and car park, by reason of their design, appearance and the provision of additional parking spaces, are not considered suitable for permanent retention with reference to Policies BE13, BE38, OL1 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3C.23 of the London Plan and Planning Policy Guidance 13: Transport.

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.

BE13	New development must harmonise with the existing street scene.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 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.

6 146 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 (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

3. CONSIDERATIONS

3.1 Site and Locality

The Park Road Campus is one of two campuses run by Uxbridge College in the London Borough of Hillingdon. Employing approximately 400 full-time staff, it provides a range of courses primarily serving the young adult market.

The Campus is located in the southwest corner of a triangular piece of land, bounded by Park Road to the west, the A40 corridor in the north, and the Metropolitan Railway Line to the southeast, which historically formed part of Hillingdon House Farm. The campus is immediately bounded by a residential complex known as Darrell Charles Court to the southeast, residential accommodation to the north and northwest comprising Fulmer House, Hyde House, nos. 114-120 Park Road (evens) and private housing in Brearley Close, adjacent to the student's car park. In addition the Brookfield Adult Education Centre lies to the northwest.

The new Hillingdon Sports and Leisure Complex, part of which is Grade II listed is located to the northeast. Residential development has recently been approved on the open land to the east of the campus, while the Metropolitan railway lines run along the southern boundary of the College.

Located between the southeast extent of the campus and Darrell Charles Court is the Uxbridge College Pond, which is classified as a Nature Reserve and a Nature Conservation Site of Borough Grade 1 Importance in the Hillingdon Unitary Development Plan. The pond is of ecological significance as it is identified as containing a good population of Great Crested Newts (*T. cristatus*), a species whose habitat is protected under both UK and European legislation.

To the north of Darrell Charles Court lies a single storey building in the form of a marquee, the subject of this application. It is attached to the southern flank wall of Block G.

Located to the east and southeast of the site is the western extent of the Uxbridge Common Meadows Nature Conservation Site of Borough Grade 2 significance. Most of the interest lies in the old meadows to the east of the Uxbridge Common Sports Ground but also in the vicinity of the southern extent of the Uxbridge College campus, which includes the well vegetated bank of the Metropolitan railway line, including mature Willow and Oak trees.

The main college car park is accessed from the eastern end of Gatting Way, which connects with Park Road, a dual carriageway linking Uxbridge Town Centre with the A40 to the north. There are three detached houses fronting the south side of Gatting Way. Gatting Way also serves 18 dwellings in Brearley Close which is a cul-de-sac located to the west of the car park, the Uxbridge Cricket Ground and the Hillingdon House Farm athletics track, subject of a recently approved scheme for refurbishment.

The existing buildings vary in height from one to four storey and vary in design according to their age. The main entrance to the college buildings is via the recently completed 4 storey Academy building. There are currently 450 parking spaces available within the college grounds.

3.2 Proposed Scheme

The previously refused scheme proposed the retention of a marquee measuring 15m wide, 21m deep and finished with a gable end pitched roof 3.4m high at eaves level and 5.6m high at ridge level. It comprised a steel frame in-filled with insulated profiled metal panels and roofed with a twin skin PVC coated fabric all coloured white, with the steel frame coloured grey.

The marquee is connected to and accessed through Block G via a link measuring 2.6m by 2.6m. The structure provides temporary accommodation to facilitate the implementation of a planning permission granted in May 2009 (ref: 1127/APP/2009/443) for the part refurbishment and part demolition of existing College buildings to provide a total of 25,062m² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.

That application also proposed 15 car parking spaces located to the west of the building on the opposite side of the access road.

Both the marquee and car parking spaces were proposed to be retained for a temporary basis of 3 years.

This current application attempts to overcome the reason for refusal of the previous scheme by omitting the car parking area. The remainder of the scheme is as per the previously refused scheme.

3.3 Relevant Planning History

1127/APP/2005/1603 Uxbridge College Park Road Uxbridge

Redevelopment of site to provide sports facilities, teaching, student care and staff accommodation, car, motorcycle and bicycle parking, covered walking mall, enclosed courtyard, gas meter housing and entrance gatehouse (involving demolition of existing administration

block, sports hall, teaching and staff accommodation (block f), offices (block k), storage timber sheds and greenhouse): erection of three residential blocks to provide 28 houses with associated car parking 'Master Plan proposals Option 1' (Outline Application)

Decision:

1127/APP/2005/1604 Uxbridge College Park Road Uxbridge

Redevelopment of site to provide sport facilities, teaching, student care and staff accommodation, car, motorcycle and bicycle parking, covered walking mall, enclosed courtyard, gas meter housing and entrance gatehouse (involving demolition of existing administration block, sports hall, teaching and staff accommodation (block f), offices (block k), storage timber sheds and greenhouse): erection of new build nurses training, student care and staff accommodation, with visitors and staff car parking (Buckinghamshire Chilterns University College U.K.) 'Master Plan proposals Option 2' (Outline Application)

Decision: 21-07-2008 Approved

1127/APP/2005/795 Uxbridge College Park Road Uxbridge

ERECTION OF THREE STOREY NEW MALL EXTENSIONS TO LINK A-BLOCK, B-BLOCK AND THE ACADEMY BUILDING AND EXTERNAL RE-CLADDING/DECORATION OF A-BLOCK

Decision: 05-05-2005 Approved

1127/APP/2006/2980 Uxbridge College Park Road Uxbridge

DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 1 OF PLANNING PERMISSION REF: 1127/APP/2003/464 DATED 22/08/2006 'NEW EXTERNAL CLADDING, ROOFING AND RENDERING TO BLOCK A AND INTERNAL REFURBISHMENT OF THE SECOND FLOOR TO PROVIDE NEW STAFF OFFICES'

Decision: 17-09-2007 Approved

1127/APP/2009/443 Uxbridge College Park Road Uxbridge

Part refurbishment and part demolition of existing College buildings to provide a total of 25,062m² Gross Internal Area (GIA) Class D1 (education) accommodation (of which 10,327m² (GIA) comprises new build floorspace), associated sports facilities, ancillary accommodation, access, car parking, servicing and associated landscaping.

Decision: 14-05-2010 Approved

1127/APP/2010/1074 Uxbridge College Park Road Uxbridge

Erection of a temporary marquee linked to existing building and installation of temporary parking area (Part retrospective application.)

Decision: 13-08-2010 Refused

Comment on Relevant Planning History

A previous application for the erection of a temporary marquee linked to the existing building and installation of a temporary parking area was refused planning permission on 13 August 2010 for the following reason (Ref. 1127/APP/2010/1074):

"The proposed temporary car parking area, by virtue of its siting, design and associated reduction in landscaping, would represent a highly visible and incongruous form of development which would be detrimental to the existing landscaped setting and character of the site, street scene and area. The proposal is therefore contrary to Policies BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)."

No objection was raised to the temporary marquee.

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
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:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

61 adjoining owner/occupiers have been consulted. No comments have been received.

Friends of Hillingdon House Farm: No comments received

Brearily Close Residents' Association: No comments received

North Uxbridge Residents' Association: No comments received

Uxbridge Common Residents' Association: No comments received

NATS : No safeguarding objections

MOD Defense Estates: No safeguarding objections.

Internal Consultees

There are no internal comments relevant to this scheme.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is an established educational institution which has an extensive planning history of permissions for extensions and redevelopment (the most recent of which are referenced within the relevant section of this report). As such, the principle of providing a further building for educational purposes is acceptable subject to compliance with 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 marquee by reason of its overall size, siting, design, appearance and materials does not relate particularly well with the predominantly brick built buildings on the campus. However, the marquee is required to provide temporary facilities while construction to implement a previously approved scheme takes place. Furthermore, the contemporary design of the building is of a superior quality in terms of design and appearance than a more typical temporary building.

Therefore, on balance, the need for the facility is considered to outweigh any concerns regarding impact on the character and appearance of the campus and the street scene generally, particularly given the temporary nature of the proposed structure.

Subject to a planning condition requiring the removal of the building on or before 3 years from the date of the permission, the development would comply with policy BE13 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

Darrell Charles Court lies some 60m to the south, 173-199 odd Park Road lies some 120m to the west and 114 Park Road lies some 160m to the north west, of the marquee. These distances are sufficient to ensure that the development does not result in a significant increase in noise and disturbance over and above that from the existing campus.

No windows are proposed in the building and therefore no overlooking will result.

Therefore, the proposal complies with policies BE24 and OE1 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

With regard to car parking provision, the Council's Revised UDP Maximum Parking Standards for a higher and further education establishment are 1 space per 2 staff, all student parking to be contained within the total permitted 1 cycle space per two students (minimum) and 10% of all spaces to be allocated for wheelchair users or people with disabilities.

The College currently employs approximately 268 total equivalent full time staff and provides a total of 422 car parking spaces, principally on the northern side of the Campus, 16 of which are for disabled users. In accordance with the Council's standards, the existing 268 full-time staff generates a requirement for a maximum of 134 car parking spaces, resulting in a surplus of 288 car parking spaces. The applicants have estimated that staff numbers will fall from the current 268 full time equivalent staff members to 254. However, this would still maintain a surplus.

The previously refused scheme proposed 15 additional car parking spaces as replacement spaces lost due to the construction works. This has been omitted from this current scheme as even with the loss of these spaces, there will still be a surplus of spaces on the campus.

As such, the proposal would overcome the reason for refusal of the previous scheme and would comply with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

This is not applicable to this application.

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

The proposal does not affect Uxbridge College Pond, which is classified as a Nature Reserve and a Nature Conservation Site of Borough Grade 1 Importance in the Hillingdon Unitary Development Plan. Furthermore, no trees will be affected by the development.

The proposal complies with policies BE38 and EC1 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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 not applicable to this application.

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

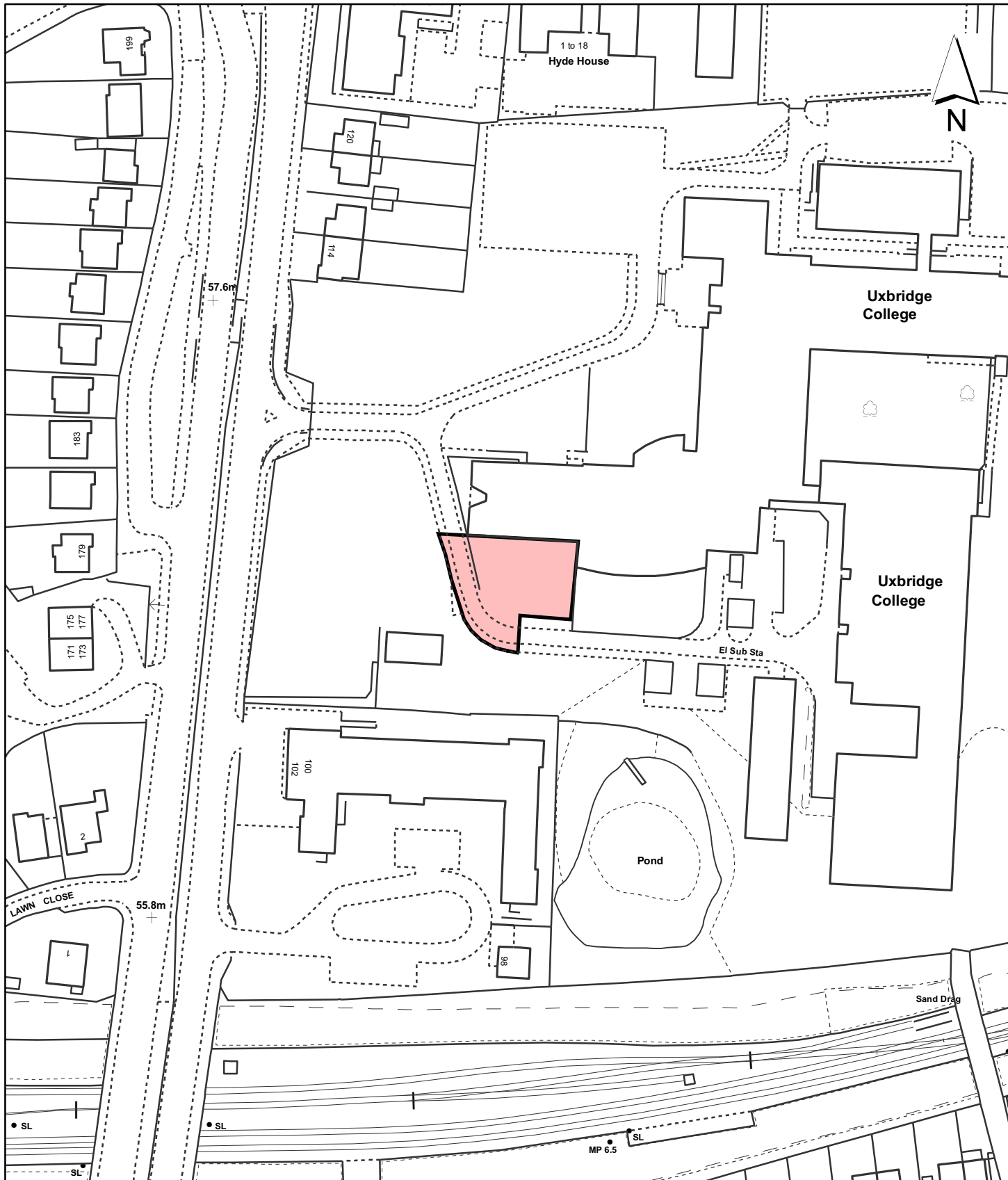
The proposal complies with the aforementioned policies and is therefore recommended for approval for a limited period of 3 years.


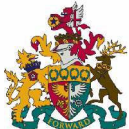
11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
The London Plan
Planning Policy Guidance 13: Transport

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



<p>Notes</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 2010</p>	<p>Site Address</p> <p align="center">Uxbridge College Park Road Uxbridge</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning, Environment & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">1127/APP/2010/1922</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">Central and South</p>	<p>Date</p> <p align="center">November 2010</p>	

Report of the Head of Planning & Enforcement Services

Address LAND AT GRASS VERGE OPPOSITE REAR OF COMET WAREHOUSE
CYGNET WAY HAYES

Development: Installation of a 15m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 67034/APP/2010/2309

Drawing Nos: 1293/020/100 REV A
1293/020/200 REV A
1293/020/300 REV A
1293/020/400 REV A
Photos as Existing and Proposed
Design and Access Statement
General background Information on Radio Network Development for Planning Applications
Health and Mobile Phone Base Stations
Site Specific Supplementary Information
Cornerstone: Supporting Technical Information for o2 and Vodafone
Technical Information 1293/020/500

Date Plans Received: 05/10/2010 **Date(s) of Amendment(s):**
Date Application Valid: 05/10/2010

1. SUMMARY

This application has been submitted on behalf of the Telefonica Group (O2) and Vodafone and seeks to determine whether prior approval is required for the siting and design of a 15m high monopole design mobile phone mast and ancillary equipment cabinets, which would accommodate antennas for both operators.

Vodafone and O2 have formed a strategic partnership to share mobile assets within the UK and across Europe. Therefore the organisations are seeking to work together to build new sites jointly and to consolidate the number of base stations required through sharing, which is in accordance with Government policy.

The proposed installation is required in order to provide improved signal quality and 2G and 3G coverage to the surrounding area. The applicant has searched the desired coverage area and concluded that there are no other more suitable locations available. In support of the application Vodafone have supplied technical details of their search/coverage area plans and justification for their site selection.

Whilst, the proposed installation would be clearly visible within the streetscene, it is not considered that more appropriate, visually less sensitive sites, for the proposed installation exist within the surrounding area, which would be capable of providing the required coverage. The design features a bulkier headframe due to the need to accommodate antenna for two operators. The proposal is considered to comply with relevant UDP policy and guidance within PPG8: Telecommunications. Accordingly, it is recommended that the details of siting and design are approved.

2. **RECOMMENDATION**

RECOMMENDATION (A) That prior approval of siting and design is required.

RECOMMENDATION (B) The details of siting and design are APPROVED.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to approve the details of siting and design 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 approve the details of siting and design 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.
BE37	Telecommunications developments - siting and design
OE1	Protection of the character and amenities of surrounding properties and the local area

3

You are advised that paragraph A.2(2)(a) of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) requires the removal of the installation, including all cabling, equipment cabinets and any other associated equipment, as soon as is reasonably practicable, after it is no longer required for electronic communication purposes.

4 I1 **Building to Approved Drawing**

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

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The site comprises the grass verge opposite the rear of Comet Warehouse, Cygnet Way, Yeading. The grass verge forms part of the Transport for London (TfL) Highway (A312 road).

The site is in a mixed use area, although the immediate locality is primarily characterised by the commercial scale of Comet Warehouse and a heavy goods vehicle testing facility.

Further along Cygnet Way are residential properties, the nearest being 1-11 Pintail Way, located approximately 80 to the south. To the west of the site is a large tree covered mound, beyond which is the A312 road, approximately 40m away. The nearest school to the site is the Willows School located approximately 270m to the north.

There are two existing masts located near to the site, one 30m to the north and one 30m to the south, both located along Cygnet Way.

The site falls within the Developed Area as designated in the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

It is proposed to install a 15m high (including antennas) monopole mobile phone mast incorporating three radio antennas enclosed within a shroud, an equipment cabinet at ground level and ancillary electrical mains pillar.

The equipment cabinet would measure 2m by 0.6m by 1m high and the ancillary electrical mains pillar would measure approximately 0.9m high. Both cabinets would be located adjacent to the mast. The mast would be coloured grey and the cabinets would be coloured green.

3.3 Relevant Planning History

Comment on Relevant Planning History

An identical application was withdrawn at the applicant's request on 29/09/2010 (ref: 67034/APP/2010/1892). This was due to a question over the validity of the application as the applicant had failed to notify RAF Northolt (which lies within 3km of the application site) of the proposal prior to submission in accordance with A.3(2) of Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

There are two existing masts located near to the site, one 30m to the north and one 30m to the south. Planning permission for the mast to the north was granted in October 2006 (ref: 62224/APP/2006/2511) for the erection of a 18m high monopole mobile phone mast and ancillary equipment cabinets on the grass verge on the same side of Cygnet Way. Planning permission for the mast to the south was also granted in October 2006 (ref: 62232/APP/2006/2527) for the erection of a 11.8m high monopole mobile phone mast and ancillary equipment cabinets on the grass verge on the opposite side of the Cygnet Way to your application site. The Site Finder website shows that both planning permissions have been implemented and that Orange operate the 11.8m mast and 3 Mobile operates the other. Of note, the Site Finder website shows the second mast to be only 16.3m in height, rather than the permitted 18m.

4. Planning Policies and Standards

The application has been assessed principally against Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area.

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.
- PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE37 Telecommunications developments - siting and design
- OE1 Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **3rd November 2010**
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 103 local owner/occupies, Willows School, Willow Tree Lane Residents Association, Willows Residents Association, Yeading Residents Association. No responses have been received from these consultees.

BAA SAFEGUARDING

BAA Safeguarding have examined the proposal from an aerodrome safeguarding perspective and note that the proposed mast would not conflict with safeguarding criteria. No objections are raised.

The proposed site is considered to be an 'amber' rating under the Traffic Light Rating Model of the code of Best Practice on Mobile Phone Network Development. As such, the consultation undertaken is considered appropriate.

Internal Consultees

HIGHWAY ENGINEER

No objection subject to TfL approval, as the proposed mast would be located on TfL Highway (A312 road). TfL have assessed the proposal and raise no objection. This is discussed in section 7.10 of the report.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed installation does not exceed the limits set out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It would not be located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly, the proposal constitutes permitted development.

In accordance with Part 24 of the Town and Country planning (General Permitted Development) Order 1995 (as amended) Vodafone is required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

7.02 Density of the proposed development

Not applicable to this type of development.

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

Not applicable to this type of development. The proposed site is not located within an archaeology area, Conservation Area, Listed Building or Areas of Special Character.

7.04 Airport safeguarding

There is no requirement for the Council to consult the airport safeguarding authorities regarding this proposal.

However, under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995, the applicant is required to consult either the Civil Aviation Authority, the Secretary of State for Defence or the aerodrome operator, as appropriate, on applications for any installation comprising a mast within 3km of the perimeter of an aerodrome.

The application site is located within approximately 2,000m (as measured on the Council's GIS system), from the perimeter of RAF Northolt. Evidence that this has been done has been provided by the applicant.

In addition, BAA Safeguarding have reviewed the application and have confirmed that the proposal does not conflict with airport/aircraft safeguarding criteria.

7.05 Impact on the green belt

Not applicable. The application site is not located near any Green Belt land.

7.07 Impact on the character & appearance of the area

At 15m high the proposed mast would be taller than the immediately surrounding buildings and nearby streetlights, and of a comparable height to the masts installations along Cygnet Way. Given the requirement to accommodate two operators it would also have a bulkier headframe than the existing nearby installation, and it would be clearly visible within the street scene.

Nevertheless, the applicant has investigated the use of 10 alternative sites within the surrounding area, including other streetworks locations, and the rooftops of nearby buildings. The alternative streetworks sites have been discounted as they are closer to residential properties and/or schools, and are considered to be more prominent. Rooftops of nearby buildings have been discounted due to site owners unwilling to accommodate such equipment, or because the locations do not meet the operator's technical requirements.

Officers have searched the surrounding area and are unable to suggest any more appropriate alternative locations, which would be less prominent than that proposed. Given the residential nature of the nearby surrounding area, it is particularly difficult to

identify any sites which are likely to be visually more appropriate within the area.

A monopole type design is considered to be most appropriate for this location which is relatively urban in character. Whilst the headframe of the proposed pole is relatively large and bulky in its design, it is acknowledged that this is due to the need to accommodate two operators, and that it would negate the need for an additional streetworks pole within the area which would otherwise be required. In addition, with the back drop of established trees in between Parkway and Cygnet Way it is considered that screening would be provided to both the mast and ground based equipment when viewed from the west. Accordingly, whilst it would be clearly visible within the streetscene, given the lack of more appropriate alternative sites within the surrounding area, on balance it is not considered the proposal would be so visually obtrusive in this location so as to justify refusal.

In terms of the equipment cabinet, this would be similar in appearance to those typically use by utility companies and often found on footways or highway verges. It is not considered that this would be out of keeping with the character or appearance of the area.

Notably, where the Council has refused previous proposals for such equipment, but has been unable to suggest reasonable alternative sites or designs, which would be visually more appropriate, these schemes have been allowed at appeal.

7.08 Impact on neighbours

The application site falls within a mixed use area comprising commercial/retail, Highway and suburban residential.

The nearest residential properties are located approximately 80m to the south. The nearest building is the Comet Warehouse, located approximately 40m to the east. The nearest school building is located approximately 250m away from the proposed site. The nearest school building is located approximately 350m away.

Although it is likely the mast would be visible from the front windows of surrounding residential properties, it would not be directly overlooked. It would also be seen in context with the commercial development in this location, the existing masts, cabinets and streetlights. Accordingly, it is not considered that it would have a significant impact on the residential amenity of nearby residential properties. Notably, to date, no objections have been received from residents.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Telecommunications installations are visited infrequently for maintenance purposes only. As such, it is not considered that the proposed installation would have a significant detrimental impact on the free flow of traffic or highway safety.

The Council's Highways Officer has reviewed the application and raises no objection subject to comments received from TfL as the proposed site is within the TfL Highway. The applicant served notice of intent on TfL, informing TfL of the proposed mast. TfL have assessed the proposal and raise no objection.

7.11 Urban design, access and security

This issue has been largely addressed in part 7.07 of the report. Whilst the proposed installation would appear as functional and utilitarian in its design, and would have a somewhat cumbersome and bulky headframe, it is acknowledged that this is due to the need to accommodate two operators, and the monopole design is considered most appropriate in this location. This is considered preferable to having a taller mast, where the antennas would be stacked on top of each other in order to achieve a more slimline appearance, or two masts, one for each operator. Accordingly, on balance, it is not considered that refusal could be justified on design grounds.

7.12 Disabled access

N/A to this type of application.

7.13 Provision of affordable & special needs housing

N/A. There is no requirement for this type of development to contribute towards affordable or special needs housing in the borough.

7.14 Trees, landscaping and Ecology

N/A. The proposed development would have no impact on nearby trees or landscaping. No additional landscaping has been proposed with this development.

7.15 Sustainable waste management

N/A to this type of application.

7.16 Renewable energy / Sustainability

N/A to this type of application.

7.17 Flooding or Drainage Issues

N/A to this type of application.

7.18 Noise or Air Quality Issues

N/A to this type of application.

7.19 Comments on Public Consultations

Refer to section 6.1 of the report.

7.20 Planning obligations

N/A. There is no requirement for the applicant to pay any S106 contributions for this type of development.

7.21 Expediency of enforcement action

N/A.

7.22 Other Issues

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's

determination of 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

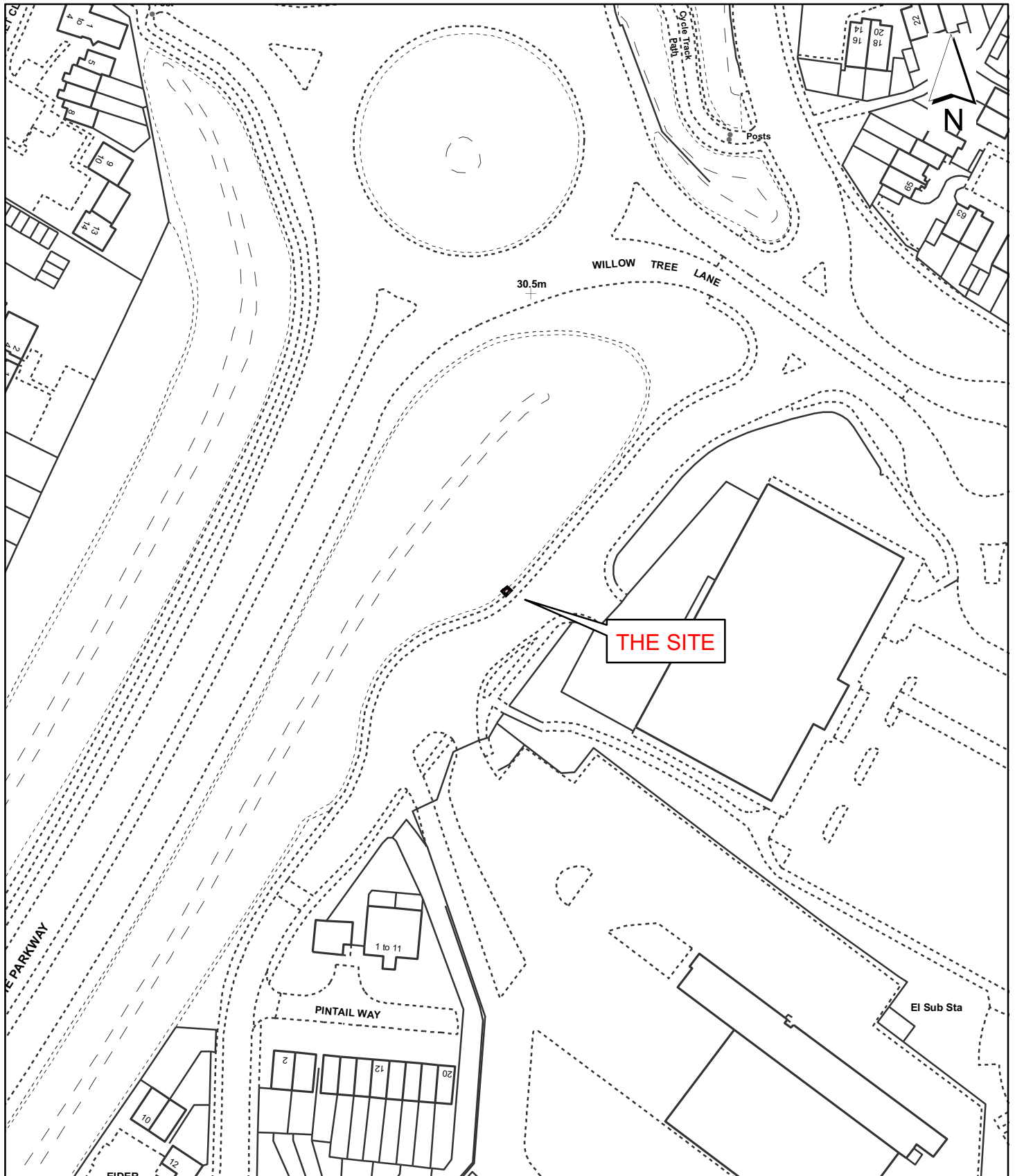
Whilst, the proposed installation would be clearly visible within the streetscene, officers are unable to suggest any more appropriate, visually less sensitive designs or sites, for the proposed installation within the surrounding area, which would be capable of providing the required coverage. The design, whilst not ideal due to the need for a bulkier headframe than is often required due to the need to accommodate two operators is, on balance, considered to be acceptable in this location. The proposal is considered to comply with relevant UDP policy and guidance within PPG8: Telecommunications. Accordingly, it is recommended that the details of siting and design are approved.

11. Reference Documents


Hillingdon Unitary Development plan Saved Policies September 2007
PPG8: Telecommunications

Contact Officer: Tabitha Knowles

Telephone No: 01895 250230



Notes

 Site boundary
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Site Address	
Land at grass verge opposite rear of Comet Warehouse Cygnet Way, Hayes	
Planning Application Ref:	Scale
67034/APP/2010/2309	1:1,250
Planning Committee	Date
Central and South	November 2010

LONDON BOROUGH OF HILLINGDON
Planning, Environment & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address B & Q WAREHOUSE GLENCOE ROAD HAYES

Development: Creation of a temporary/seasonal display area for horticultural products to front (Retrospective application.)

LBH Ref Nos: 56099/APP/2010/1411

Drawing Nos: Un-numbered scale 1:1250 Location Plan
Design and Access Statement
3813/02
3813/01 Rev A

Date Plans Received: 16/06/2010 **Date(s) of Amendment(s):**

Date Application Valid: 21/06/2010

1. SUMMARY

Planning permission is sought for the retention of an outdoor storage area to stock horticultural goods during the spring and summer months. The location of the storage area is acceptable and does not harm the appearance of the original building, the street scene and surrounding area. There is no impact on highway and pedestrian safety and sufficient car parking spaces are retained.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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).

2 NONSC **Non Standard Condition**

The storage area hereby approved shall only be used for the stocking of horticultural goods and shall not be used for the placing/stocking of such goods outside the months of March, April, May, June, July and August in each calendar year.

REASON

In accordance with the contents of the application; to maintain the visual amenities of the surrounding area; and to ensure the area does not increase general retail floorspace at the site in accordance with policy BE13 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and PPS4: Planning for Sustainable Economic Growth.

3 NONSC **Non Standard Condition**

At no time shall stock stored in the storage area hereby approved be stacked or otherwise arranged such that it would be more than 2.0m in height above ground level.

REASON

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

4 NONSC Non Standard Condition

The external storage area hereby permitted shown on drawing number 3813/02 shall not be used for loading/unloading, restocking or movement of products other than between the hours of 07.00 - 21.00 Monday to Friday, 08.00 - 21.00 on Saturdays and 10.00 to 16.00 Sundays & Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

5 NONSC Non Standard Condition

No part of the storage area, including any part of the fencing or display goods, shall be located outside of the red site boundary on drawing 3813/02 and shall not encroach on vehicle access ways.

REASON

In the interests of highway and pedestrian safety and in order to ensure that the proposal is not detrimental to the visual appearance of the area in accordance with Policies BE13 and AM7 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.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
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)

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to the garden centre of the B&Q warehouse store located on the south west side of Glencoe Road. The garden centre is located on the northern side of the B&Q store to the east of the service area. To the north west is Clayton Terrace, a terrace of residential properties. The surrounding area comprises a mix of commercial retail warehouses and residential properties, 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

Planning permission is sought for the retention of a seasonal display area measuring 230sq.m for horticultural products immediately in front of the garden centre, adjacent to the main retail building, resulting in the loss of 14 car parking spaces. The area is enclosed by heras fencing, some 1.8m high.

The applicant has advised that this area is required to provide additional space during the spring and summer months to meet the seasonal increase in demand for horticultural products.

3.3 Relevant Planning History

56099/ADV/2001/41 B & Q Warehouse Glencoe Road Hayes
 INSTALLATION OF FIVE NON-ILLUMINATED EXTERNAL BANNER SIGNS

Decision: 30-10-2001 Approved

56099/APP/2001/554 B & Q Warehouse Glencoe Road Hayes
 USE OF PART OF THE REAR YARD FOR PERMANENT STORAGE OF GOODS AND MATERIALS (RETROSPECTIVE APPLICATION)

Decision: 11-09-2001 Refused

56099/APP/2001/955 B & Q Warehouse Glencoe Road Hayes
 VARIATION OF CONDITION 15 (TO ALLOW EXTENSION OF HOURS OF OPENING ON MONDAYS TO SATURDAYS FROM 0800 HOURS TO 0700 HOURS) OF OUTLINE PLANNING PERMISSION REF.198CJ/93/2013 DATED 10/07/97; REDEVELOPMENT FOR RESIDENTIAL AND RETAIL USES

Decision: 26-09-2001 Refused **Appeal:** 15-02-2002 Allowed

56099/APP/2002/430 B & Q Warehouse Glencoe Road Hayes
 VARIATION OF CONDITION 15 (TO ALLOW STORE TO TRADE TO 22.00 HOURS MONDAY

TO SATURDAY INCLUSIVE) OF OUTLINE PLANNING PERMISSION REF.198CJ/93/2013
DATED 10/07/97; REDEVELOPMENT FOR RESIDENTIAL AND RETAIL USES

Decision: 11-07-2002 Approved

56099/APP/2010/1409 B & Q Warehouse Glencoe Road Hayes

Creation of a external storage area adjacent to Trade entrance (Retrospective application.)

Decision:

Comment on Relevant Planning History

Planning permission was granted for the B&Q store (as part of a comprehensive retail and residential development) in July 1997 (ref 198CJ/93/2013). Condition 25 of that permission prevents the storage of goods associated with the retail use outside the retail building. The reason for the condition was in the interest of residential and visual amenity.

Planning permission (ref: 56099/APP/2009/1743) for use of part of the rear yard for storage was approved in October 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:

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. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| 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) |

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

22 adjoining owner/occupiers have been consulted. No comments have been received.

Councillor Allam: Requests that this application is determined by the planning committee.

Internal Consultees

Highway Engineer:

The red line encroaches over the car park access road. As long as the horticulture displays do not reduce the width of the carriageway no objections would be raised on highway grounds.

Environmental protection Unit: No objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the use of the site for a B&Q warehouse was established under planning permission 198CJ/93/2013 in 1997, the proposal would not significantly increase the area available for the display or retailing of goods on site.

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 storage area and associated fencing are located at the northern end of the warehouse site and do not have an adverse impact on the appearance of the building. The stock is stored at a low level and therefore, it is not conspicuous when seen in the context of the building/fencing behind. It is therefore considered that the proposal does not harm the appearance of the street scene when viewed from Glencoe Road.

Subject to a condition limiting the stacking height of the goods, the proposal complies with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The outside storage area is some 70m south of the residential properties in Clayton Terrace. This distance is sufficient to ensure that the outdoor use of this area does not result in a material increase in noise and disturbance over and above the everyday use of the store by employees and customers.

The proposal complies with policy OE1 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

The Council's parking standards for retail warehouses is 1 space per 50sq.m.

There are some 578-car parking spaces serving B&Q and Comet stores. Both stores have a combined floorspace of 11,405sq.m and this equates to approximately 1 space per 20sq.m. It is therefore considered that even with the loss of the 14 car parking spaces, there are sufficient car parking spaces to cater for visitor demand for both stores.

Therefore, the proposal does not result in an increase in on street demand for car parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

The footpath outside of the garden centre has also been lost as a result of the storage area. However, it is proposed to place a 1.2m wide pedestrian priority route, comprising yellow thermoplastic painted hatching, immediately in front of the storage area, on the access road. This is considered to be acceptable in highway terms and would not result in a pedestrian/vehicular conflict.

7.11 Urban design, access and security

Issues of appearance and access are addressed elsewhere within this report.

It is considered that the proposal would be acceptable in terms of security.

7.12 Disabled access

Access to the display area is level and no disabled parking spaces would be lost as a result of the proposal. As such no objection is raised in terms of disabled access.

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

No change is proposed to the existing refuse and recycling storage and collection arrangements which would remain adequate. The proposal would not impact upon existing refuse facilities and arrangements.

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

It is not considered that the scheme would result in any detrimental impacts in terms of noise or air quality.

7.19 Comments on Public Consultations

There are no third party comments.

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

10. CONCLUSION

The storage area does not harm the appearance of the building, the street scene and the surrounding area and does not harm highway and pedestrian safety. The proposal complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and therefore, this application is recommended for approval.

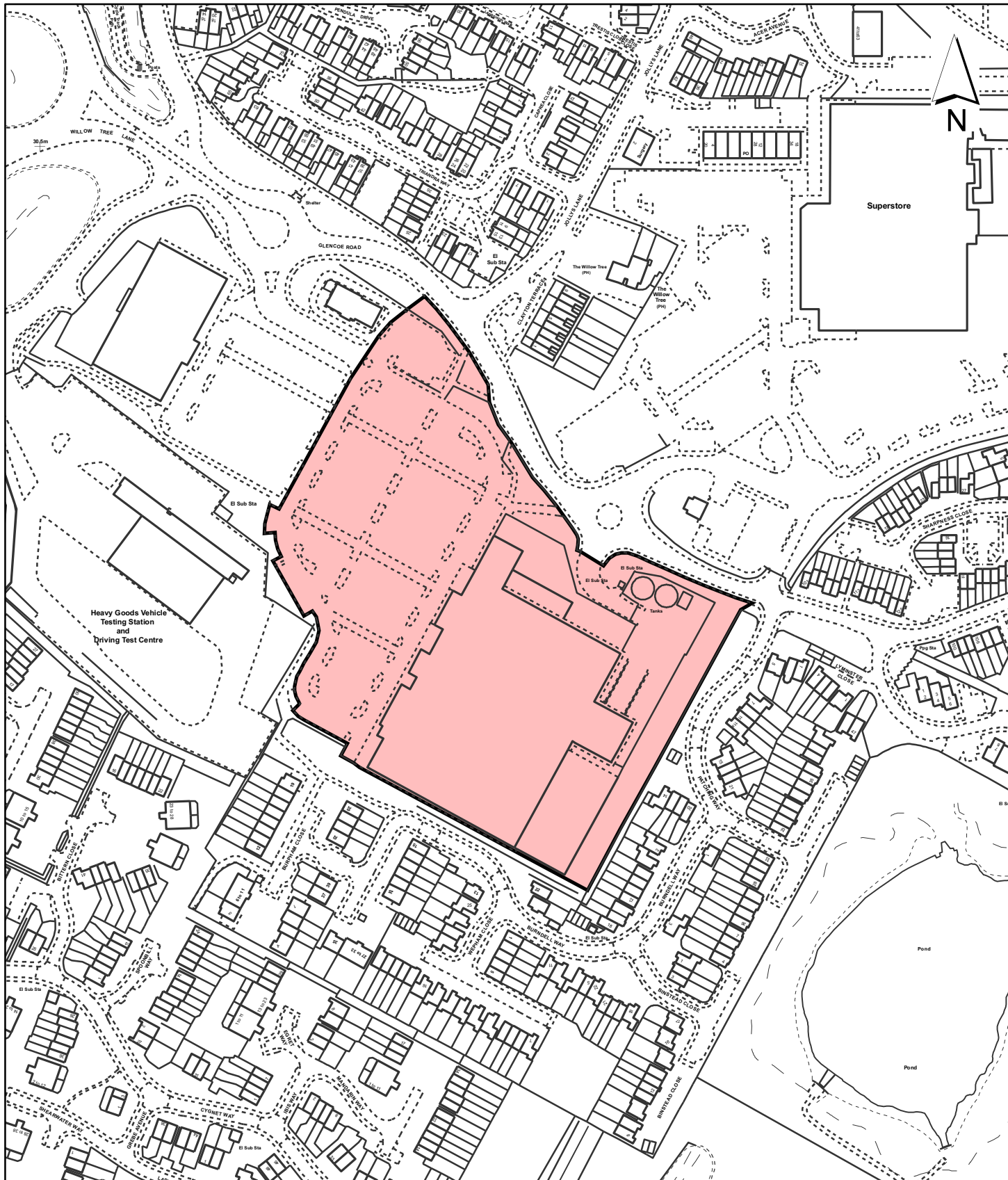
11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)


Council's Parking Standards (Annex 1, 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	
B&Q Warehouse Glencoe Road Yeading	
Planning Application Ref:	Scale
56099/APP/2010/1411	1:2,500
Planning Committee	Date
Central and South	November 2010

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address B & Q WAREHOUSE GLENCOE ROAD HAYES

Development: Creation of a external storage area adjacent to Trade entrance
(Retrospective application.)

LBH Ref Nos: 56099/APP/2010/1409

Drawing Nos: Design and Access Statement
Un-numbered scale 1:1250 Location Plan
3813/03
Cover Letter
B&Q Supporting Letter

Date Plans Received: 16/06/2010 **Date(s) of Amendment(s):**

Date Application Valid: 16/06/2010

1. SUMMARY

Planning permission is sought for the creation of an outdoor storage area in the car park to stock bulky goods. The location of the storage area would harm the appearance of the original building, the street scene and surrounding area. Refusal is therefore recommended.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Visual Amenity**

The proposal by virtue of the unscreened open storage of bulk goods to the front of the property, would have a detrimental impact on the visual appearance of the existing building and the surrounding area contrary to policy BE13 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.
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
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)

3. CONSIDERATIONS

3.1 Site and Locality

This application relates to the car park area of the B&Q warehouse store located on the south west side of Glencoe Road. The car park area is located on the north west side of the B&Q store and is accessed directly off a roundabout on Glencoe Road that also serves the nearby Tesco's store. Residential properties in Patching Way lies to the south east, in Burndell Way to the south and in Wepham Close and Burpham Close to the south west, of the application site. The surrounding area comprises a mix of commercial retail warehouses and residential properties, 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

Planning permission is sought for the retention of an outdoor storage area for use for bulky trade (bricks/blocks) located the trade door area of the B&Q store. The storage area is located at the south west side of the car park, outside the trade door along the far end of the north west side of the main building, to the north east of Burpham Close. The area comprises approximately 220sq.m of floorspace and would result in the loss of 3 car parking spaces.

No structures are proposed for the storage area; the goods would be placed and stacked on the ground.

3.3 Relevant Planning History

56099/ADV/2001/41 B & Q Warehouse Glencoe Road Hayes
 INSTALLATION OF FIVE NON-ILLUMINATED EXTERNAL BANNER SIGNS

Decision: 30-10-2001 Approved

56099/APP/2002/430 B & Q Warehouse Glencoe Road Hayes
 VARIATION OF CONDITION 15 (TO ALLOW STORE TO TRADE TO 22.00 HOURS MONDAY TO SATURDAY INCLUSIVE) OF OUTLINE PLANNING PERMISSION REF.198CJ/93/2013 DATED 10/07/97; REDEVELOPMENT FOR RESIDENTIAL AND RETAIL USES

Decision: 11-07-2002 Approved

56099/APP/2010/1411 B & Q Warehouse Glencoe Road Hayes

Creation of a temporary/seasonal display area for horticultural products to front (Retrospective application.)

Decision:

Comment on Relevant Planning History

Planning permission was granted for the B&Q store (as part of a comprehensive retail and residential development) in July 1997 (ref 198CJ/93/2013). Condition 25 of that permission prevents the storage of goods associated with the retail use outside the retail building. The reason for the condition was in the interest of residential and visual amenity.

Planning permission (ref: 56099/APP/2009/1743) for use of part of the rear yard for storage was approved in October 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:

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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- 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)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

22 adjoining owner/occupiers have been consulted. 1 letter of objection has been received on the grounds that the placing of goods in this location is unsafe and creates a hazard for pedestrians.

Councillor Allam: Requests that this application is determined by the planning committee.

Internal Consultees

Highway Engineer: No objection of highway grounds. The loss of parking spaces is not an issue as

the car park is rarely full during peak times.

EPU: No objections subject to a condition restricting the hours of use of the outdoor storage area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the issue of the site by B&Q was established under planning permission ref: 198CJ/93/2013 in 1997.

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 outside storage area is located at the far end of the warehouse site and would have an adverse impact on the appearance of the building and objection is raised in this regard.

7.08 Impact on neighbours

The outside storage area is some 20m from the flank wall of 20 Burpham Close and is in front of an already busy and noisy trade collection point. It is considered that the outdoor use of this area would result in a material increase in noise and disturbance over and above the everyday use of the store by employees and customers.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Council's parking standards for retail warehouses is 1 space per 50sq.m.

There are some 578 car parking spaces serving B&Q and Comet stores. Both stores have a combined floorspace of 11,405sq.m and this equates to approximately 1 space per 20sq.m. It is therefore considered that even with the loss of the 3 car parking spaces, there is sufficient car parking spaces to cater for visitor demand for both stores.

Therefore, the proposal does not result in an increase in on street demand for car parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

Finally, the outdoor storage area is located away from the main pedestrian thoroughfare and as such, does not prejudice highway and pedestrian safety.

7.11 Urban design, access and security

This is not applicable to this application.

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

The third party comments have been addressed in the report.

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 relevant planning 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 storage area is considered to harm the appearance of the building, the street scene and the surrounding area. As such the scheme would not comply with policy BE13 of adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and therefore, this application is recommended for refusal.

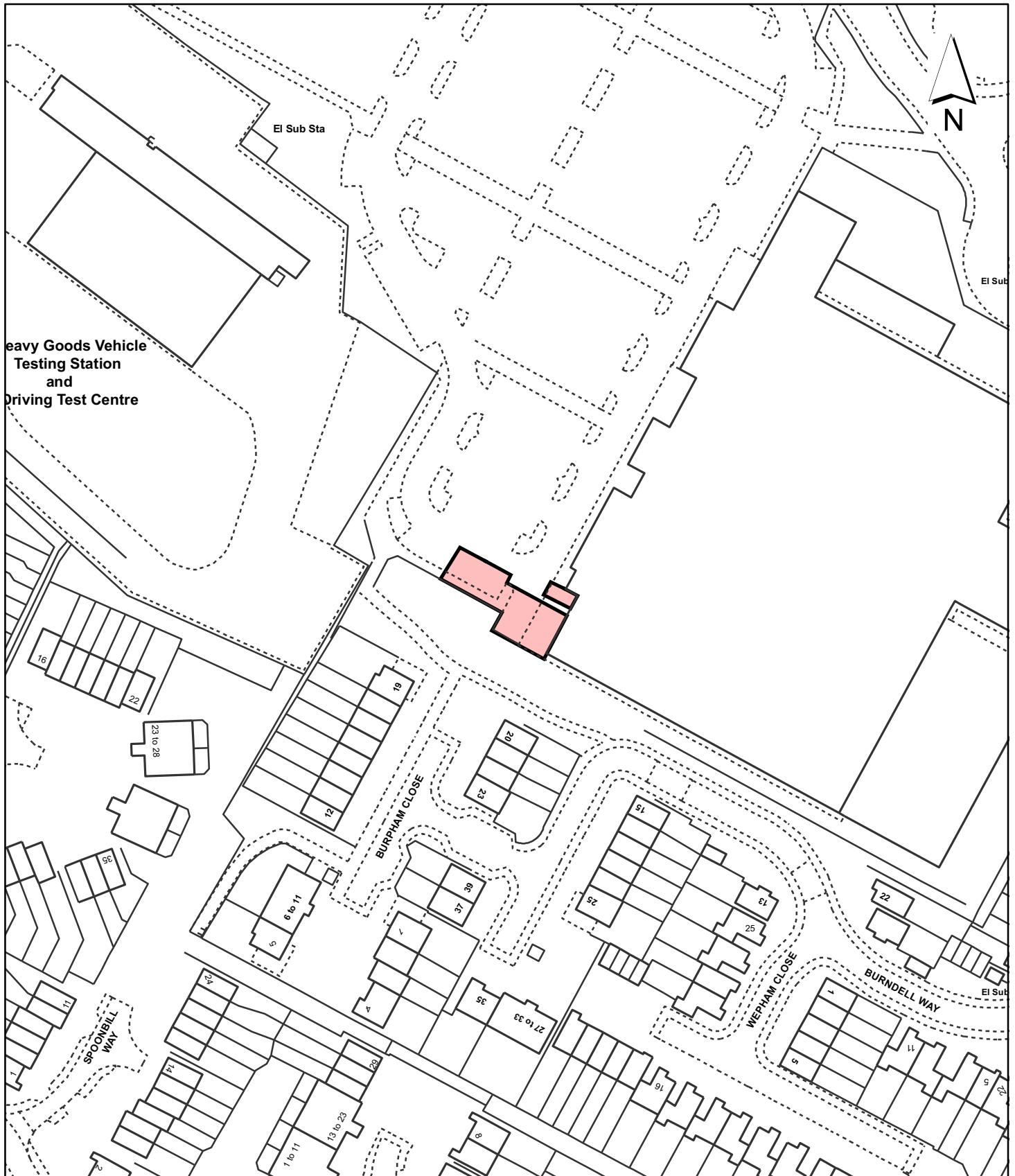
11. Reference Documents



Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Council's adopted Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



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	<p>Planning Application Ref:</p> <p align="center">56099/APP/2010/1409</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">Central and South</p>	<p>Date</p> <p align="center">November 2010</p>	

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of the Local Government (Access to Information) Act 1985 as amended.

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Plans for Central & South Planning Committee

23rd November 2010



HILLINGDON
LONDON



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Page 299

Report of the Head of Planning & Enforcement Services

Address NO.2 WORLD BUSINESS CENTRE, HEATHROW NEWALL ROAD
HEATHROW AIRPORT

Development: Change of use of 1,363 sq.m internal floorspace for a temporary period of 6 years from directly related airport office to general office (Use Class B1) to allow occupation by non-airport related users.

LBH Ref Nos: 50498/APP/2010/2028

Date Plans Received: 27/08/2010

Date(s) of Amendment(s):

Date Application Valid: 20/09/2010



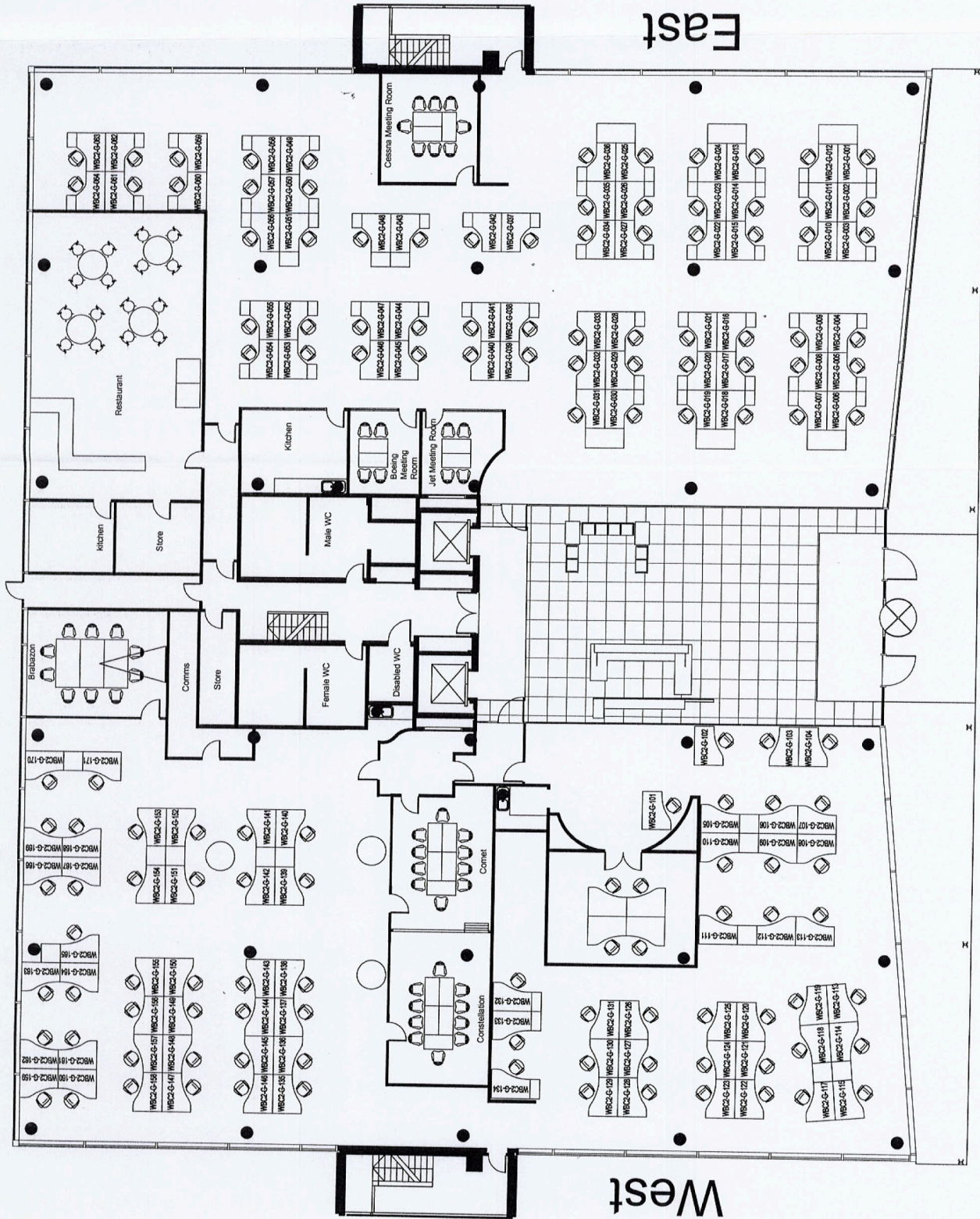
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Client **BAA**
 Site World Business Center Two
 Region Middlesex
 Floor Ground Floor (WBC-2-G)
 Drawing Description **MASTER**
 Drawing Number WBC200AA
 Scale 1-200 @ A3
 Date 04-02-04
 Drawn by Andrew MacDonald



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 420 Bath Road, Longford, West Drayton,
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WBC-2-G

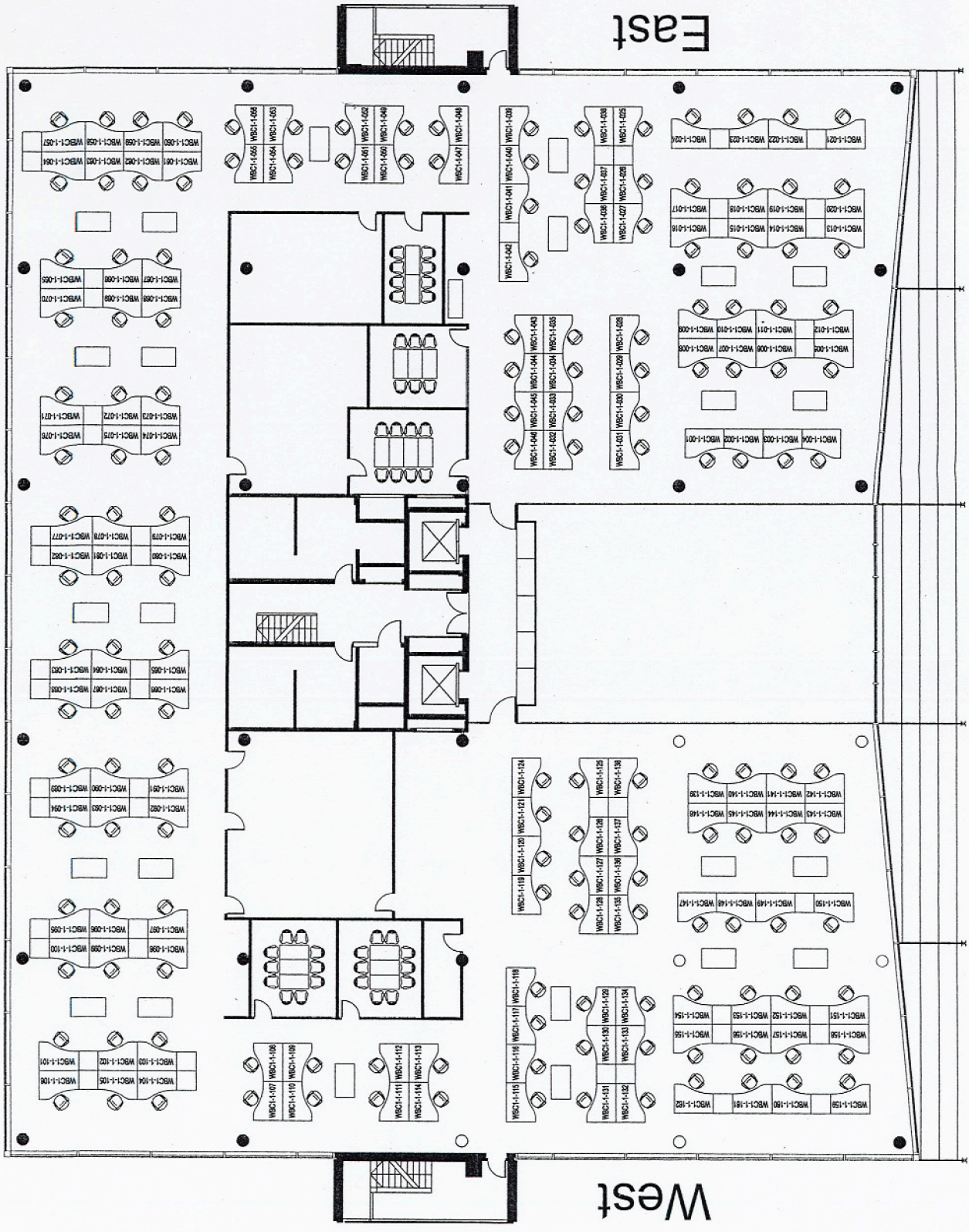
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Client: **BAA**
 Site: World Business Center One
 Region: Middlesex
 Floor: First Floor (WBC-2-3)
 Drawing Description: **MASTER**
 Drawing Number: WBC101/AA
 Scale: 1-200 @ A3
 Date: 04-02-04
 Drawn by: Andrew MacDonald



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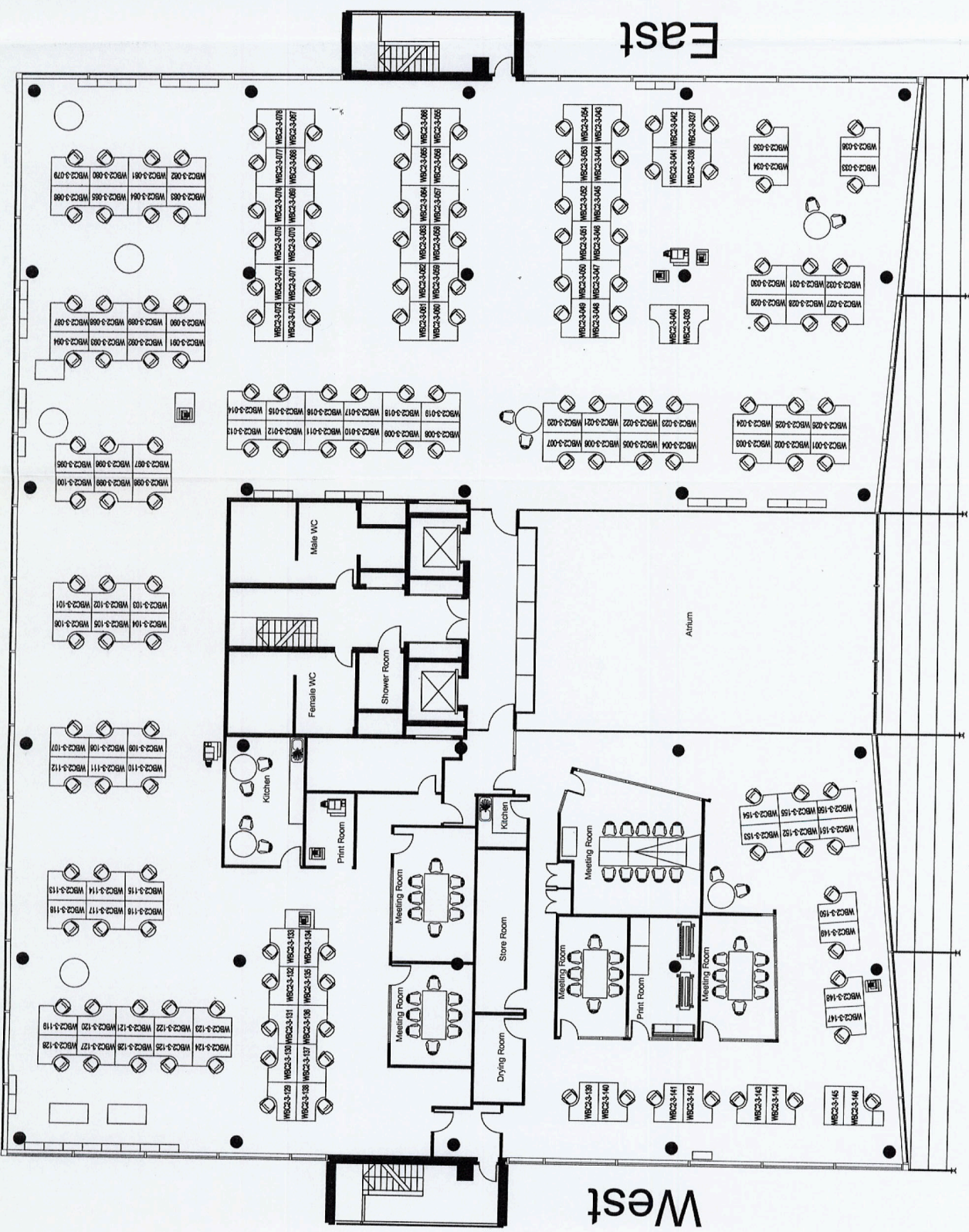
WBC-1-1

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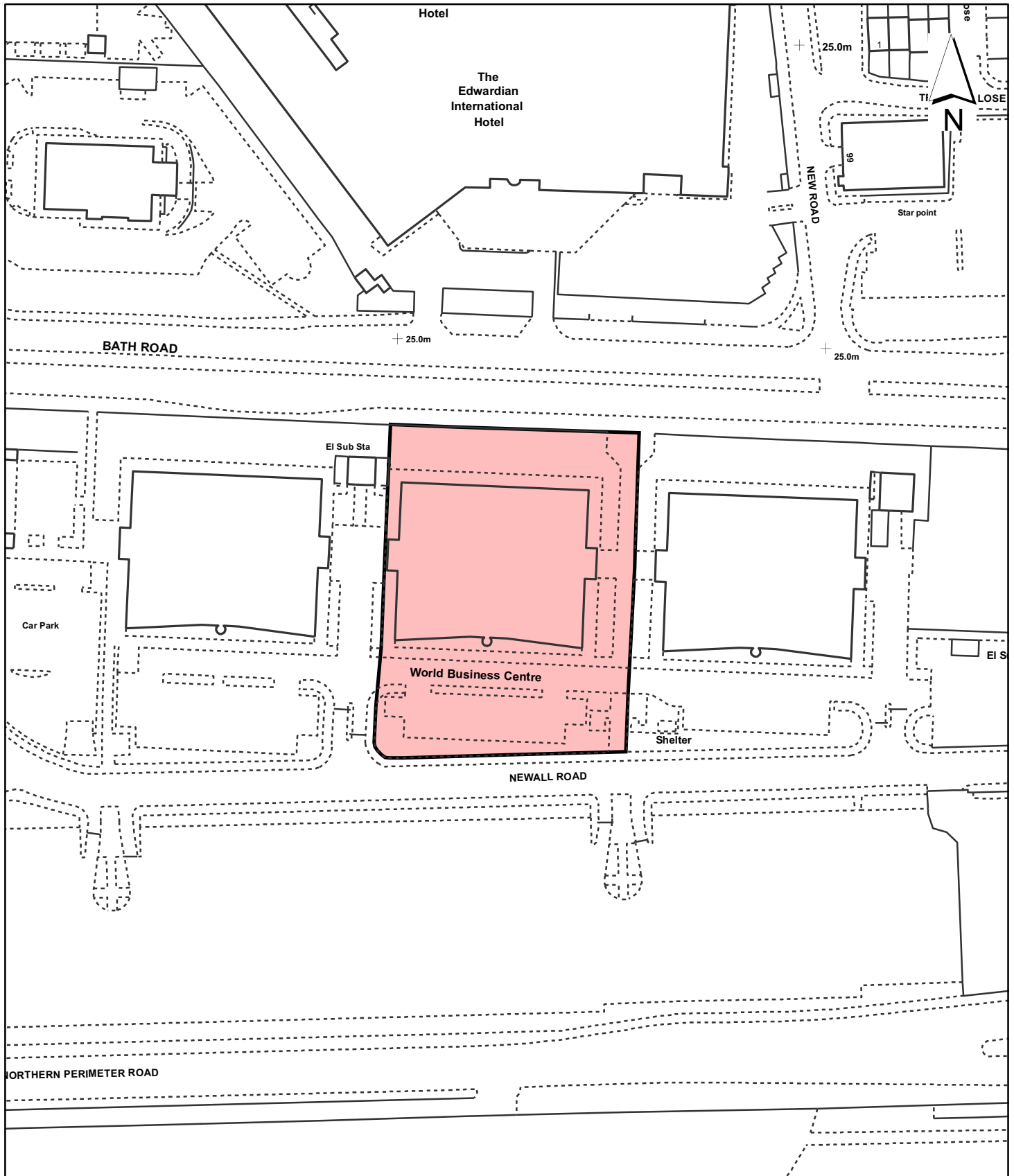
Client **BAA**
 Site World Business Center Two
 Region Middlesex
 Floor Third Floor (WBC-2-3)
 Drawing Description **MASTER**
 Drawing Number WBC203AA
 Scale 1-200 @ A3
 Date 04.02.04
 Drawn by Andrew MacDonald




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WBC-2-3



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Site Address	
No 2 World Business Centre, Heathrow Newall Road Heathrow Airport	
Planning Application Ref:	Scale
50498/APP/2010/2028	1:1,250
Planning Committee	Date
Central and South	November 2010

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

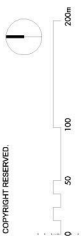
Address 520B SOUTHERN PERIMETER ROAD HEATHROW AIRPORT

Development: Rebuilding of an existing cargo transit shed with ancillary office accommodation.

LBH Ref Nos: 57331/APP/2010/2038

Date Plans Received:	27/08/2010	Date(s) of Amendment(s):	17/09/0010
Date Application Valid:	17/09/2010		01/10/0010
			27/10/0010

NOTES
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- ESTATE BOUNDARY
- RED LINE BOUNDARY
- FOOTPRINT OF BURNT OUT UNIT B

B 08/09/10 Operable boundary
A 27/08/10 PLANNING

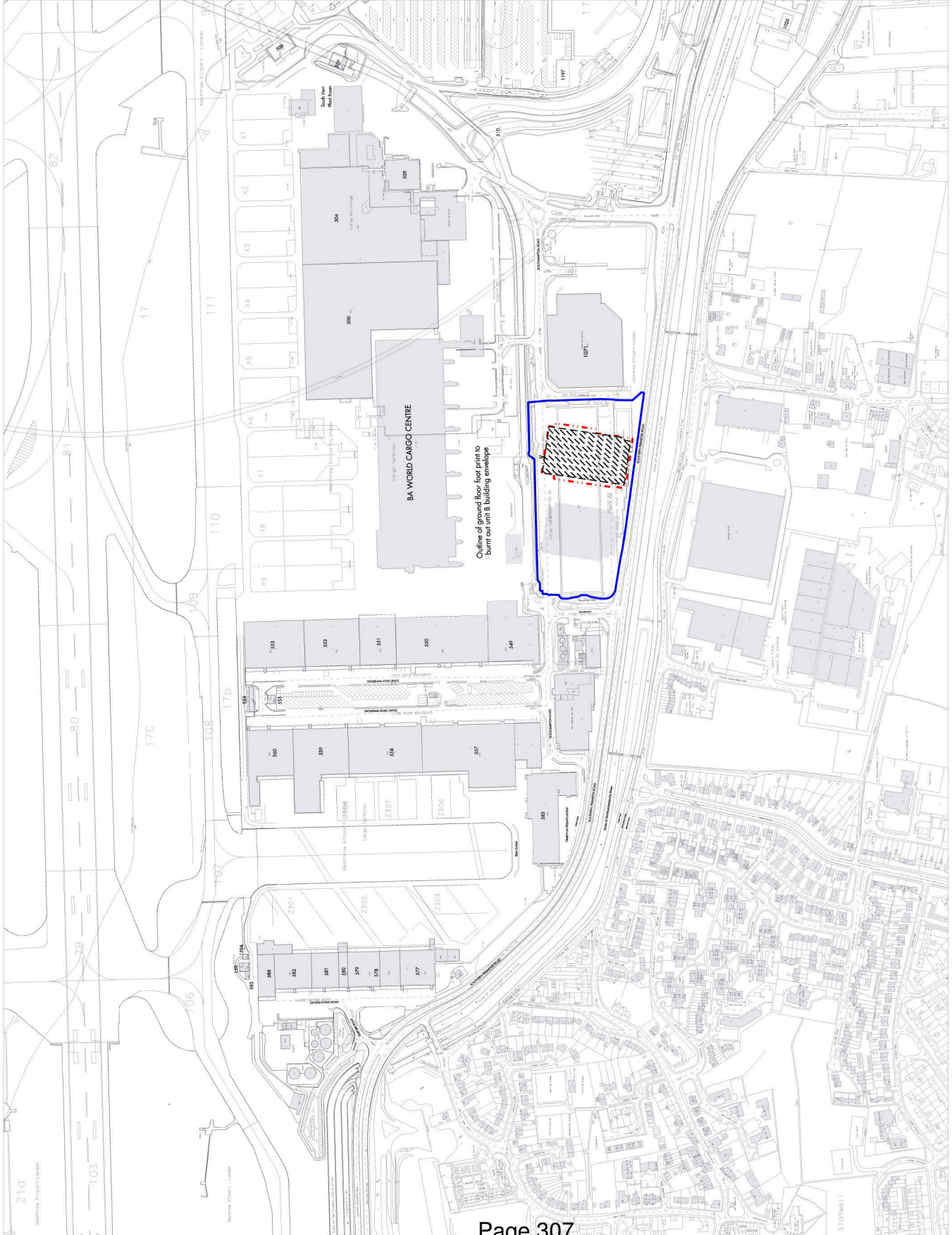
REVISIONS
SCALE 1:2500
DATE 06/08/10
DRAWN FH
CHECKED PF

PROJECT
Rebuild to UNIT B
520/521 HEATHROW

DRAWING
SITE LOCATION PLAN

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DRAWING No. 100306 (D) 001 B



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ESTATE BOUNDARY

RED LINE BOUNDARY

SITE AREA:
7,872 sq m
84,737sq ft

Unit B rebuild

B 09/09/10 Estate Boundary
A 27/06/10 PLANNING

REVISIONS

SCALE 1:500

DATE 06/07/10

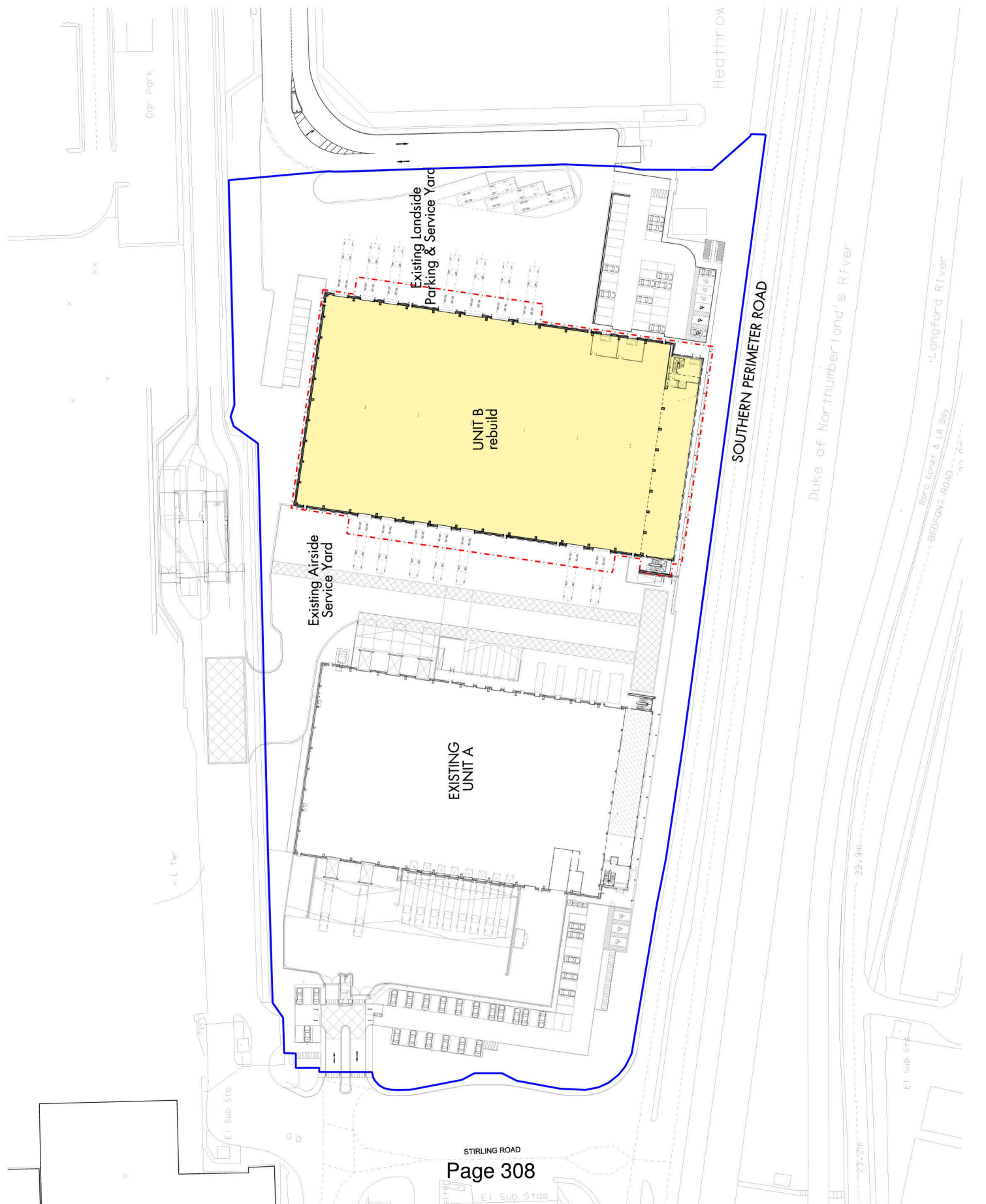
PROJECT Rebuild to UNIT B

520/521 HEATHROW

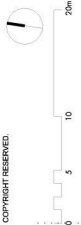
DRAWING SITE PLAN



100306 (D) 002 B



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DIMENSIONS GENERALLY MEASURED TO STRUCTURAL GRIDLINES

AREA SCHEDULE (G.I.A) - preliminary

WAREHOUSE	6,479 sq m	69,710 sq ft
OFFICE - GROUND	148 sq m	1,608 sq ft
- FIRST	487 sq m	5,242 sq ft
- SECOND	487 sq m	5,242 sq ft
TOTAL	7,618 sq m	82,002 sq ft
RAINF AREA	372 sq m	4,038 sq ft

A. 270810	PLANNING	JB
REVISIONS	SCALE	CHECKED
1-250	06/07/10	FH
		PF

PROJECT
Rebuild to UNIT B
520/521 HEATHROW

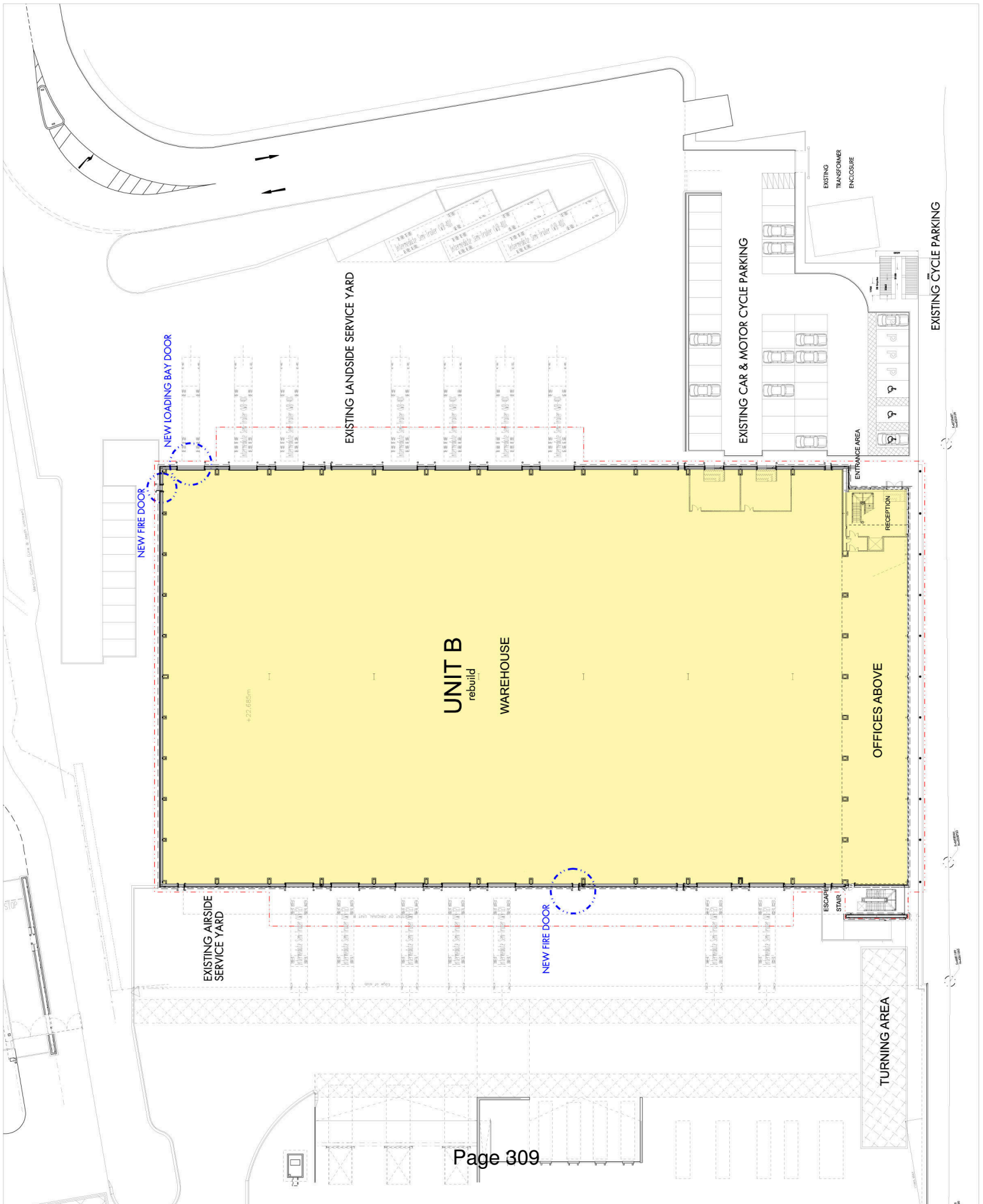
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LAYOUT PLAN

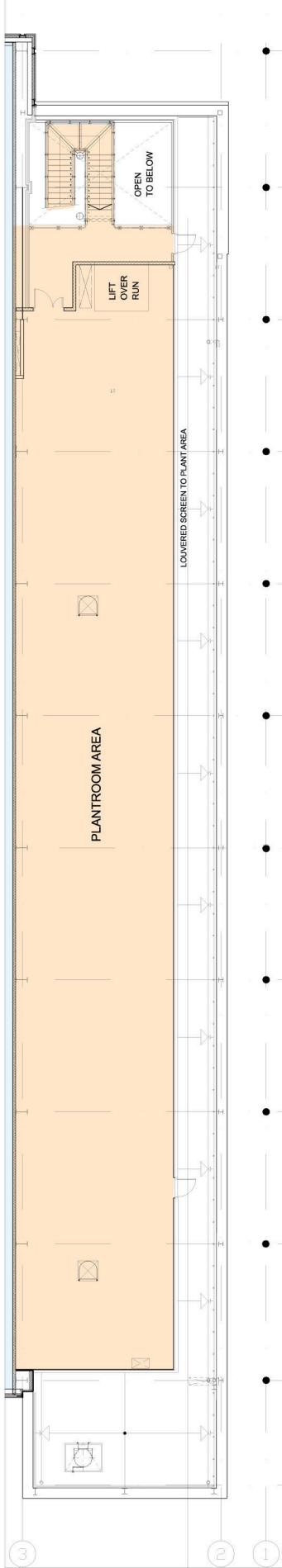


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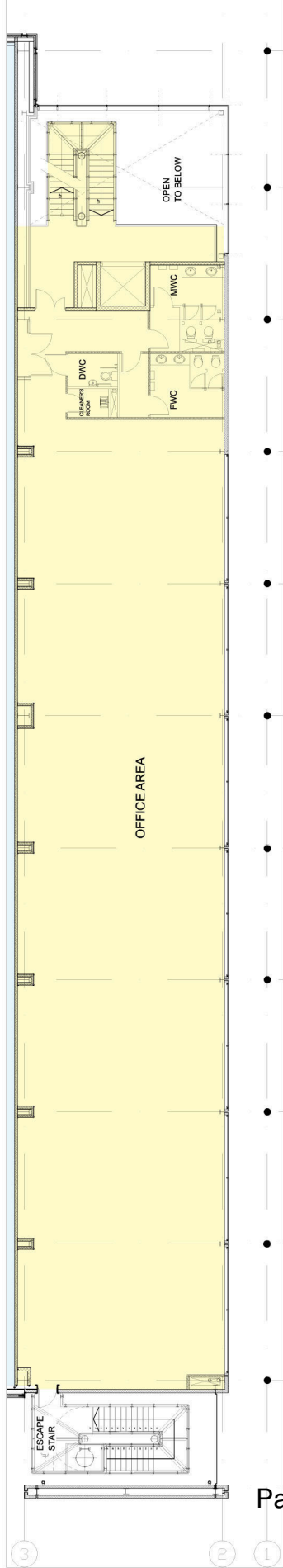
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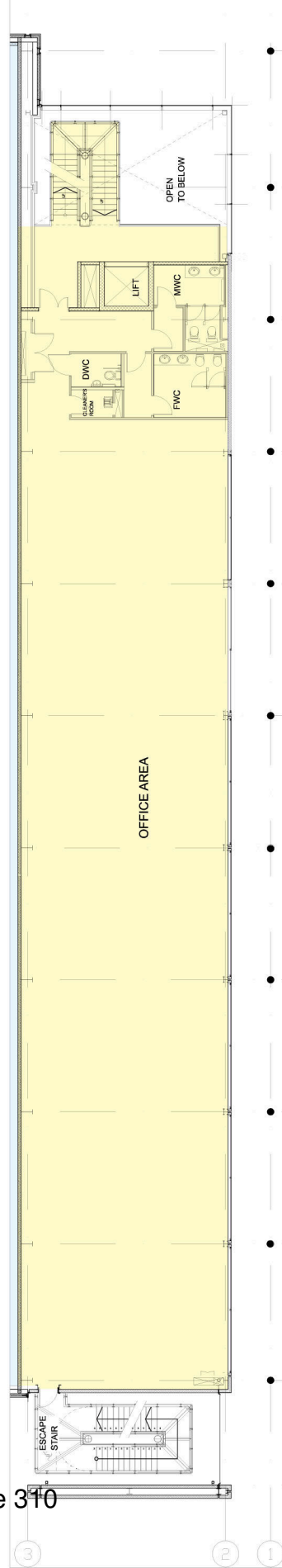




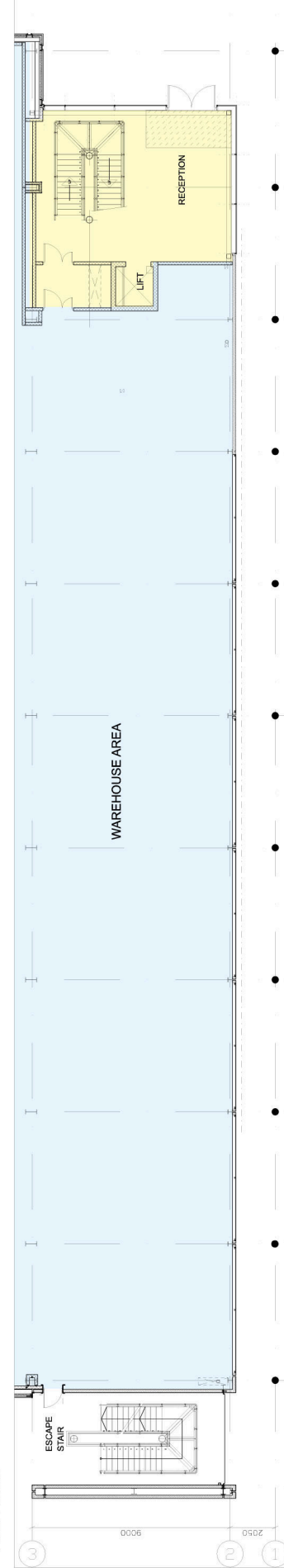
PLANT



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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ORIGINAL A1

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ROOFLIGHT

MANSAFTE FALL RESTRAINT SYSTEM

ROOF ACCESS HATCH

A 27/09/10 PLANNING

REVISIONS

SCALE	DATE	DRAWN	CHECKED
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PROJECT

Rebuild to UNIT B
520/62/1 HEATHROW

DRAWING

ROOF PLAN

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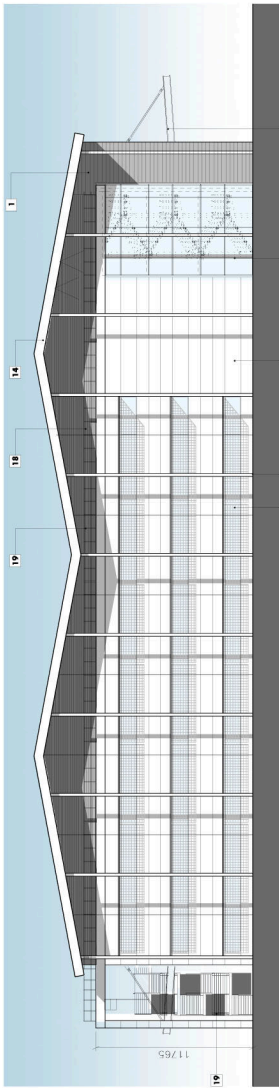
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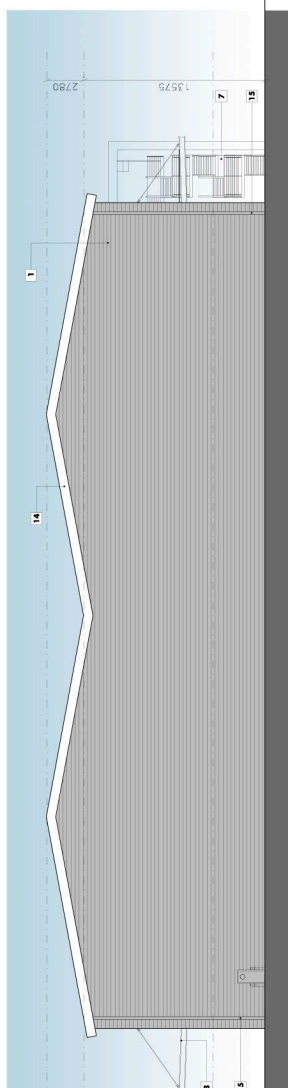
KEY 1

(SEE SPECIFICATION FOR FURTHER DETAILS)

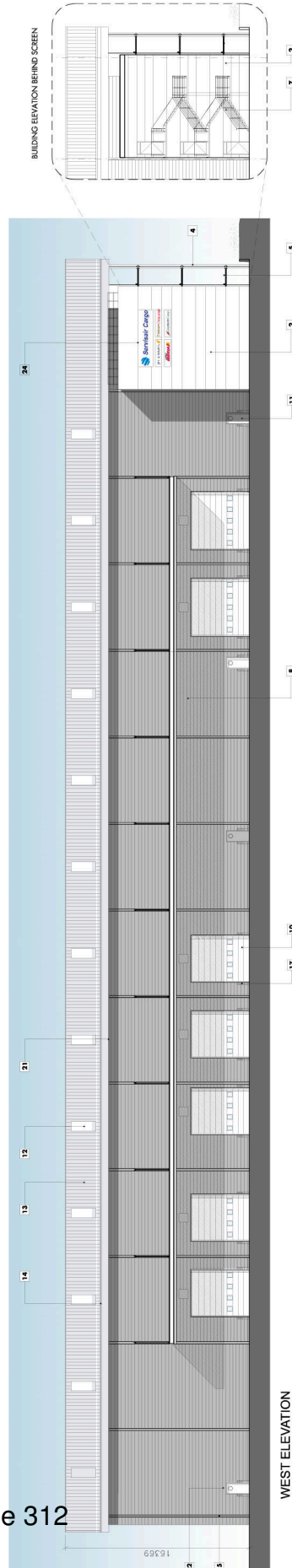
- (1) HALF ROUND METAL PROFILED SHEET
COLOUR: METALIC SILVER 9006
- (2) COMPOSITE METAL PANEL
COLOUR: METALIC SILVER 9006
- (3) CURTAIN WALLING GLAZING
COLOUR: METALIC SILVER 9006
- (4) EXTERNAL CHS COLUMNS
COLOUR: METALIC SILVER 9006
- (5) EXTERNAL HORIZONTAL SOLAR SHADING
COLOUR: METALIC SILVER
- (6) DOUBLE GLAZED WINDOW UNITS
FRAME COLOUR: METALIC SILVER 9006
- (7) GALVANISED EXTERNAL FIRE ESCAPE STAIR
COLOUR: METALIC SILVER 9006
- (8) LOADING RAY CANTONERS
COLOUR: METALIC SILVER 9006
- (9) CONCEALED GUTTER
- (10) INSULATED SECTIONAL OVERHEAD DOORS
COLOUR: BLACK GREEN PA1 6012
- (11) METAL ESCAPE DOORS
COLOUR: BLACK GREEN PA1 6012
- (12) TRIPLE SKIN GRP ROOFLIGHTS
- (13) PROFILED METAL ROOF CA TYPN THEM
COLOUR: COBBLING GREY
- (14) PRESSED METAL FLASHING WITH JOINTS AS INDICATED
COLOUR: METALIC SILVER 9006
- (15) VERTICAL FLASHINGS TO WAREHOUSE CLADDING AS DETAIL
DRAWINGS. COLOUR: METALIC SILVER 9006
- (16) LOUPRED SCREEN TO ROOF FAINT
COLOUR: METALIC SILVER 9006
- (17) STEEL PROTECTION BOLLARDS
COLOUR: BLACK WITH YELLOW HANS BANDS
- (18) LOUVERS
COLOUR: METALIC SILVER 9006
- (19) EXTERNAL DOWN LIGHTS COLOUR: METALIC SILVER
- (20) COMPOSITE METAL PANEL AND EXPANDED METAL
CLADDING COLOUR: METALIC SILVER
- (21) FLOOD LIGHTING
- (22) BURHEAD LIGHTING TO ESCAPE DOORS COLOUR: METALIC SILVER
- (23) GLAZED SLIDING DOORS
- (24) STORAGE



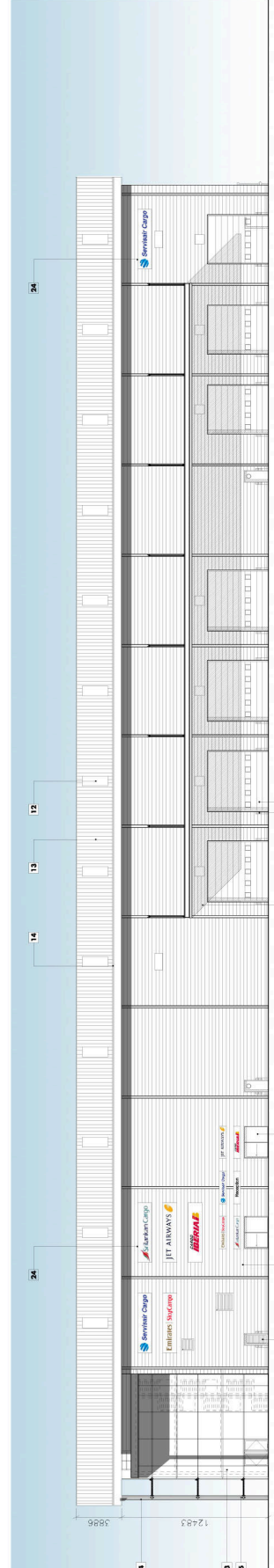
SOUTH ELEVATION



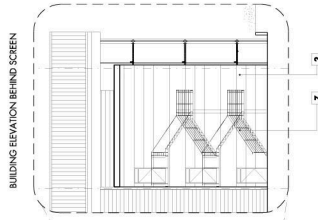
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



BUILDING ELEVATION BEHIND SCREEN

A 2788/01 PLANNING 05

REVISIONS

SCALE	DATE	BY	CHECKED
1:200	06/07/10	FH	PF

PROJECT
Rebuild to UNIT B
520/521 HEATHROW

DRAWING
ELEVATIONS



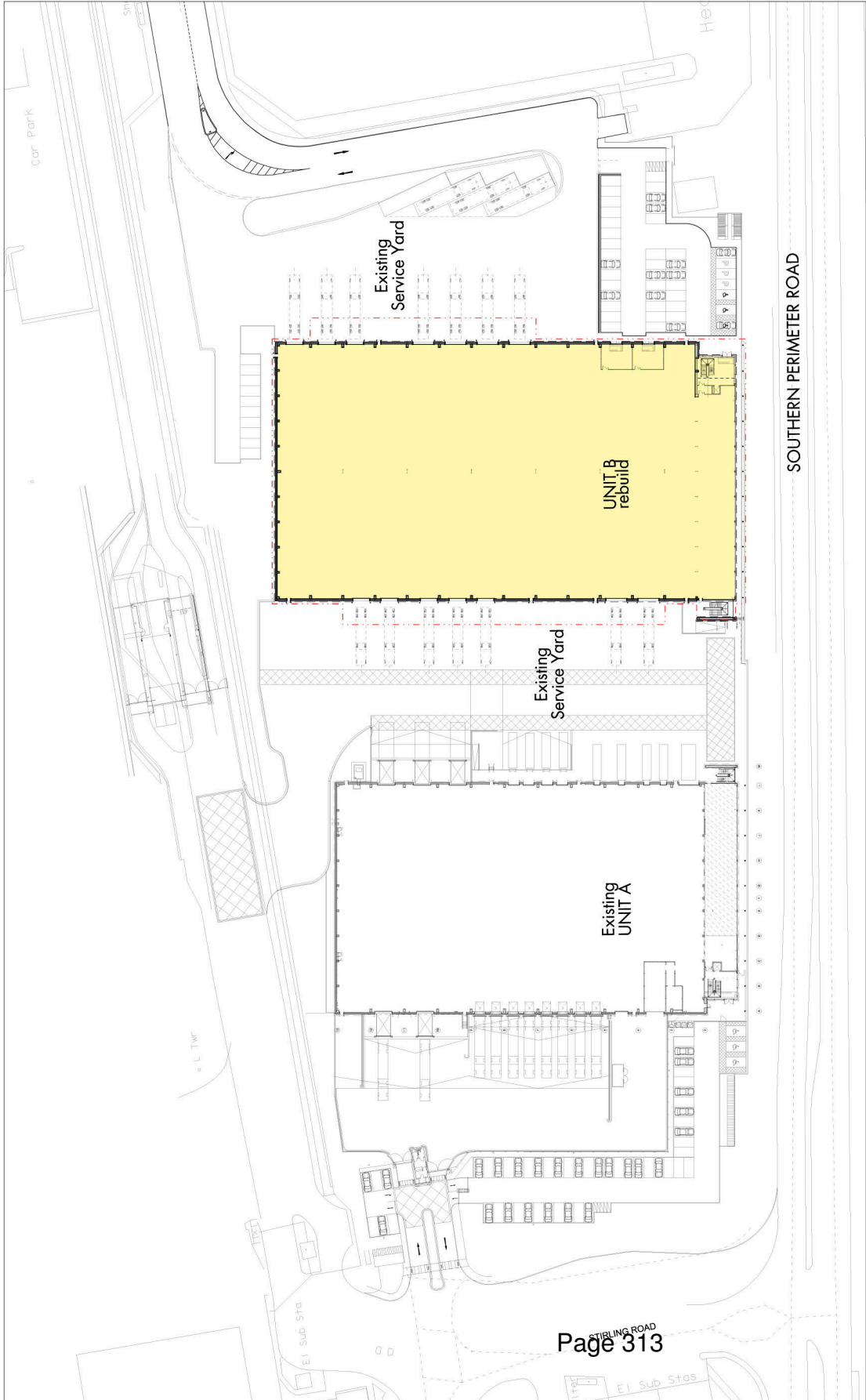
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Landscaping illustrated is indicative of existing



A 2788/19 PLANNING JB

REVISIONS	DATE	DRAWN	CHECKED
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PROJECT
Rebuild to UNIT B
520/521 HEATHROW

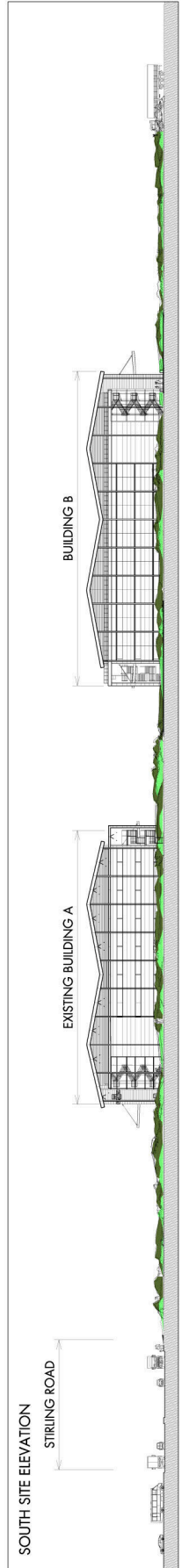
DRAWING
SITE ELEVATIONS

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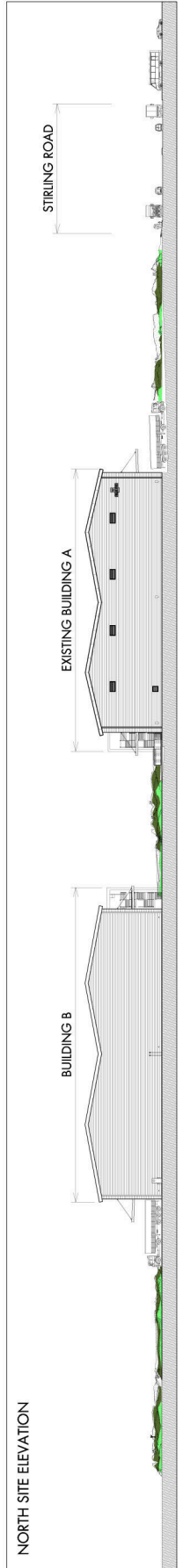
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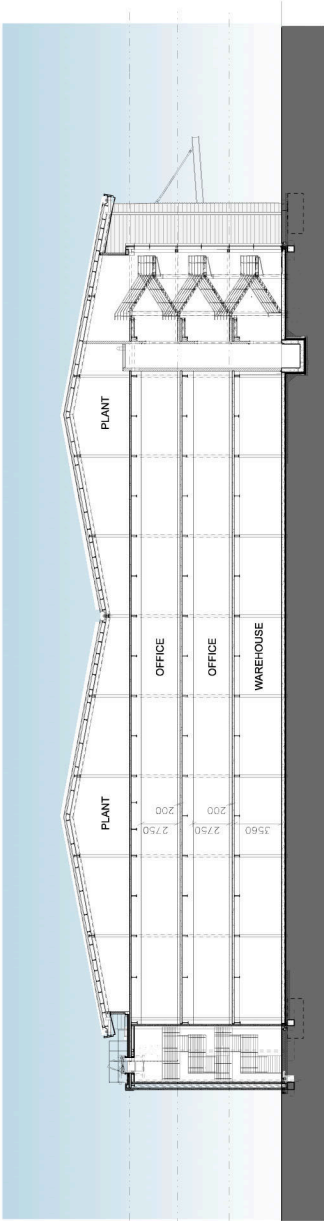
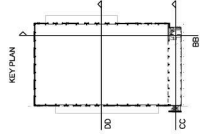


SOUTH SITE ELEVATION

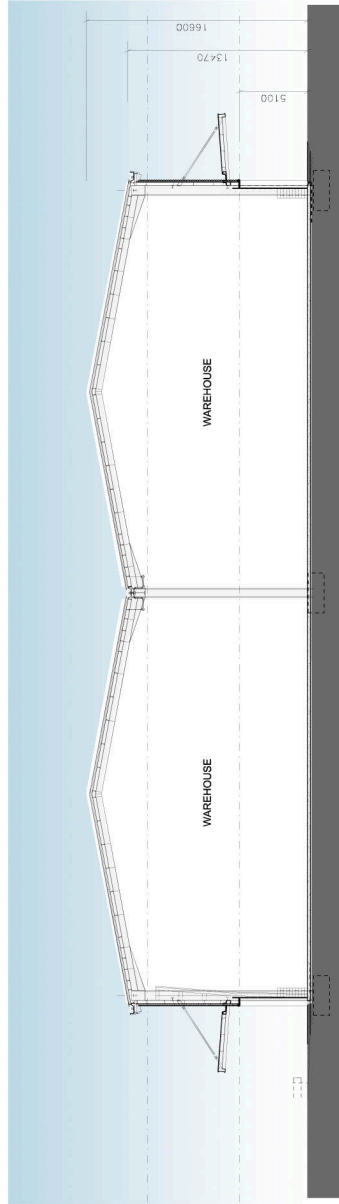


NORTH SITE ELEVATION

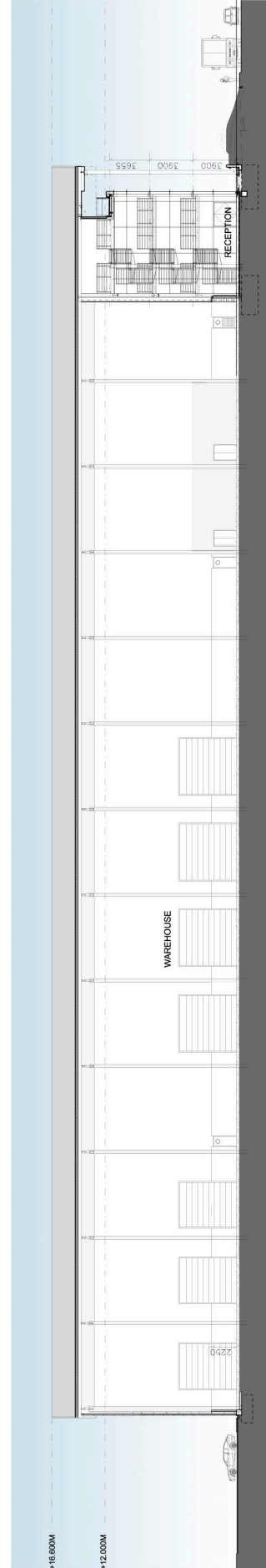
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CROSS SECTION CC



CROSS SECTION DD



LONG SECTION BB

A 27/06/10 PLANNING

REVISIONS

SCALE 1:200

DATE 06/07/10

DRWN FH

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PROJECT Rebuild to UNIT B

520/521 HEATHROW

DRAWING SECTIONS

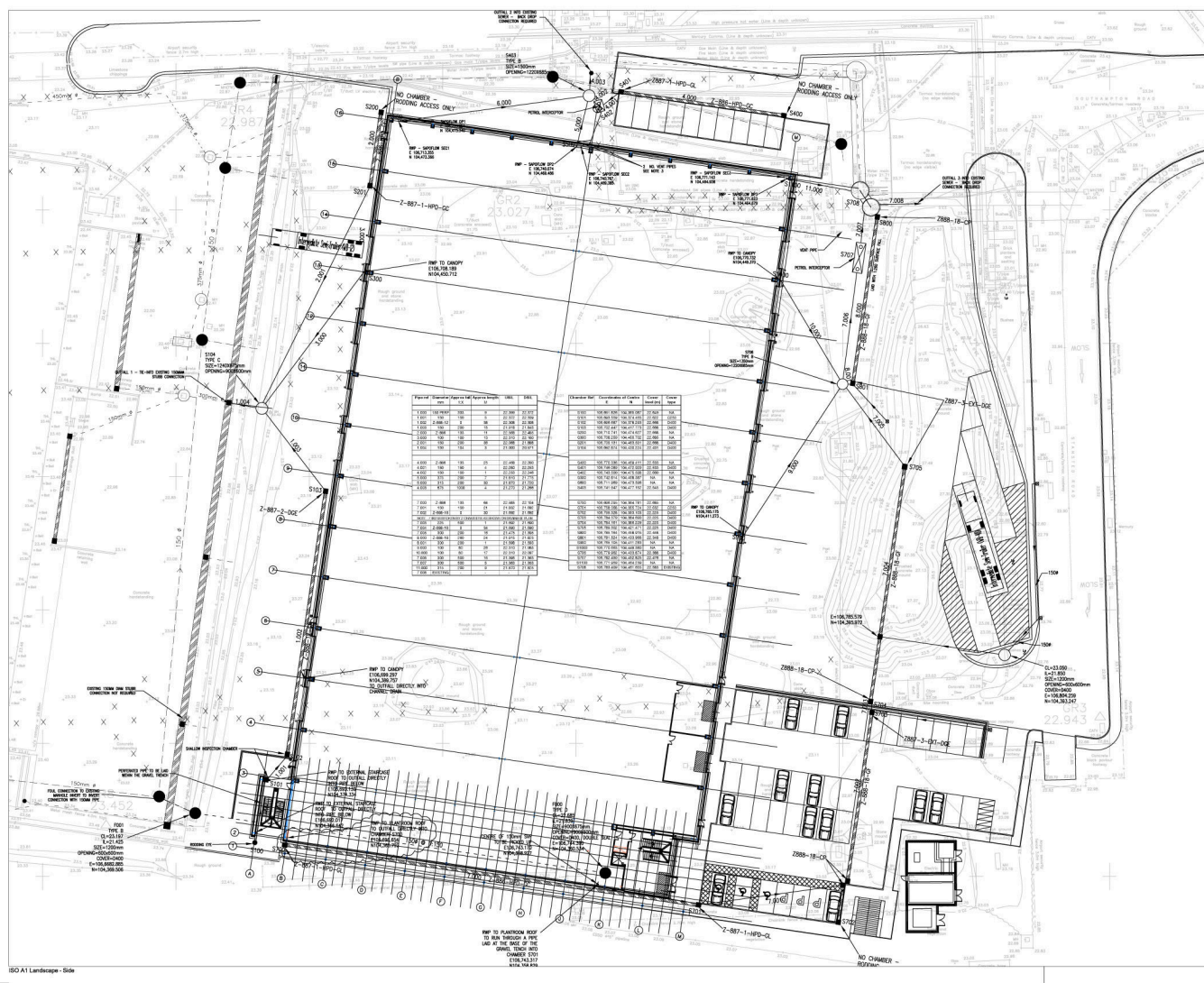
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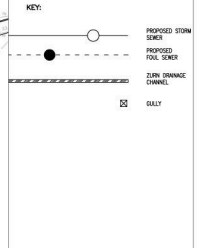
008

A



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 3. VENT PIPES FROM BOTH PETROL INTERSTORES ARE 150MM DIAMETER AND TO BE APPROVED BY ARCHITECT. PIPES ARE TO CONTINUE UP THE NORTH FACE OF BUILDING ONE EITHER SIDE OF GRID C AT 300MM OFFSETS. PIPES TO FINISH NO LESS THAN 2.5m ABOVE GROUND LEVEL IN A SUITABLE VENT CAP APPROVED BY ARCHITECT.



Safety, Health & Environmental Information
 It is assumed that all works will be carried out by a competent contractor / supplier working where appropriate to an approved method statement in addition to the hazards/risks normally associated with the types of work detailed on the drawing, note the following:

Construction:
 Maintenance/Cleaning:
 Decommissioning/Removal:
 Environmental:

REV	DESCRIPTION	DATE	CHK
01	FOR INFORMATION	14/06/04	AMK
02	FOR CONSTRUCTION	21/06/05	MTH
03	FINAL REVISIONS ADDED AND SUFFICIENT FOR CONSTRUCTION	20/06/05	MTH
04	ADDITIONAL WE DOWNPipes ADDED	07/07/05	MTH
05	ADDITIONAL WE DOWNPipes ADDED	23/07/05	MTH
06	RELOCATION OF OPS AND 7.002	03/10/05	MTH
07	AS BUILT DRAWING WITH ADDITIONAL CHANGES ADDED	10/03/06	MTH



AS-BUILT

Project: HEATHROW
 Phase Name: UNIT B

Discipline: CIVIL
 Drawing Number: BURO HAPPOLD 000414

PROPOSED DRAINAGE

Building Data Reference:
 Drawn By: AMK
 Checked By: HTH
 Date: 13/06/04
 Scale: 1:250 @ A1
 Drawn Date: 21/06/05

Drawn: HAL BUR 8414 C CK400 07
 Project: HAL BUR 8414 C CK400 07

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- RED LINE BOUNDARY
- SAFEGUARDING CONTOURS
- CRANE WORKING ZONE

SAFETY ZONE CALCULATION:
 Lowest safeguarding contour = 90.00 m
 Highest level on site = 23.50 m
 Actual safety zone (ASZ): 90 - 23.50 = 66.50m
 Maximum height of crane (CR) = 34.00 m
 Thus 62.76 - 34.00 (ASZ - CR) = **+31.90 m**
 This shows that the works fall well within the safety working parameters, with an additional safety buffer zone of **31.50 m clear**

A	27/09/10	PLANNING	JB
REVISIONS	DATE	DRAWN	CHECKED
1-500	06/07/10	FH	PF

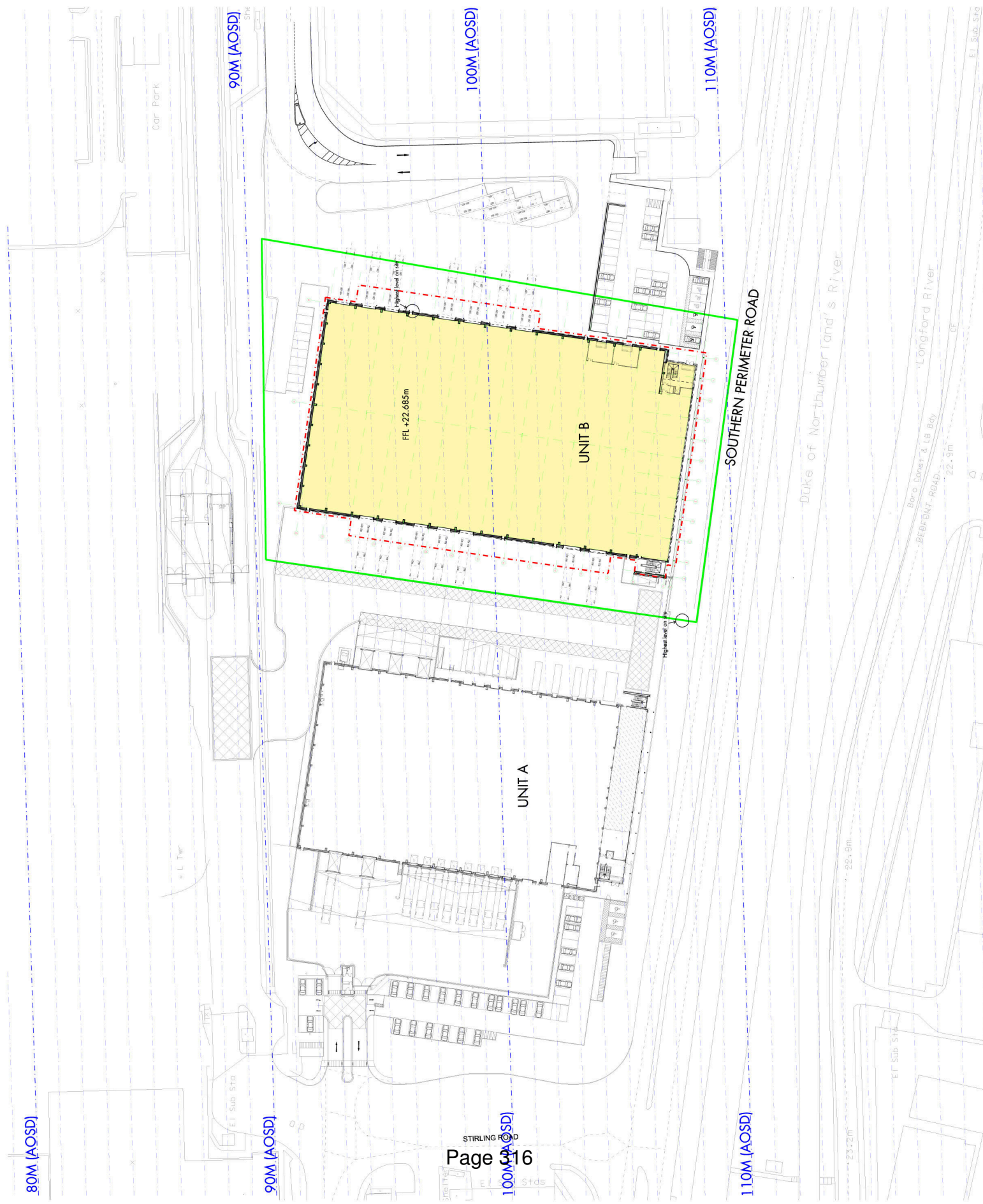
PROJECT
 Rebuild to UNIT B
 520/521 HEATHROW

DRAWING
 SITE CONTOUR PLAN



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DRAWING No. 100306 (D) 009 A



- ← W ESCAPE ROUTE FROM WAREHOUSE
- ← O PRINCIPAL ESCAPE ROUTE FROM OFFICE ACCOMMODATION
- ← P PRINCIPAL ESCAPE ROUTE FROM PLANT
- ← 2nd MOE 2nd MEANS OF ESCAPE FROM PLANT

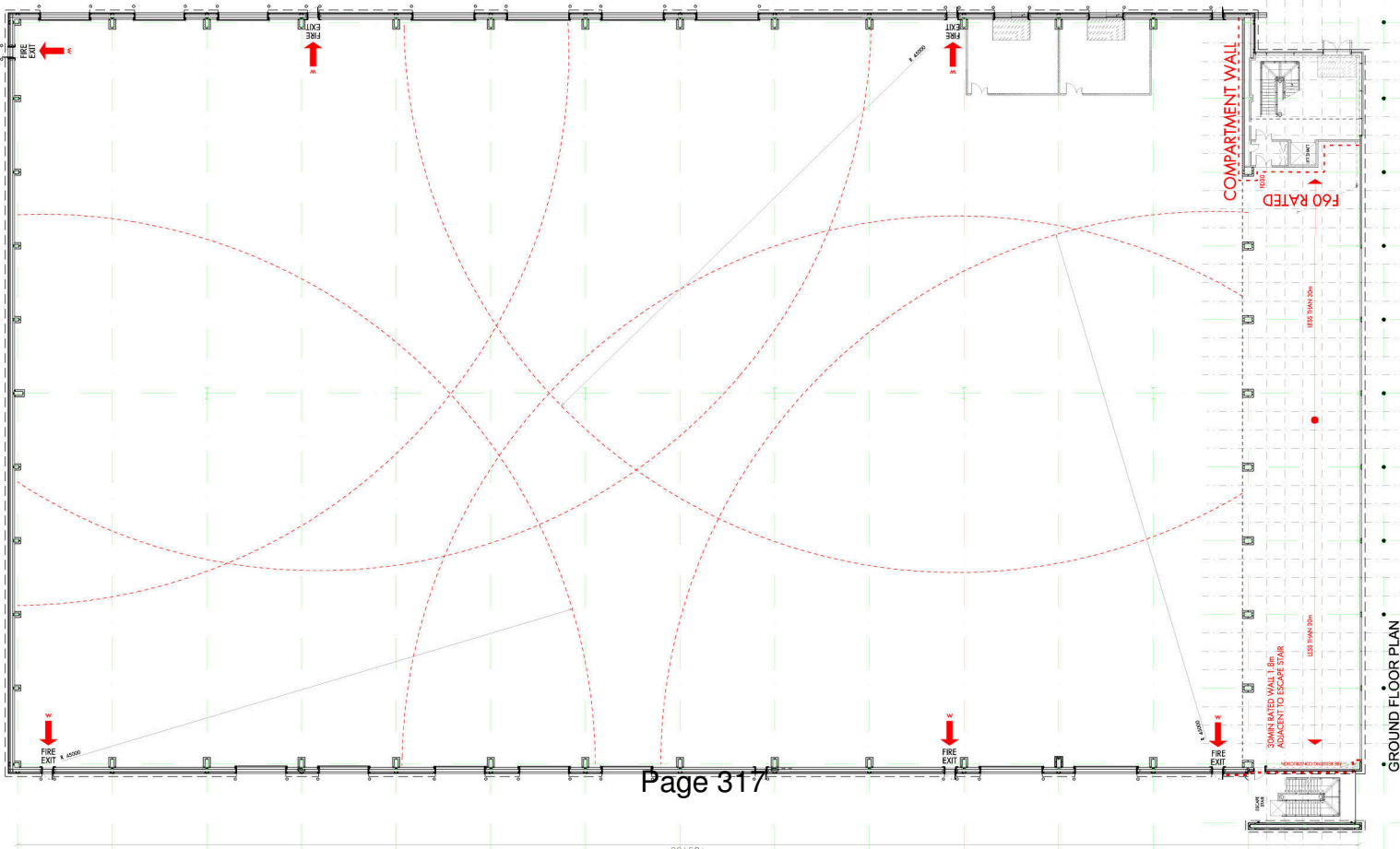
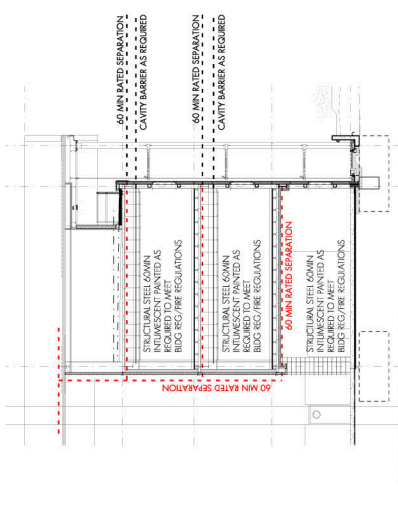
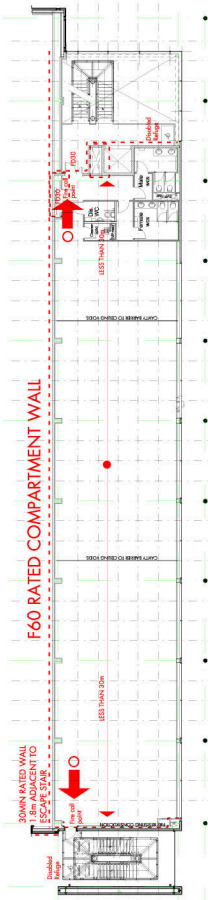
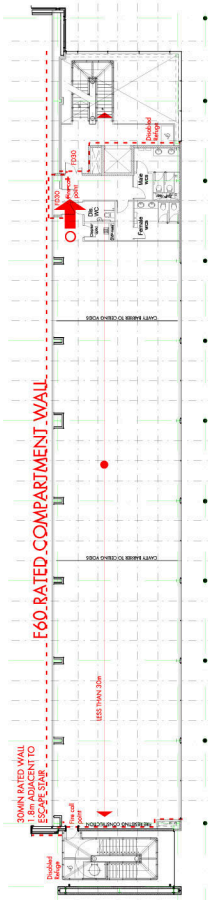
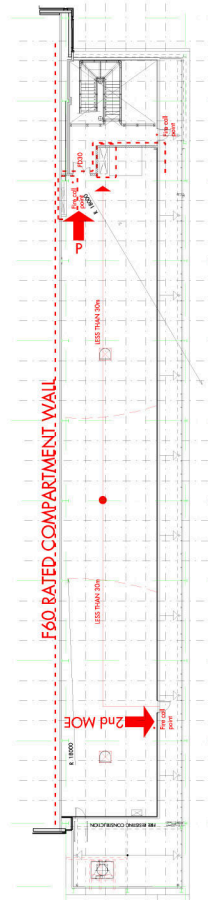
FD30 FIRE DOOR RATING AS MARKED, (see door schedule for full listing of ratings)

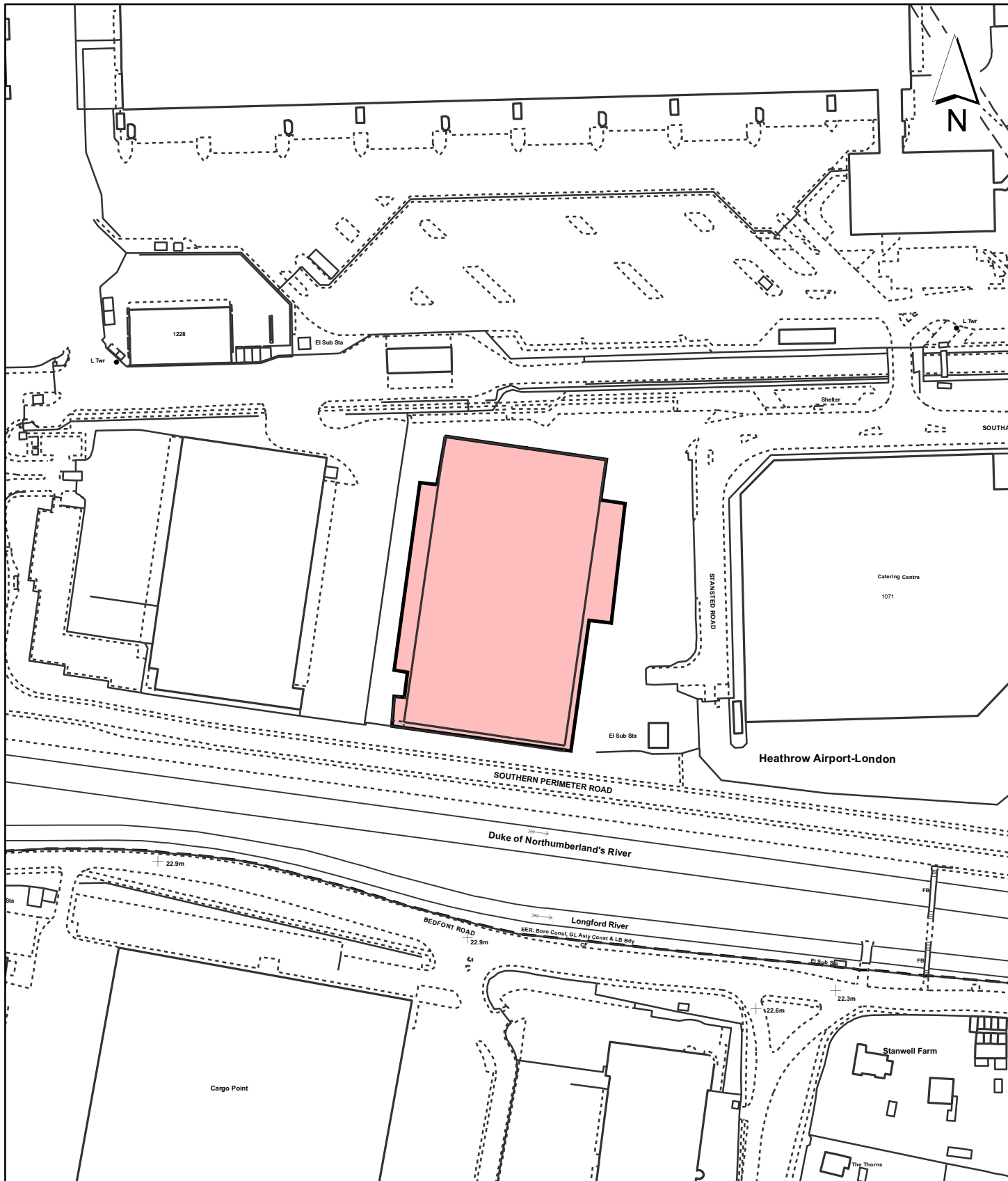
--- FIRE SPERATING CONSTRUCTION RATED AS NOTED

All penetrations through fire rated compartment walls / adjoining walls to be fire sealed as wall rating
 All fire rated doors to be supplied with smoke seals
 Structural steel 60min intumescent painted as required to meet Building Regulations/ Fire requirements


REVISIONS	DATE	BY	CHECKED
A	09/09/10	PLANNING	JB
SCALE	1:200	DATE	09/09/10
PROJECT	UNIT B	RE	RE
PROJECT	S20/521 HEATHROW	WX	WX

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Site Address

**520B Southern Perimeter Road
Heathrow Airport**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

57331/APP/2010/2038

Scale

1:2,000

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address BAKERS COURT BAKERS ROAD UXBRIDGE

Development: Alterations to building to include replacement cladding, additional office space and new pedestrian access, all as previously consented under grant of planning permission ref: 18056/APP/ 2009/2590 dated 12/05/2010, together with enlargement of the existing building floorspace at Level 5 increasing the height of the two Northern facing wings of the building by a single storey along with the incorporation of Louvre screening to the proposed plant area at level 7.

LBH Ref Nos: 18056/APP/2010/1578

Date Plans Received: 07/07/2010

Date(s) of Amendment(s):

Date Application Valid: 07/07/2010

AMENDED PLAN

LOW CARBON FOOTPRINT
 REQUIRED
 - 5 OCT 2010
 PLANNING & SUPERVISION
 GROUP

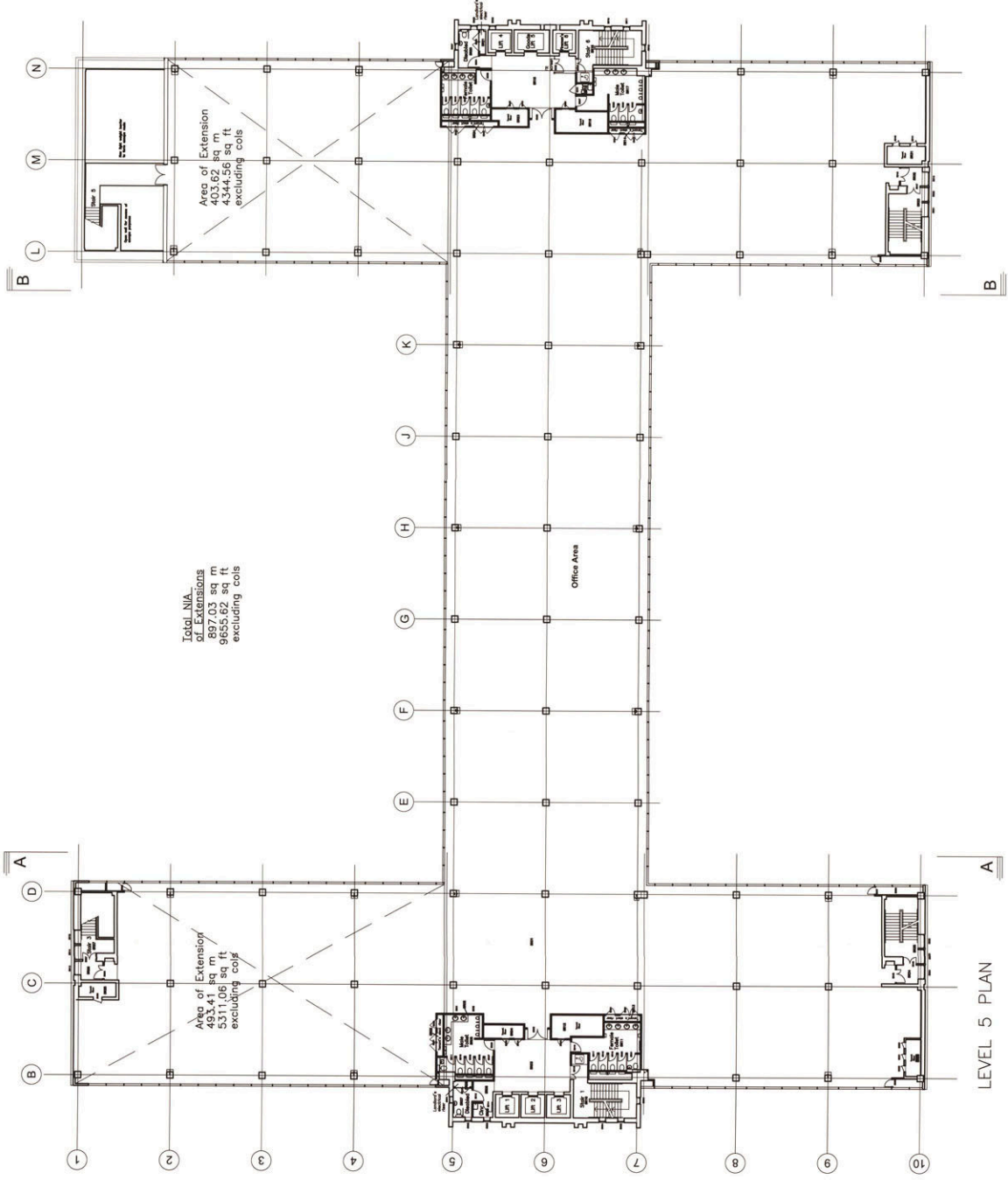
Notes	

Revisions	no.	date	details	initials
A	1	20.08.10	REVISED TO SUIT PLANNERS COMMENTS	J.S.

client	CLERICAL MEDICAL INVESTMENT GROUP LIMITED
project	NEW BAKER'S COURT UXBRIDGE UB8 1RG
title	EXTENDED LEVEL 5 PLAN AS PROPOSED
scales	1:200 @ A1
date	18.6.10
drawn by	jfm
size	A1
drawing no.	215/205/Canada
revision	A



MELLERSH & HARDING
 Building Consultancy LLP
 4 St Paul's Churchyard, London, EC4M 8AY
 TEL: 020 7029 3888 - FAX: 020 7029 3889



Notes

- 1. Broken red line denotes areas which are subject to the new application.

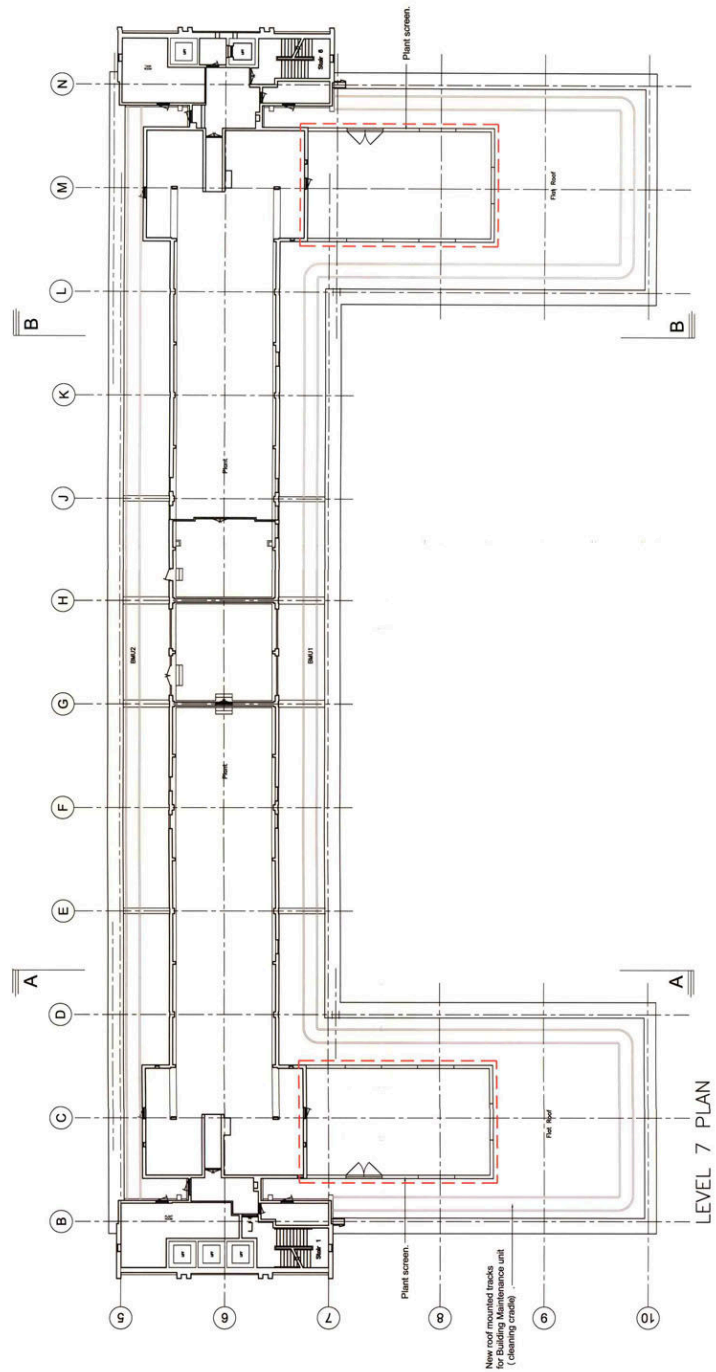
Revisions		
no.	date	details



client	CLERICAL MEDICAL INVESTMENT GROUP LIMITED
project	NEW BAKER'S COURT UXBRIDGE UB8 1RG
title	LEVEL 7 PLAN
	AS PROPOSED
scales	1:200 @ A1
date	19.4.10
drawn	firm
size	A1
drawing no.	215/207
revision	A



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Building Consultancy LLP
4 St. Paul's Churchyard, London, EC4M 8AY
TEL: 020 7029 3888 - FAX: 020 7029 3889



Notes

Revisions		initials
no.	date	details

client: CLERICAL MEDICAL INVESTMENT GROUP LIMITED

project: NEW BAKER'S COURT
UXBRIDGE UB8 1RG

title: SOUTH - WEST ELEVATION
AS EXISTING

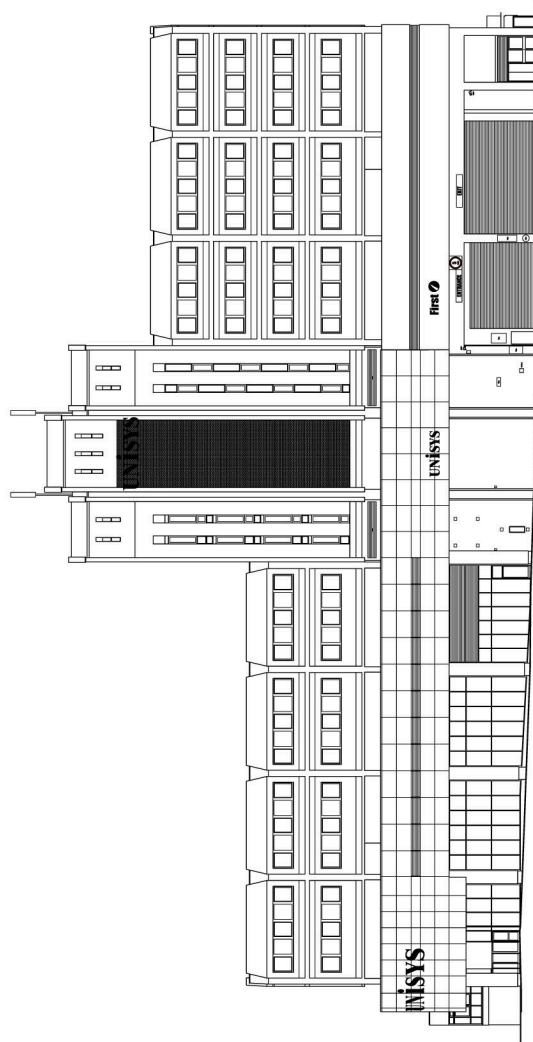
scales: 1:200 @ A1

date: 2-10-09 | drawn: jfm | size: A1

drawing no: 215/516 | revision



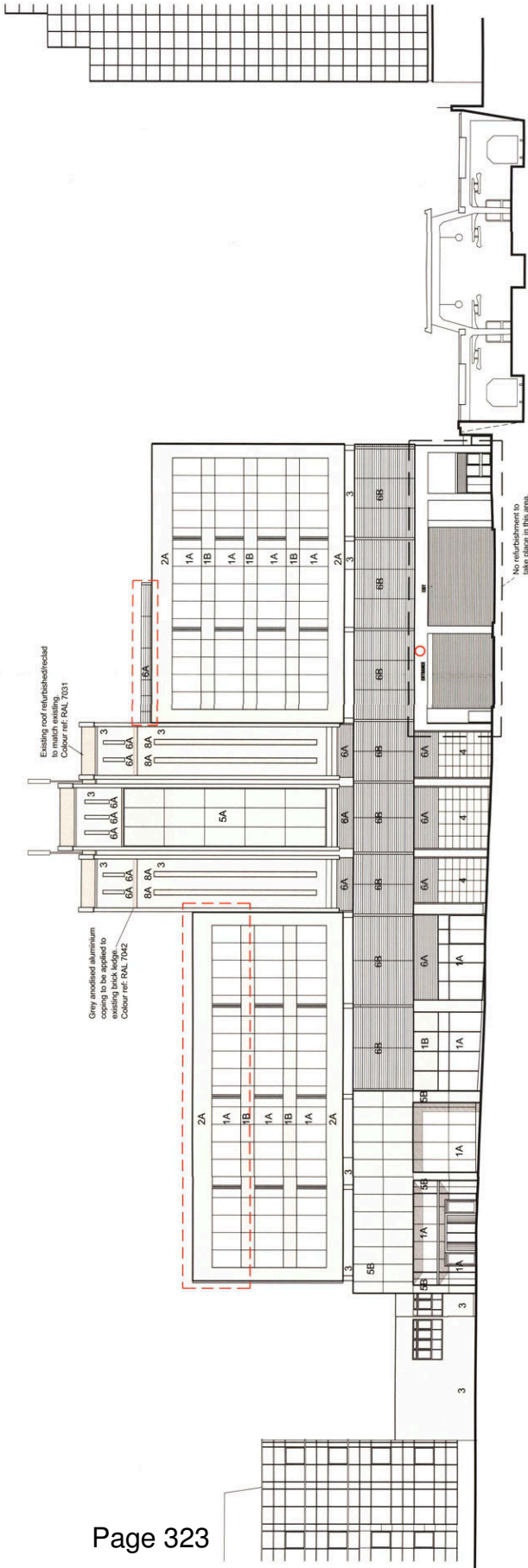
MELLERSH & HARDING
Building Consultancy LLP
4 St. Paul's Churchyard, London, EC4M 8AY
TEL: 020 7029 3888 - FAX: 020 7029 3889



SOUTH - WEST ELEVATION

Key to Materials

- 1A. Grey anti sun clear vision glass in grey framing system RAL colour reference 7042 as part of high performance double glazed curtain walling system.
- 1B. Grey opaque glass spandrel panel reference BS18B25 (G2) in grey framing system RAL colour reference 7042 at floor zones and on internal column lines as part of high performance double glazed curtain walling system.
- 2A. Insulated metal cladding panels in colour cream.
- 2B. Insulated metal cladding panels in colour silver anodised.
- 3. Insulated Sto render system in colour off-white reference 37111.
- 4. Ceramic granite cladding system by Shackerley reference SHG LG2 PREL.
- 5A. White back painted glass panels in grey framing system RAL colour reference 7042.
- 5B. White crystallised glass cladding system by Shackerley.
- 6A. Small blade louvre system in colour silver anodised.
- 6B. Large blade louvre system in colour grey RAL 7031.
- 7. Existing brickwork as maintained.
- 8A. Grey opaque glass reference BS18B25 (G2) in grey framing system RAL colour reference 7042.
- 8B. Grey anti sun clear vision glass and grey opaque glass reference BS18B25 (G2) in grey framing system RAL colour reference 7042.



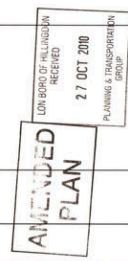
SOUTH-WEST ELEVATION

Notes

- 1. Broken red line denotes areas which are subject to the new application.

Revisions

no.	date	details	initials
A	20.09.10	REVISED TO SUIT PLANNERS COMMENTS	J.S.
B	21.10.10	REMOVED FROM LOCAL PLANNING AUTHORITY REFERENCE NUMBER 18	J.S.
C	25.10.10	REMOVED FROM COLUMN LINES ON LOCAL PLANNING AUTHORITY COMMENTS.	J.S.



client: CLERICAL MEDICAL INVESTMENT GROUP LIMITED

project: NEW BAKER'S COURT UXBRIDGE UB8 1RG

title: SOUTH-WEST ELEVATION AS PROPOSED

scales: 1:200 @ A1

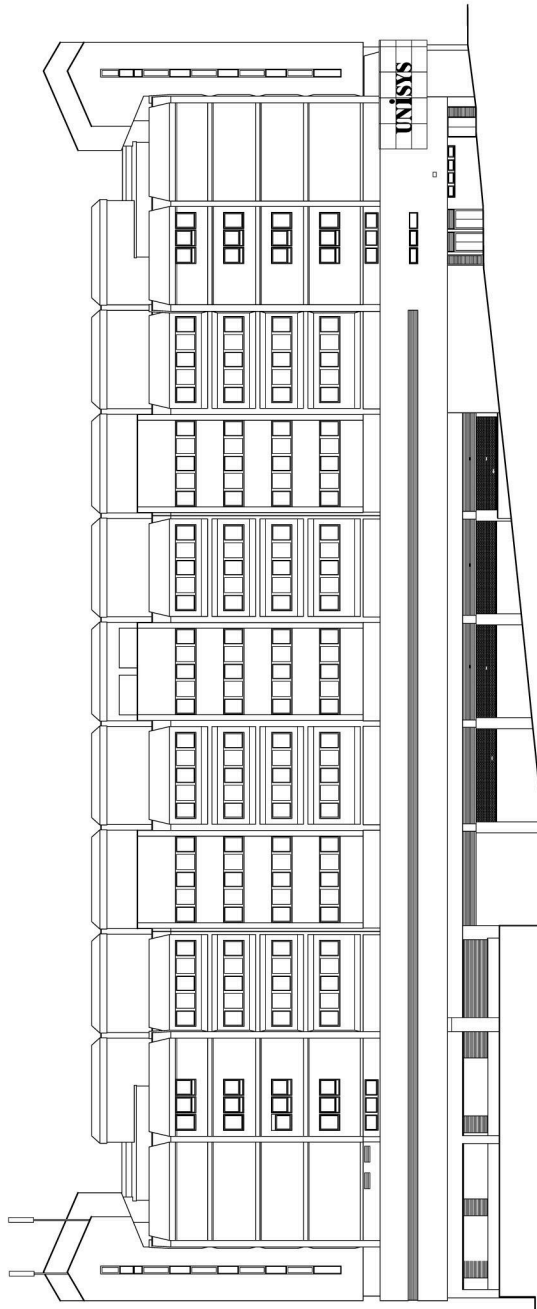
date: 16.6.10 drawn: J/m

drawing no.: 215/216/1

revision: C



4. St Paul's Churchyard, London, EC4M 8AY
TEL: 020 7029 3888 - FAX: 020 7029 3889



SOUTH-EAST ELEVATION

Notes

Revisions		initials
no.	date	details

client	CLERICAL MEDICAL INVESTMENT GROUP LIMITED
project	NEW BAKER'S COURT UXBRIDGE UB8 1RG
title	SOUTH-EAST ELEVATION AS EXISTING
scales	1:200 @ A1
date	2:10.09
drawn by	jfm
size	A1
drawing no.	215/517
revision	

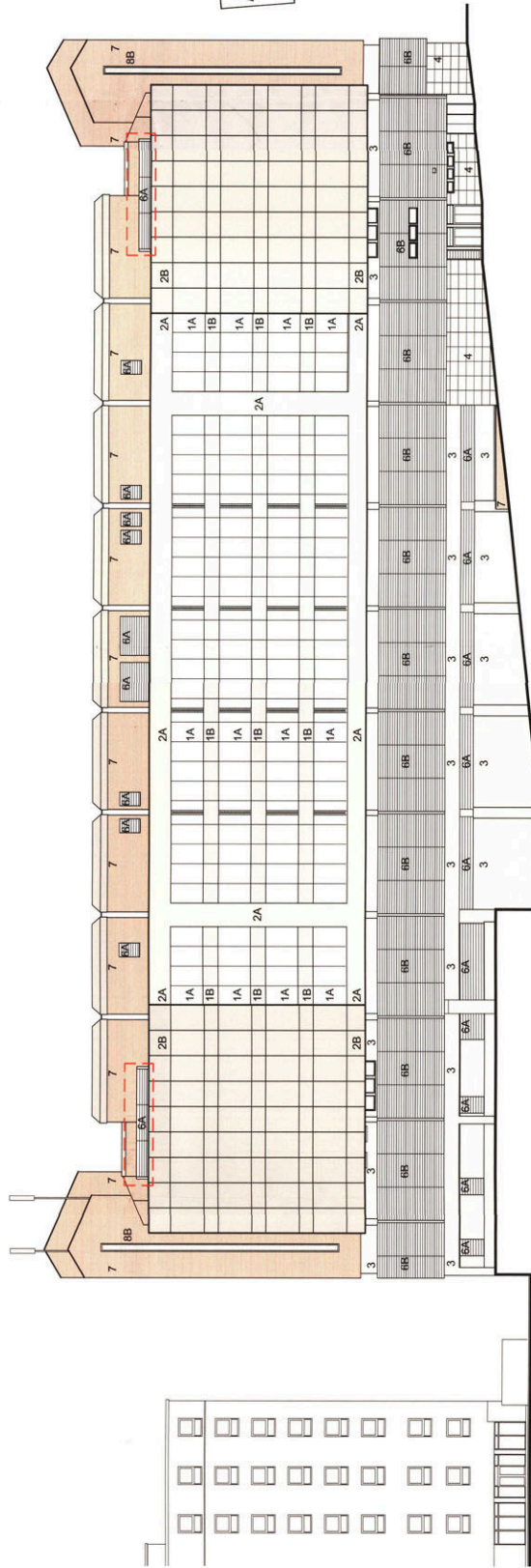


MELLERSH & HARDING
Building Consultancy LLP

4 St. Paul's Churchyard, London, EC4M 8AY
TEL: 020 7029 3888 - FAX: 020 7029 3889

Key to Materials

- 1A. Grey anti sun clear vision glass in grey framing system RAL colour reference 7042 as part of high performance double glazed curtain walling system.
- 1B. Grey opaque glass spandrel panel reference BS18B25 (G2) in grey framing system RAL colour reference 7042 at floor zones and on internal column lines as part of high performance double glazed curtain walling system.
- 2A. Insulated metal cladding panels in colour cream.
- 2B. Insulated metal cladding panels in colour silver anodised.
- 3. Insulated Sto render system in colour off-white reference 37111.
- 4. Ceramic granite cladding system by Shackerley reference SHG LG2 PREL.
- 5A. White back painted glass panels in grey framing system RAL colour reference 7042.
- 5B. White crystallised glass cladding system by Shackerley.
- 6A. Small blade louvre system in colour silver anodised.
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- 8B. Grey anti sun clear vision glass and grey opaque glass reference BS18B25 (G2) in grey framing system RAL colour reference 7042.



Notes

- 1. Broken red line denotes areas which are subject to the new application.

no.	date	details	initials
A	29.09.10	REMOVED TO SUIT PLANNERS COMMENTS	J.S.
B	21.10.10	REMOVED TO SUIT PLANNERS COMMENTS. MATERIALS UPDATED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.	J.S.
C	25.10.10	REFERENCE NUMBER 'B' REMOVED. ELEVATIONS TO SUIT LOCAL PLANNING AUTHORITY COMMENTS.	J.S.

LDN BOROD OF HILLINGDON RECEIVED
27 OCT 2010
PLANNING & TRANSPORTATION GROUP

client: CLERICAL MEDICAL INVESTMENT GROUP LIMITED

project: NEW BAKER'S COURT UXBRIDGE UB8 1RG

title: SOUTH-EAST ELEVATION AS PROPOSED

scales: 1:200 @ A1

date	drawn	size
16.6.10	jfm	A1

drawing no.	revision
215/217/1	C



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Building Consultancy LLP

4, St. Paul's Churchyard, London, EC4M 8AY
TEL: 020 7029 3886 - FAX: 020 7029 3889

Notes		

Revisions		initials
no.	date	details

client: CLERICAL MEDICAL INVESTMENT GROUP LIMITED

project: NEW BAKER'S COURT
UXBRIDGE UB8 1RG

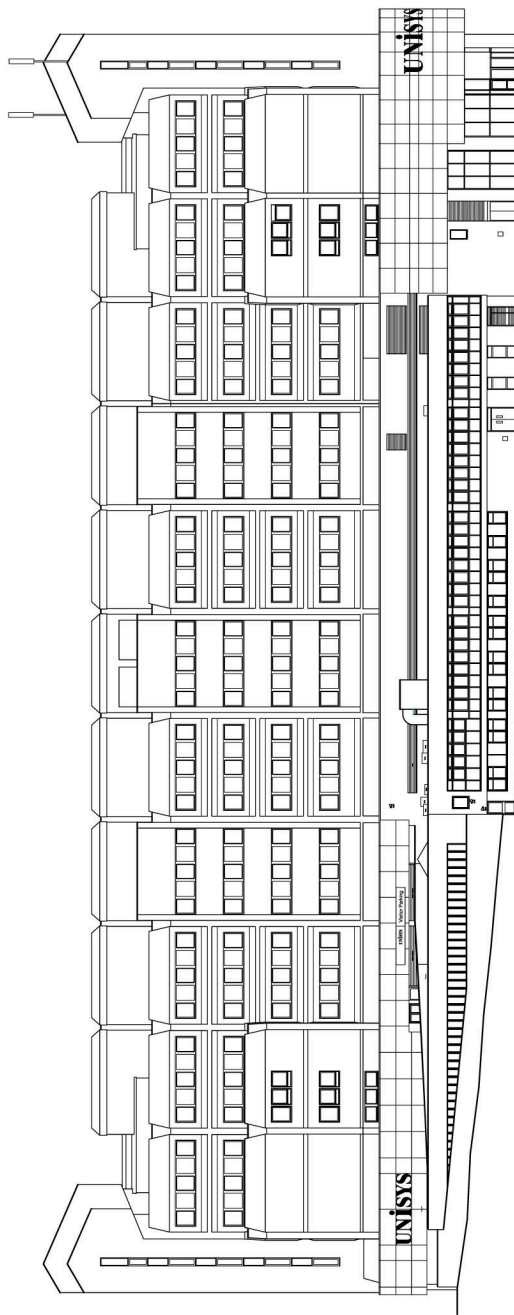
title: NORTH-WEST ELEVATION
AS EXISTING

scales	1:200 @ A1
date	2-10-09
drawn by	jfm
size	A1
drawing no.	215/519
revision	



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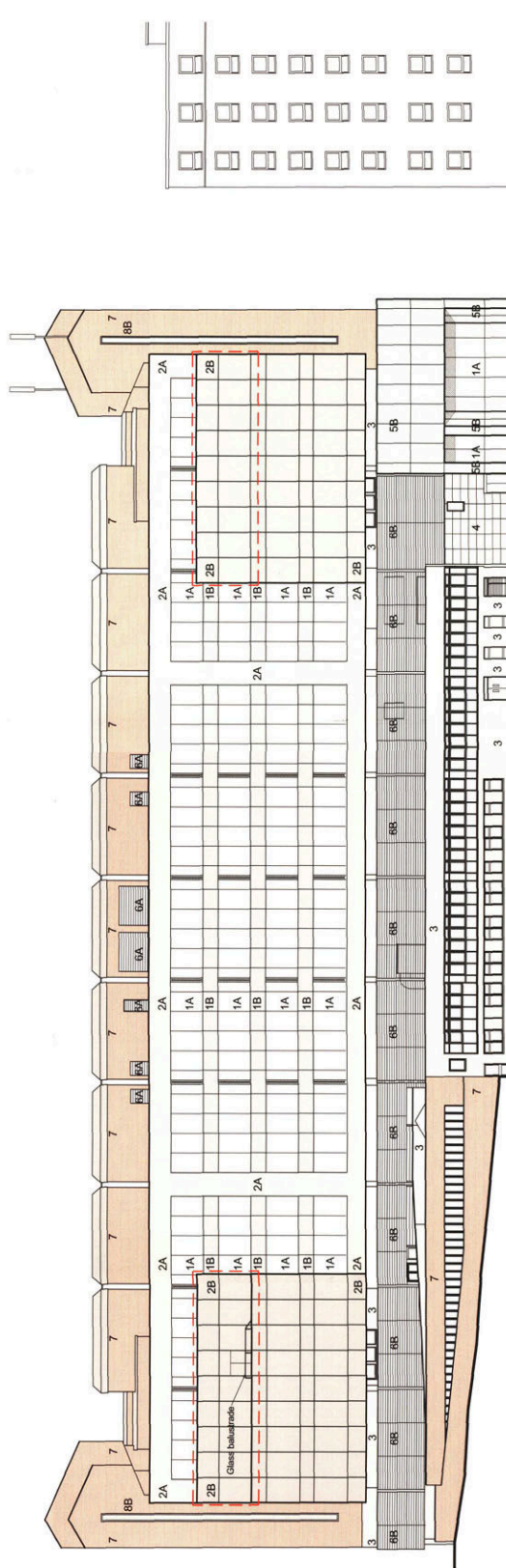
4 St. Paul's Churchyard, London, EC4M 8AY
TEL: 020 7029 3888 - FAX: 020 7029 3889



NORTH - WEST ELEVATION

Key to Materials

- 1A. Grey anti sun clear vision glass in grey framing system RAL colour reference 7042 as part of high performance double glazed curtain walling system.
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NORTH-WEST ELEVATION

Notes

- 1. Broken red line denotes areas which are subject to the new application.

Revisions	no.	date	details	initials	J.S.
A	20.09.10		REVISED TO SUIT PLANNERS COMMENTS UPON THE ACCORDANCE WITH LOCAL PLANNING AUTHORITY REFERENCE NUMBER 18 REMOVED.		J.S.
B	21.10.10		REVISED TO SUIT LOCAL PLANNING AUTHORITY REFERENCE NUMBER 18 REMOVED.		J.S.
C	25.10.10		REVISED TO SUIT LOCAL PLANNING AUTHORITY COMMENTS.		J.S.

AMENDED PLAN

CON BOARD OF HULLINGTON RECEIVED
27 OCT 2010
PLANNING & TRANSPORTATION GROUP

client	CLERICAL MEDICAL INVESTMENT GROUP LIMITED
project	NEW BAKER'S COURT UXBRIDGE UB8 1RG
title	NORTH-WEST ELEVATION AS PROPOSED
scales	1:200 @ A1
date	16.6.10
drawn by	JFM
size	A1
drawing no.	215/219/1
revision	C

MELLERSH & HARDING
Building Consultancy LLP

4 St Paul's Churchyard, London, EC4M 8AY
TEL: 020 7029 3886 - FAX: 020 7029 3889

Notes

Revisions		
no.	date	details

client: CLERICAL MEDICAL INVESTMENT GROUP LIMITED

project: NEW BAKER'S COURT
UXBRIDGE UB8 1RG

title: NORTH-EAST ELEVATION
AS EXISTING

scales: 1:200 @ A1

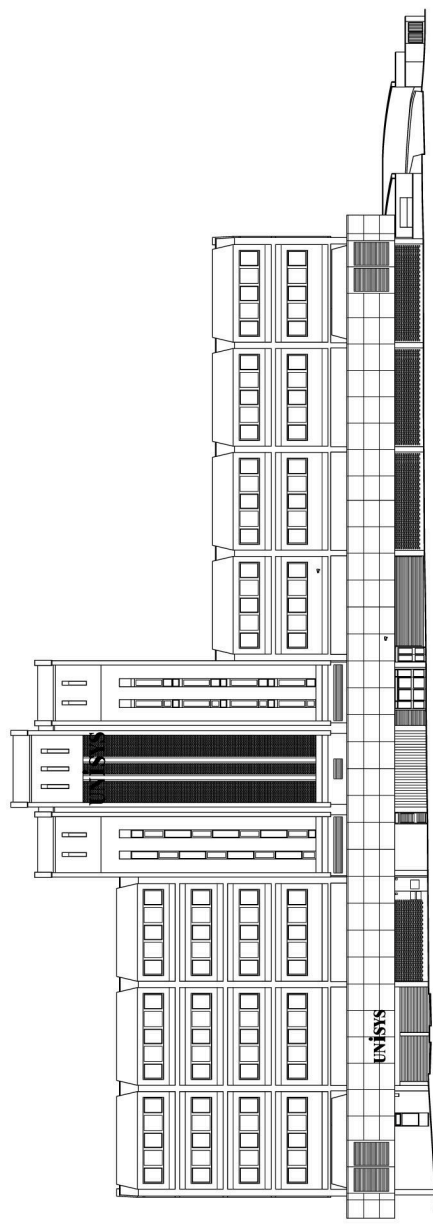
date: 2-10-09
drawn by: jfm
size: A1

drawing no: 215/518
revision



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NORTH-EAST ELEVATION

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Notes

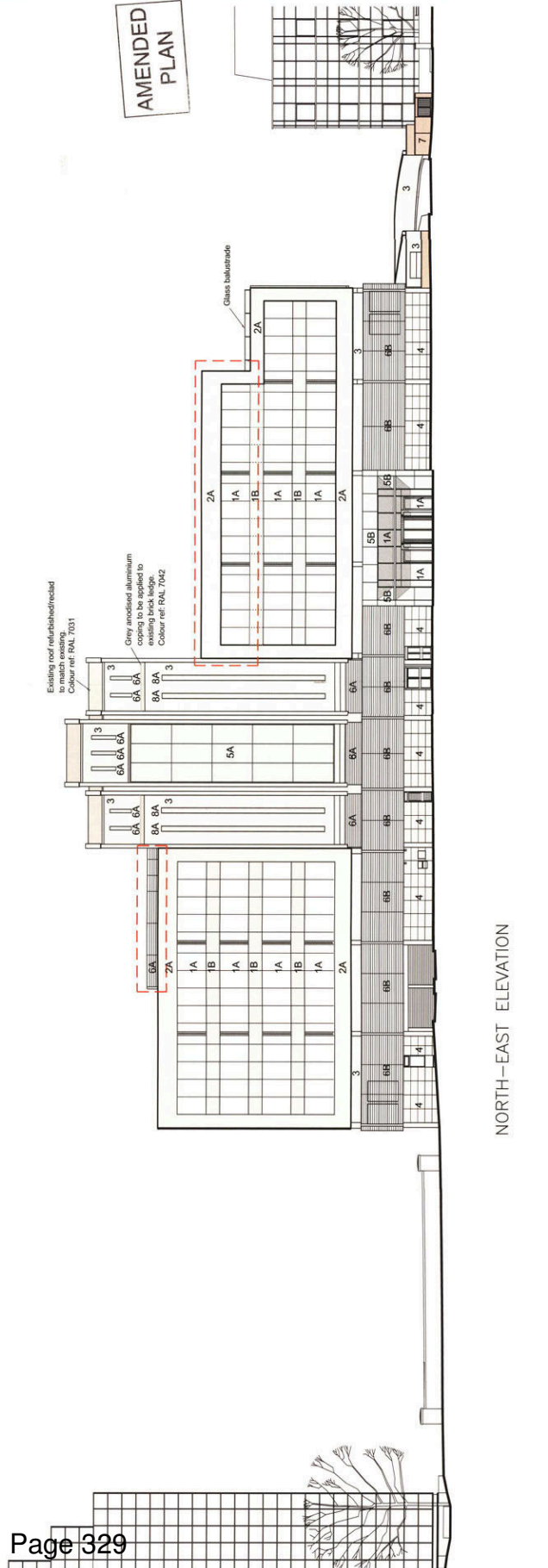
- 1. Broken red line denotes areas which are subject to the new application.

Revisions		
no.	date	details
A	20.09.10	REVISED TO SUIT PLANNERS
B	21.10.10	REVISIONS MADE TO MATERIALS UPDATED IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.
C	25.10.10	REVISIONS MADE TO ELEVATIONS TO SUIT LOCAL PLANNING AUTHORITY COMMENTS.

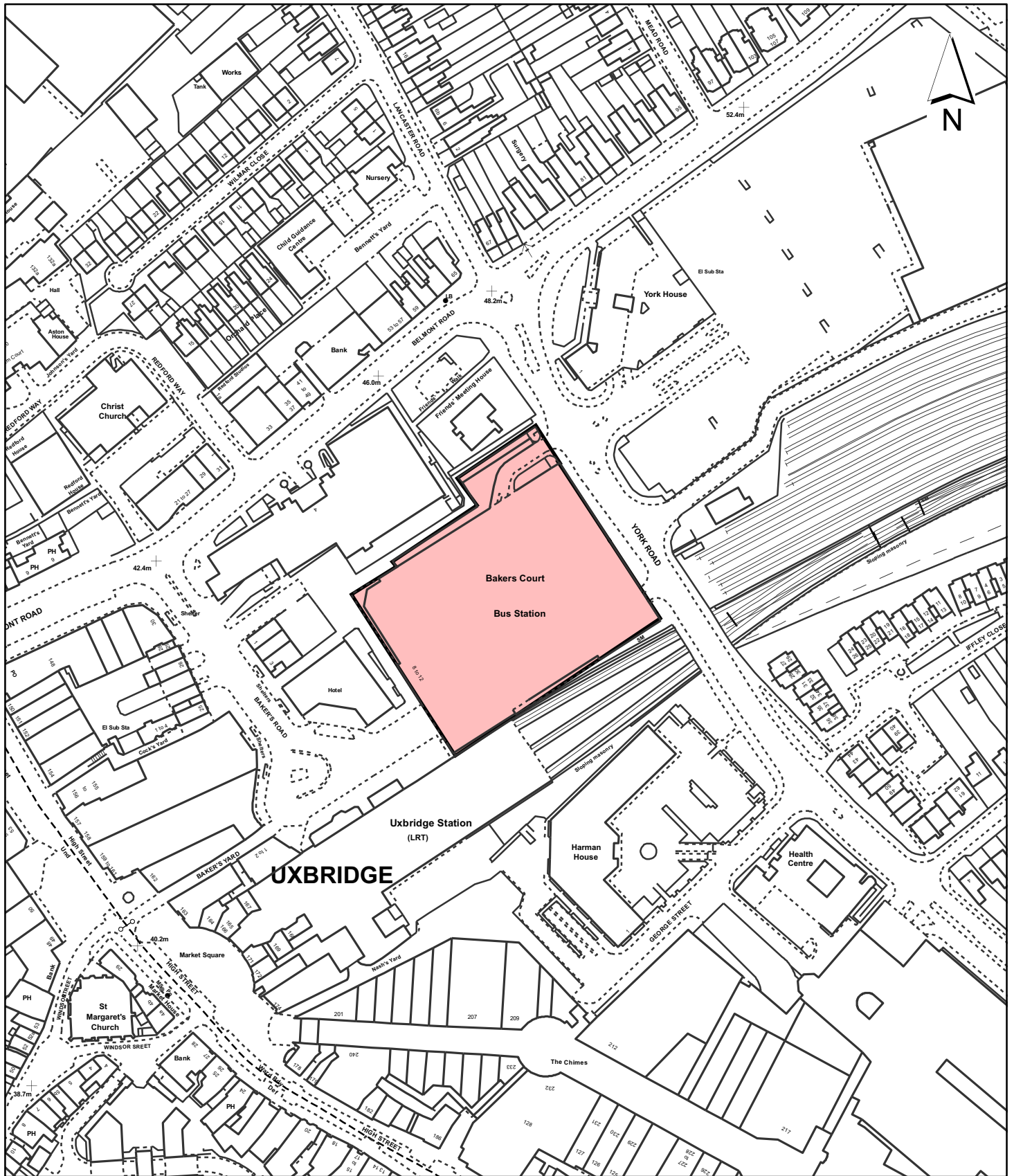
client: CLERICAL MEDICAL INVESTMENT GROUP LIMITED
 project: NEW BAKER'S COURT UXBRIDGE UB8 1RG
 title: NORTH-EAST ELEVATION AS PROPOSED
 scales: 1:200 @ A1
 date: 16.6.10
 drawing no: 215/218/1
 size: A1
 revision: C

no.	date	initials
A	20.09.10	J.S.
B	21.10.10	J.S.
C	25.10.10	J.S.



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NORTH-EAST ELEVATION



Notes

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Site Address

**Bakers Court
Bakers Road
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

18056/APP/2010/1578

Scale

1:2,000

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address SAINSBURY'S STORE YORK ROAD UXBRIDGE

Development: Application for a new planning permission to replace extant planning permission ref: 39439/APP/2004/ 2402 dated 05/09/2005: Erection of decked car park, single storey store extension and proposed unrestricted trading hours.

LBH Ref Nos: 39439/APP/2010/1799

Date Plans Received: 02/08/2010

Date(s) of Amendment(s):

Date Application Valid: 24/08/2010

1. Do not scale from drawings.
 2. The client is responsible for the accuracy of the information provided by the contractor or supplier from the drawings and the contractor may be liable for any errors or omissions.
 3. The contractor is responsible for the accuracy of the information provided by the contractor or supplier from the drawings and the contractor may be liable for any errors or omissions.
 4. All areas are shown as approximate and measured of preliminary drawings. They shall be the contractor's responsibility to check the accuracy of the information provided by the contractor or supplier from the drawings and the contractor may be liable for any errors or omissions.
 5. The contractor is responsible for the accuracy of the information provided by the contractor or supplier from the drawings and the contractor may be liable for any errors or omissions.
 6. The contractor is responsible for the accuracy of the information provided by the contractor or supplier from the drawings and the contractor may be liable for any errors or omissions.
 7. The contractor is responsible for the accuracy of the information provided by the contractor or supplier from the drawings and the contractor may be liable for any errors or omissions.
 8. The contractor is responsible for the accuracy of the information provided by the contractor or supplier from the drawings and the contractor may be liable for any errors or omissions.
 9. The contractor is responsible for the accuracy of the information provided by the contractor or supplier from the drawings and the contractor may be liable for any errors or omissions.
 10. The contractor is responsible for the accuracy of the information provided by the contractor or supplier from the drawings and the contractor may be liable for any errors or omissions.

Estimated Boundary Line - Subject to Confirmation

LON BORO OF HILLINGDON
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 - 2 AUG 2010
 PLANNING & TRANSPORTATION
 GROUP

REV.	DATE	NOTES	BY	CHKD

STAGE AB FEASIBILITY

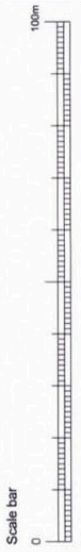
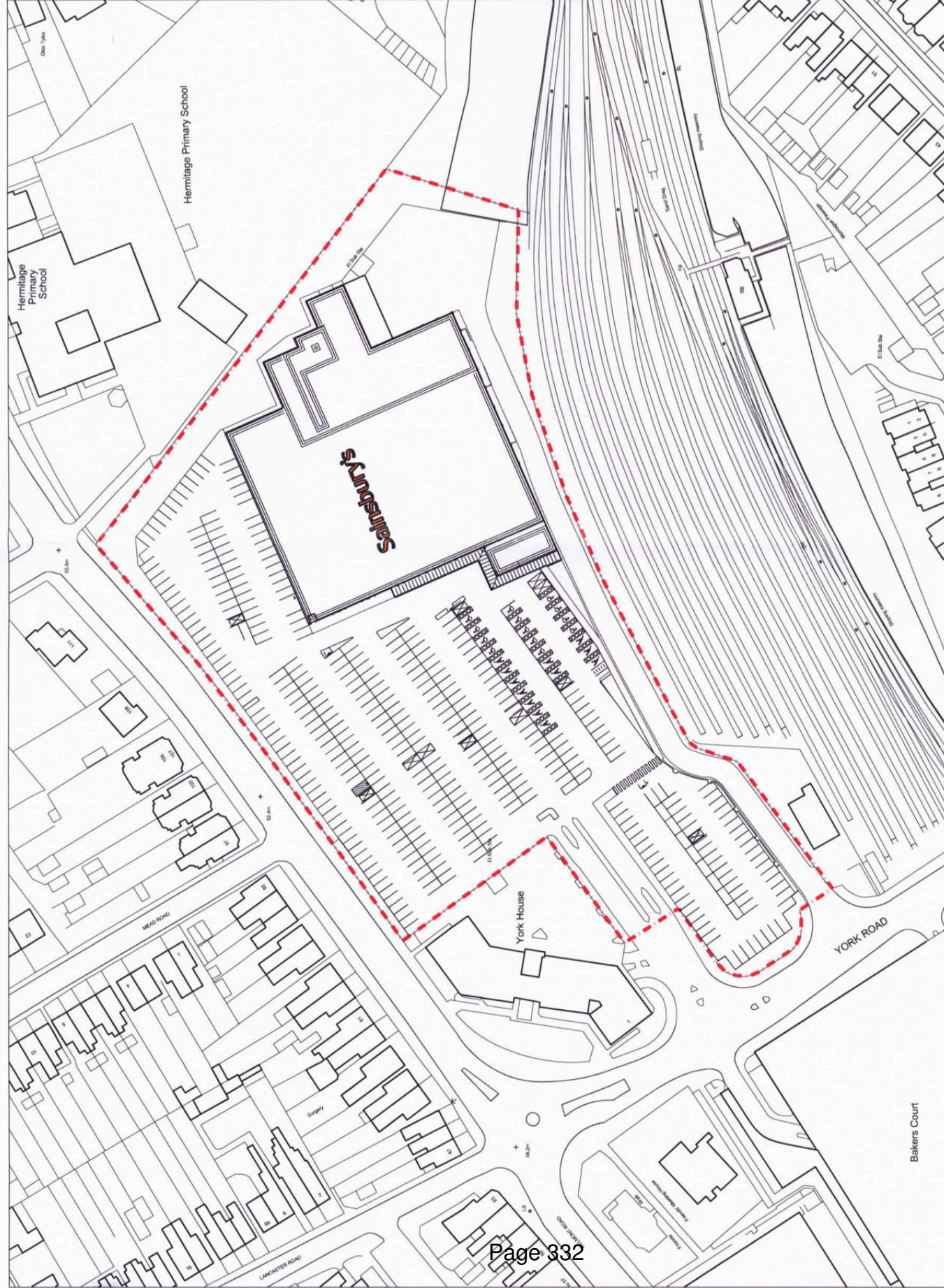
UNIT ARCHITECTS LLP
 UNIT ARCHITECTS LLP
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BELMONT RD. UXBRIDGE, HILLINGDON

EXISTING SITE PLAN

PL	SR	SCALE	DATE
09042	ASK004	@A3 SKETCH	

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PRELIMINARY

SCHEDULE OF CARPARKING

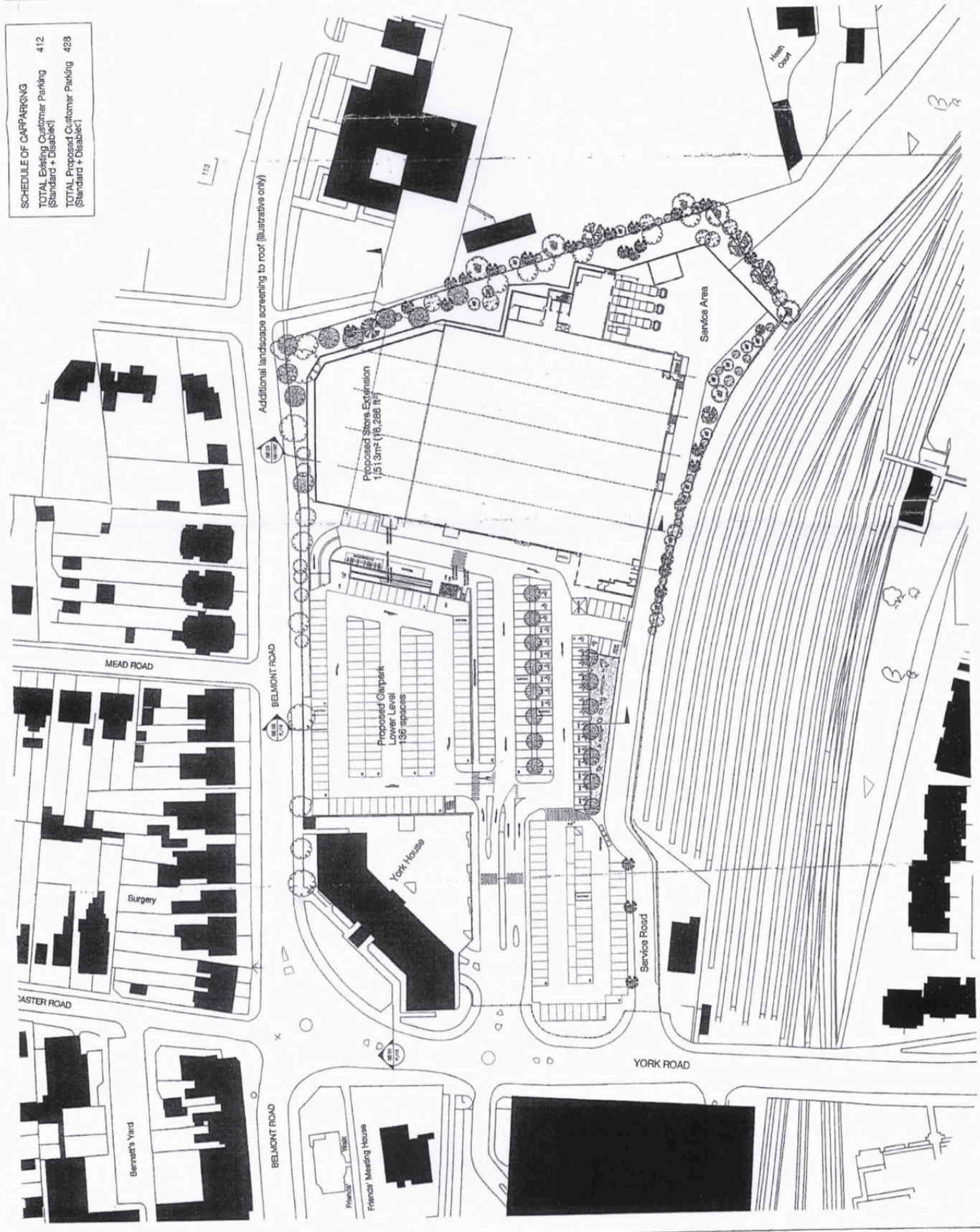
TOTAL Existing Customer Parking (Standard + Disabled)	412
TOTAL Proposed Customer Parking (Standard + Disabled)	423

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT			
2	REVISED			
3	REVISED			
4	REVISED			
5	REVISED			
6	REVISED			
7	REVISED			
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2 AUG 2010
PLANNING & TRANSPORTATION GROUP

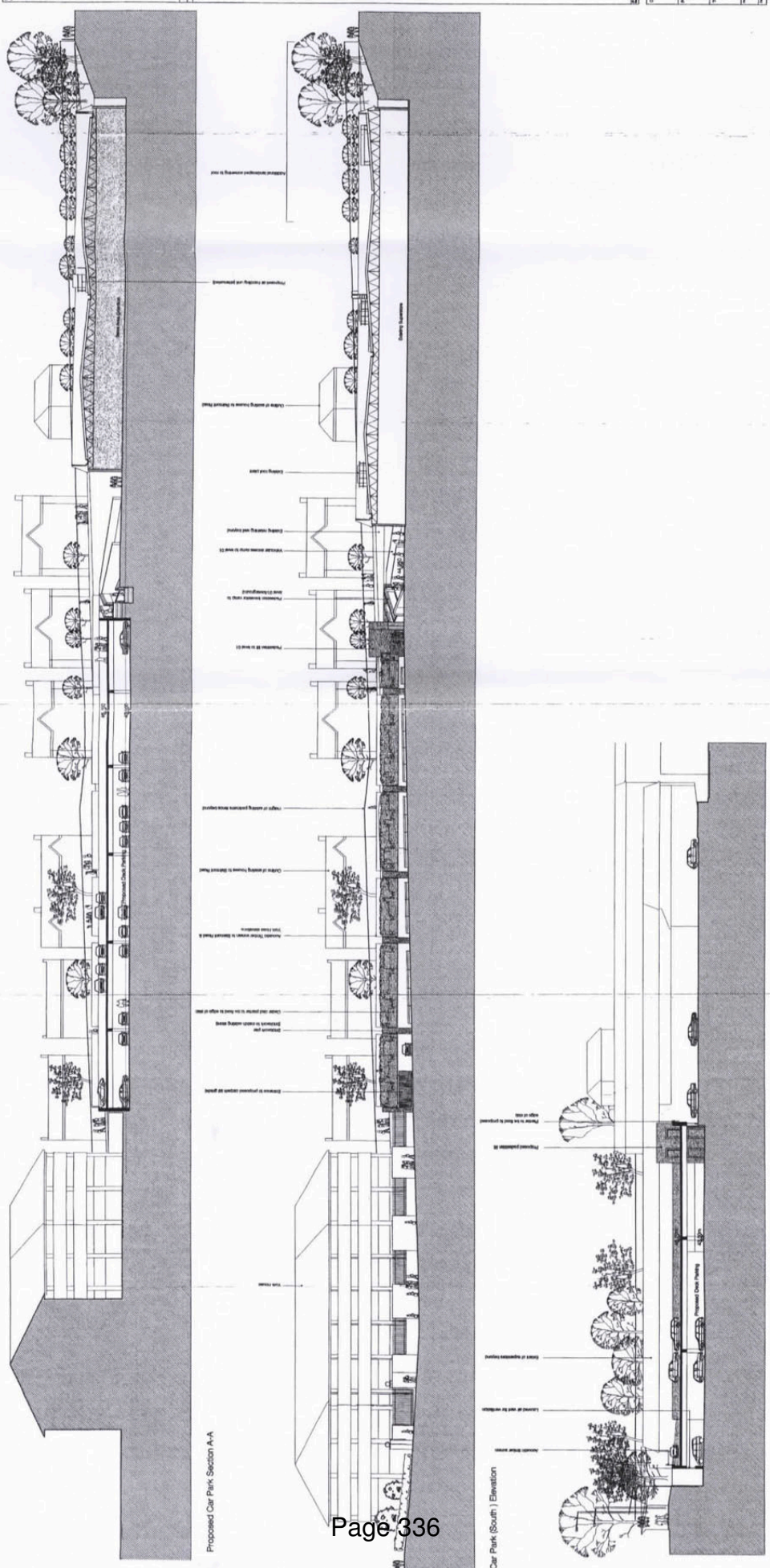
Client: Salisbury's Property Company
 Project: Salisbury Stone Development, York Road, Liphridge.
 Title: Proposed Site Plan - Level CD Groundfloor Supermarket / Lower Level Carpark

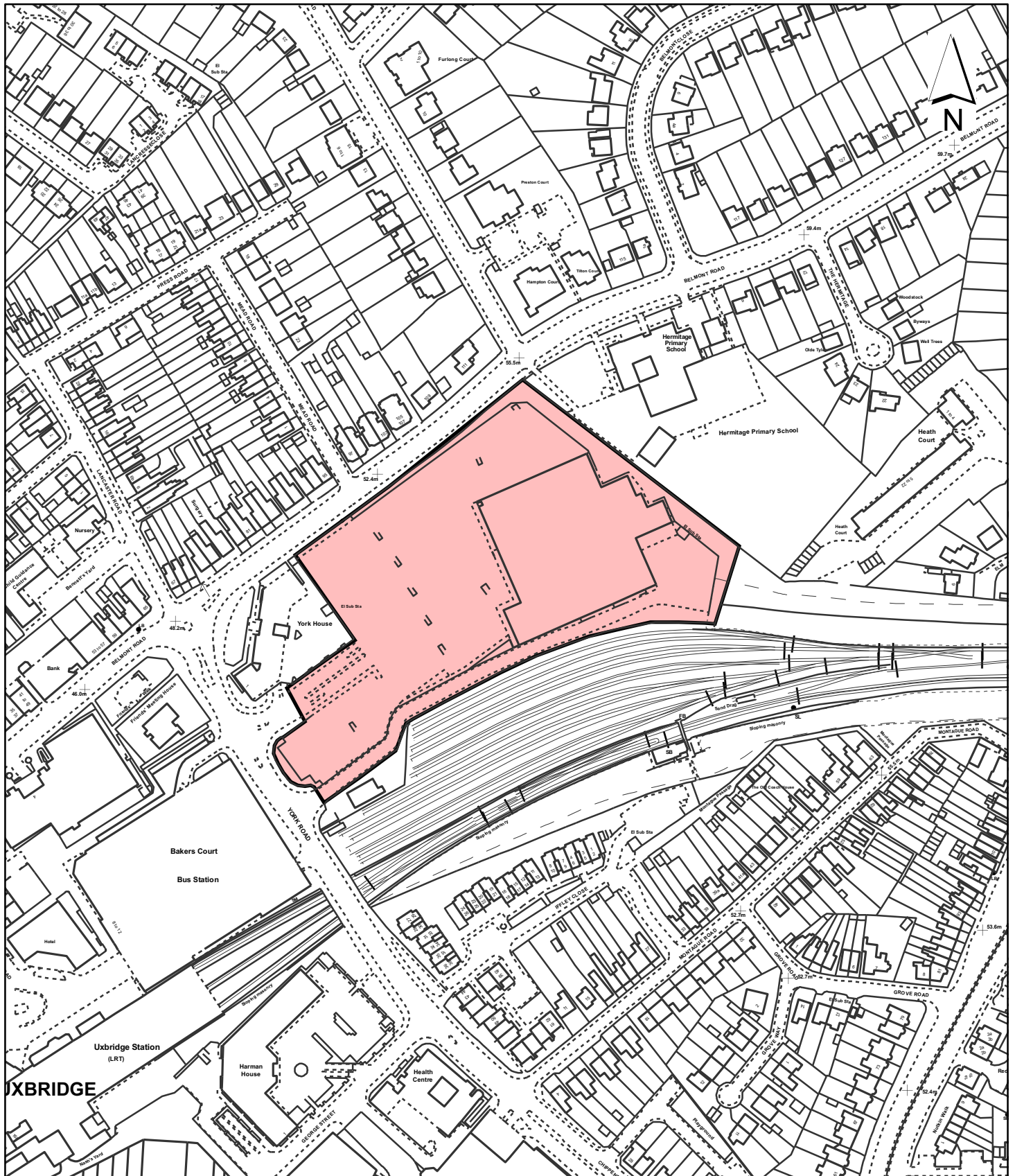
Scale:	1:100	1:200	1:500	1:1000
Date:	10/08/10	10/08/10	10/08/10	10/08/10



LOW BOROUGH HILLINGTON
RECEIVED
23 AUG 2010
PLANNING & TRANSPORTATION
GROUP

Title: _____	
Client: _____	
Project: _____	
Drawing No: _____	
Scale: _____	
Date: _____	
Author: _____	
Check: _____	
Approved: _____	
Company: _____	
Address: _____	
Phone: _____	
Fax: _____	
Email: _____	
Website: _____	





Notes

 Site boundary

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Site Address

**Sainsbury's Store
York Road
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

39439/APP/2010/1799

Scale

1:2,500

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 610 UXBRIDGE ROAD HAYES

Development: Alterations to existing front and rear elevations.

LBH Ref Nos: 13203/APP/2010/2108

Date Plans Received: 08/09/2010 **Date(s) of Amendment(s):** 08/09/2010

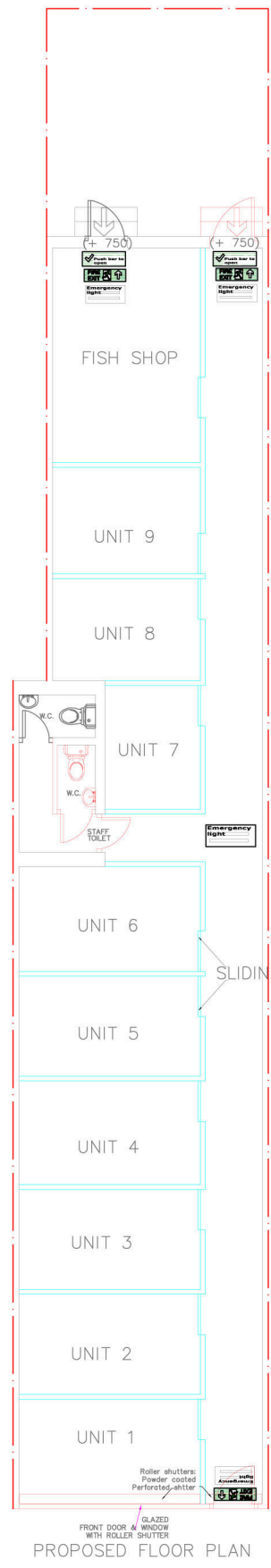
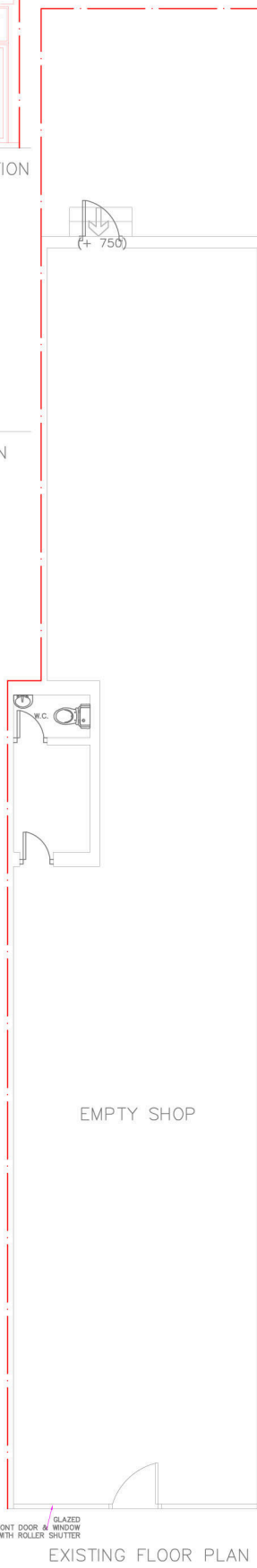
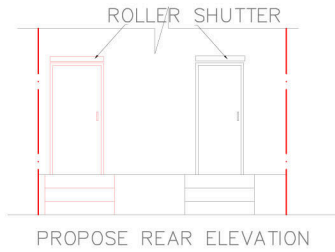
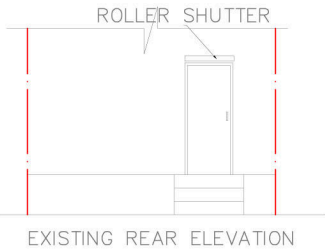
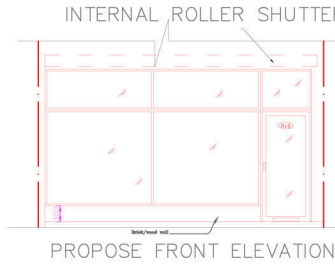
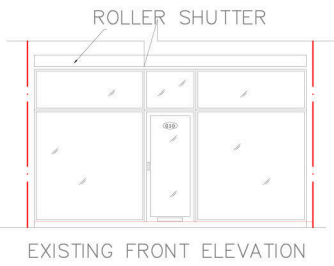
Date Application Valid: 08/09/2010 06/10/2010

NOTE:

DO NOT SCALE FROM THE DRAWING

FIRE DOOR TO KEEP CLOSE

FIRE EXIT ESCAPE TO KEEP CLEAR



Roller shutters: Powder coated Perforated shutter

- * Perforated vision security shutter offering effective protection with stylish appearance.
- * Convoluted 75mm 22swg galvanised steel laths interlocking mechanism to form a continuous hinge. Complete with nylon end-locks.
- * Strong effective protection for shop front coverage.
- * Anti-drop safety brake or secondary spring supplied with each door.
- * Powder coated finish, Electric Operated Perforated, Powder Coated Shutter

Title: PROPOSED FRONT AND REAR DOOR ALTERATION AND INTERNAL PARTITIONS

Drawing No : PP/175

Revision No :

Drawing Size A3

Client : MR.A.VARATHARASAN
610, UXBRIDGE ROAD
UB4 0RY

R. T. RAJAH
TEL: 079 3076 0141
FAX: (020) 8220 5995

Scale: 1:100

Drawn by:T.R Date: 27/08/2010

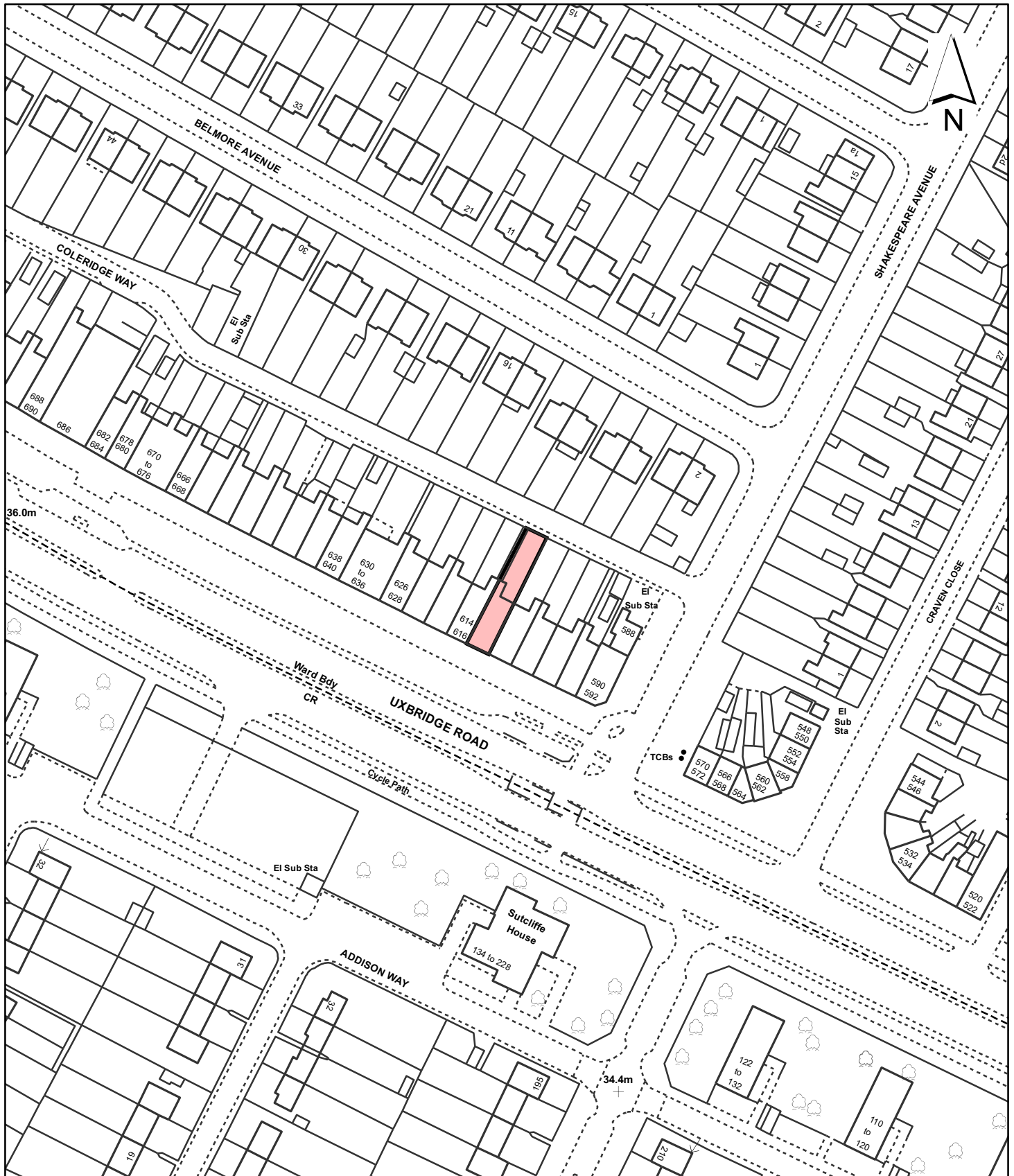




FRONT ELVATION



REAR ELEVATION

LON BOHO OF HILLINGDON
RECEIVED
- 8 SEP 2010
PLANNING & TRANSPORTATION
GROUP



<p>Notes</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 2010</p>	<p>Site Address</p> <p align="center">610 Uxbridge Road Hayes</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning, Environment & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">13203/APP/2010/2108</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">Central and South</p>	<p>Date</p> <p align="center">November 2010</p>	
		 <p align="center">HILLINGDON LONDON</p>	

Report of the Head of Planning & Enforcement Services

Address 691 UXBRIDGE ROAD HAYES

Development: Change of use from Class A1 (Retail) to Class A3 for use as restaurant, involving installation of extract system to rear, and retention of forecourt enclosure comprising canopy timber fencing and decking (Part retrospective application.)

LBH Ref Nos: 30353/APP/2010/1893

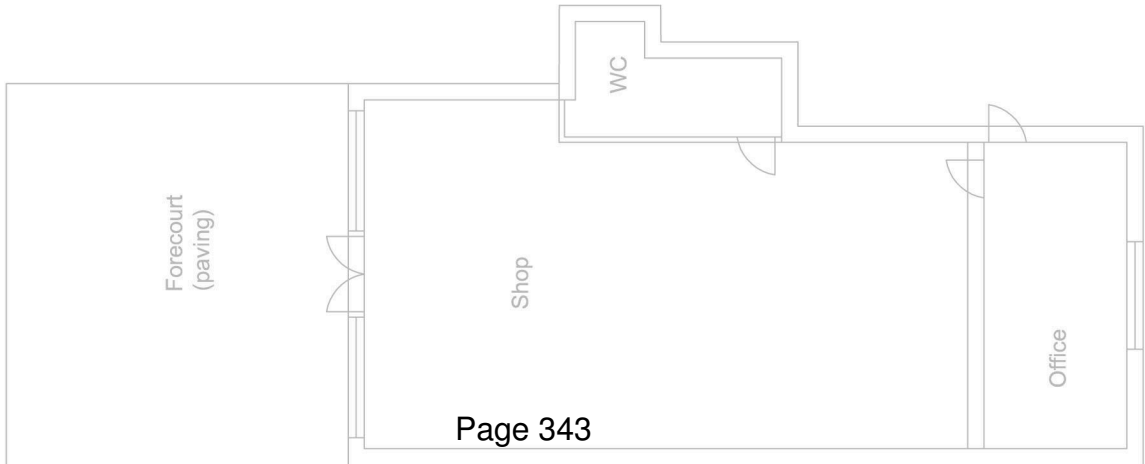
Date Plans Received: 12/08/2010

Date(s) of Amendment(s):

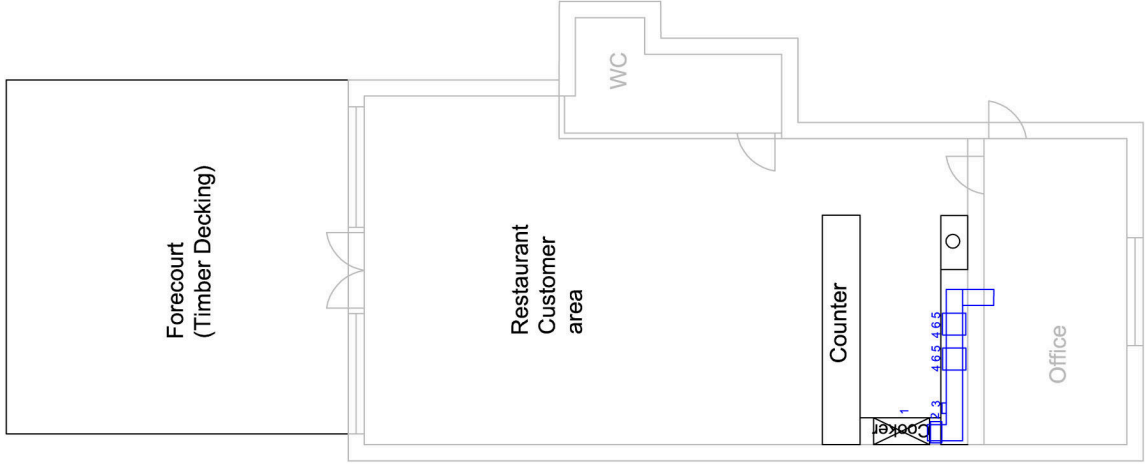
Date Application Valid: 31/08/2010

Notes:

- 1) Extract to be installed in line with the manufacturers' instructions (www.purifiedair.co.uk) and in line with the DEFRA guidance January 2005.
- 2) All external materials (if any) to match the existing.



Original G.F.

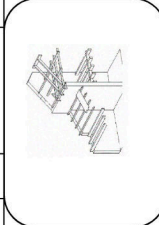


Proposed G.F.

EQUIPMENT DETAILS

1. **EXTRACT CANOPY**
S/S (304 grade) 3000x1000mm with removable and washable standard mesh grease filters (**Filters to be removed and cleaned with chemicals and warm water twice a week**).
2. **ESP 3000E**
Electrostatic Precipitator 3000E – to separate particulate phase – separating small grease and smoke particles that penetrate the main grease filters in the canopy, secured to structure sitting on stands. (**Filters to be removed and cleaned with chemicals and warm water every 3-4 week**).
3. **O.N. 100**
Odour Neutraliser: 100 – to reduce odour contaminant by dealing with the gaseous phase pollutant after the bulk of the particulate phase is removed, secured to structure sitting on stands (**To be topped up with neutralising chemical once every 3-4 weeks**).
4. Flexible connectors
5. **FAN UNIT**
SLC 450/4-2B axial fan unit, 500mm x 450mm with speed regulator rating 1350rpm. Sound levels 55dB(A) @ 3 meters and airflow of 2.07m³/s @ Opa without silencers. Secured to structure sitting on the stand with anti-vibration mounts and insulated – connected direct to the silencer to give 35+ air changes in the kitchen
6. **SILENCERS / ATTENUATORS**
602mm Ø silencer connected directly to fan casing on outlet side and connected to duct with flexible canvas connectors. Sound reduction level of unit is 15db (A) @ 3 meters with ZDEP - cylindrical centrefbody for enhanced attenuation. Secured to structure on anti-vibration mounts.
7. **DUCTING**
Galvanized steel ducting with grease traps with a low level louvered outlet secured to structure using anti-vibration mounts.

Rev	Date	Amend.	Drn



Project		Date	
Momtaz Cafe		12-08-10	
691 Uxbridge Rd, UB4 8HT		Checked	
Drawing		Approved	
Change of use to Restaurant		EM	
G.F. Plans		EM	
Scale		EM	
1:100 @A3		EM	
Designed		EM	
Drawn		EM	
Checked		EM	
Approved		EM	

Dwg No.	Revision
EM/2010/81	-

Notes:

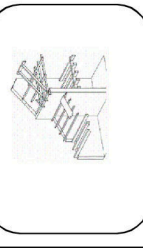
1) Extract to be installed in line with the manufacturers' instructions (www.purifiedair.co.uk) and in line with the DEFRA guidance January 2005.

2) All external materials (if any) to match the existing.

Key:

- New Folding Canopy
- New Timber Decking

Rev	Date	Amend.	Dim

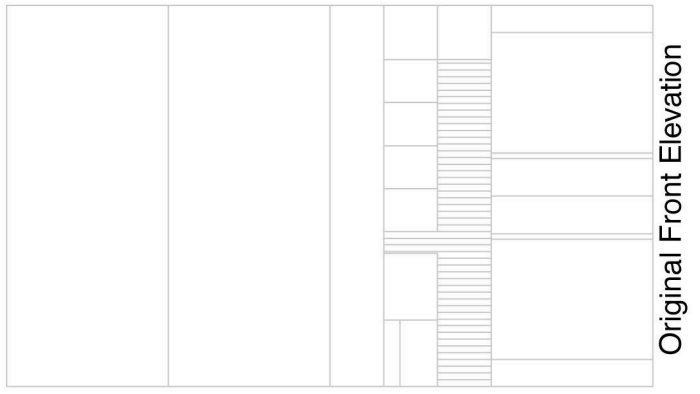
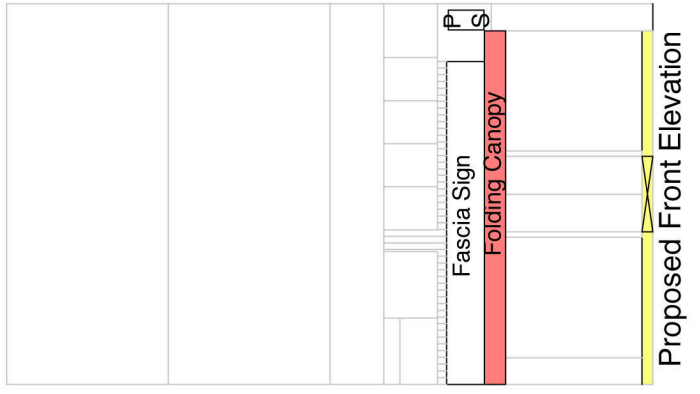
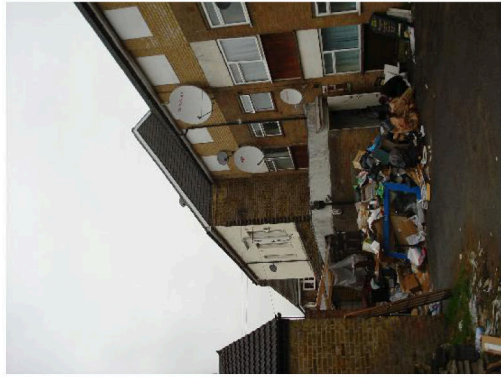
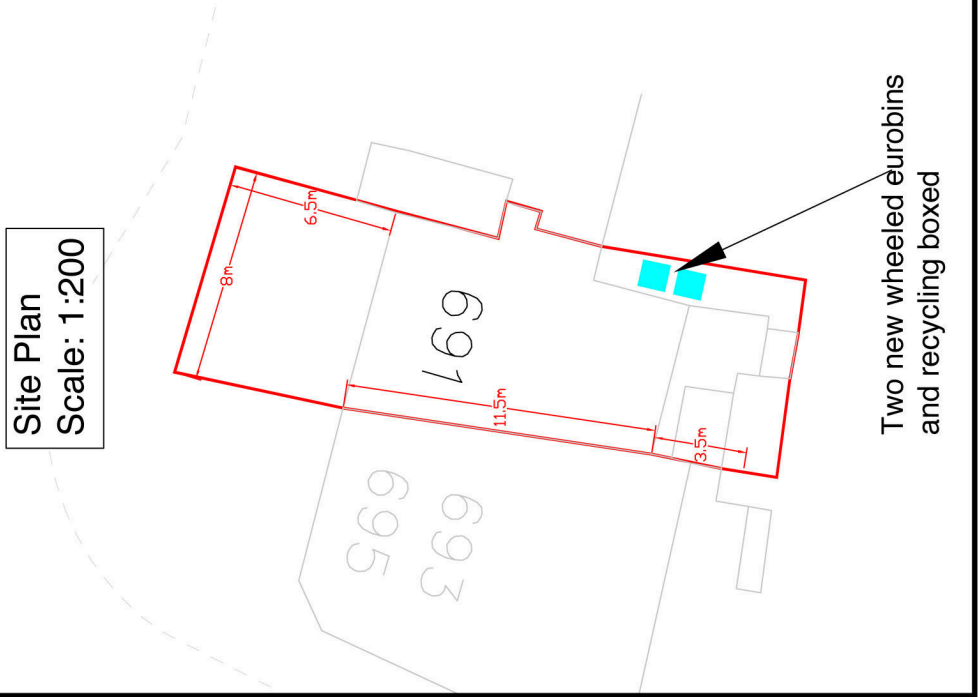


Project: Momtaz Cafe
 691 Uxbridge Rd, UB4 8HT

Drawing: Change of use to Restaurant
 OS Site Plan, pic, front elev. and fascia sign

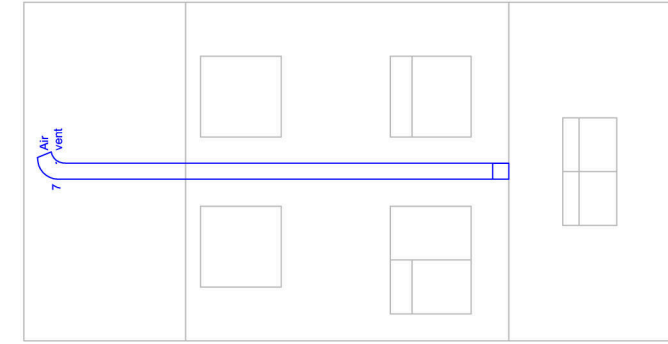
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Designed:	EM	Checked:	EM
Drawn:	EM	Approved:	EM

Draw No: EM/2010/60
 Revision: -

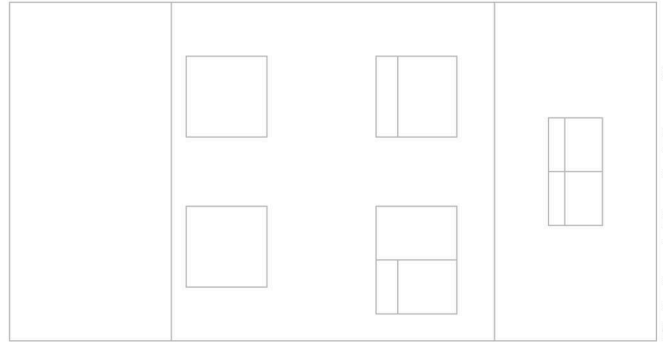


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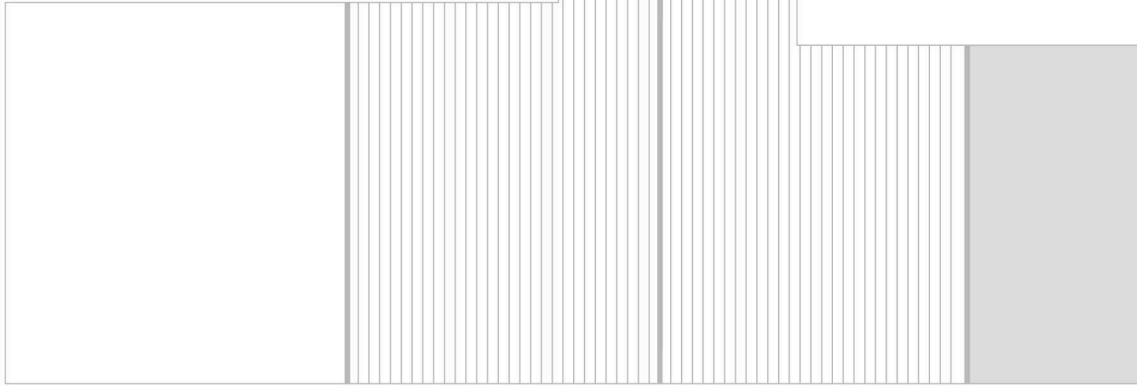
- 1) Extract to be installed in line with the manufacturers' instructions (www.purifiedair.co.uk) and in line with the DEFRA guidance January 2005.
- 2) All external materials (if any) to match the existing.



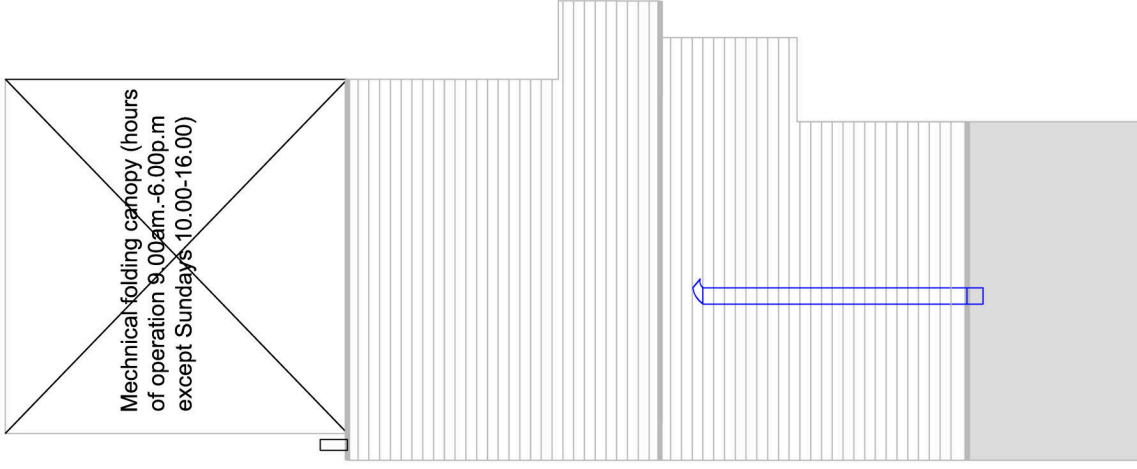
Proposed Back Elevation



Original Back Elevation

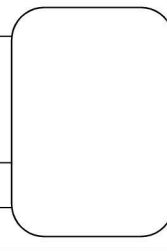


Original Top View



Proposed Top View

Rev	Date	Amend.	Drm

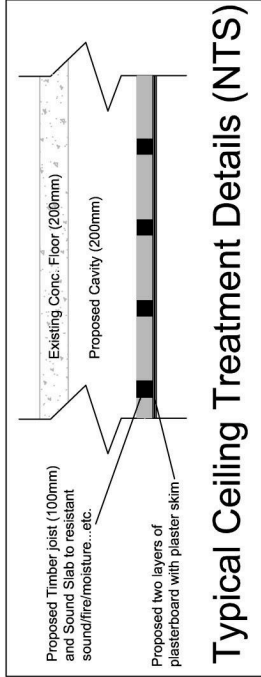


Project		Momtaz Cafe	
691 Uxbridge Rd, UB4 8HT		Date: 12-08-10	
Drawing		Checked	Approved
Change of use to Restaurant	EM	EM	EM
Back, Top views	EM	EM	EM
Scale: 1:100 @A3		Date: 12-08-10	
Designed	Drawn	Checked	Approved
EM	EM	EM	EM

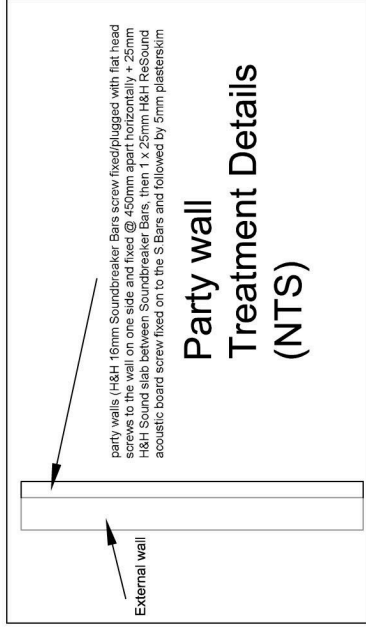
Drp. No.	Revision
EM/2010/82	-

Notes:

- 1) Extract to be installed in line with the manufacturer's instructions (www.purifiedair.co.uk) and in line with the DEFRA guidance January 2005.
- 2) All external materials (if any) to match the existing.

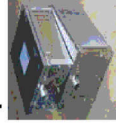


Typical Ceiling Treatment Details (NTS)



Party wall Treatment Details (NTS)

Grease Trap Details (NTS)



Description: The GTS5 stainless steel grease trap is designed for in-kitchen installation with a capacity of approximately 200 Litres. This unit is suitable for most large restaurants/kitchens producing over 150 hot meals per day. A high quality unit designed for in-kitchen above ground installation. The unit has a large removable internal filter basket for regular maintenance and cleaning by kitchen staff. The unit can be installed without the filter basket where regular professional maintenance is provided. The unit is designed to be installed in a kitchen area where the unit is used to collect and store grease. A biological dosing package will help to reduce the build up of fats, oil and grease in the unit and increase the cleaning and servicing intervals. The unit is supplied with installation and maintenance instructions.

Technical: Compatible biological dosing pumps and biological grease digestion solutions available see relevant section.

Battery Operated Automatic Peristaltic Dosing Pump
www.greasetrapsales.co.uk

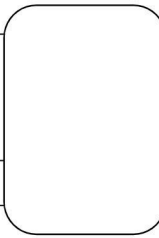
Weight (approx)	1.0kg
Dimensions (mm)	H175 x W115 x D140 (max) -H50 x W50
Pump head	disposable mini pump head with silicone tube as standard
Flow rate	5mm silicone 75ml/min (using water)
Enclosure	IP66M water resistant, robust, ABS injection moulded enclosure and plaque
Motor	6V DC, 400mA with 80rpm gearbox
Power	Battery Operated -6V DC (4 x D cell batteries), 0.4A max, 2.5W max
Approvals	EMC 89/336/EEC -EN61000-6-3:2001 EN61000-6-1:2011VD 72/3/EEC -EN60335-1:02
Control circuitry	microprocessor controller with 16x4 alphanumeric LCD display/programming via 4 external keypad keys, security access code!

Mechanical folding canopy (hours of operation 9.00am.-6.00p.m except sundays 10.00-16.00)

Original Side Elevation

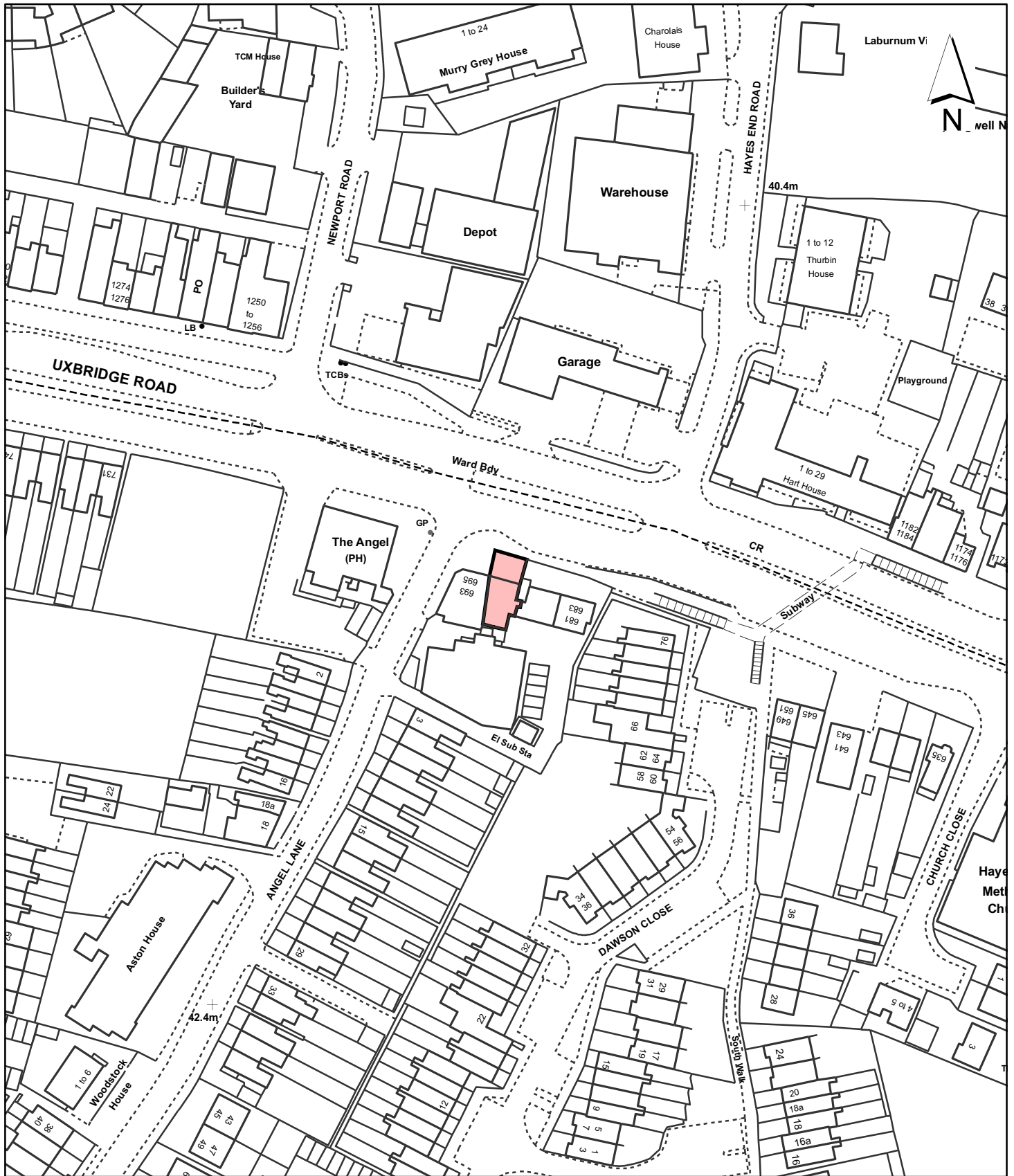
Proposed Side Elevation

Rev	Date	Amend.	Drn



Project			
Momtaz Cafe			
691 Uxbridge Rd, UB4 8HT			
Drawing			
Change of use to Restaurant Side Elev.			
& Typical Details			
Scale	1:100 @A3	Date	28-04-10
Designed	EM	Checked	EM
Drawn	EM	Approved	EM

Drp. No.	EM/2010/83
Revision	-



Notes

 Site boundary

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Site Address

**691 Uxbridge Road
Hayes**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

30353/APP/2010/1893

Scale

1:1,250

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 235-237 CHURCH ROAD HAYES

Development: Two storey end-of-terrace building with habitable roofspace comprising 1 studio flat and 2 two- bedroom flats, with associated parking and amenity space, involving demolition of existing temporary steel and steel sheets structure.

LBH Ref Nos: 42401/APP/2010/172

Date Plans Received: 29/01/2010 **Date(s) of Amendment(s):** 29/01/2010

Date Application Valid: 12/02/2010

Report of the Head of Planning & Enforcement Services

Address 235-237 CHURCH ROAD HAYES

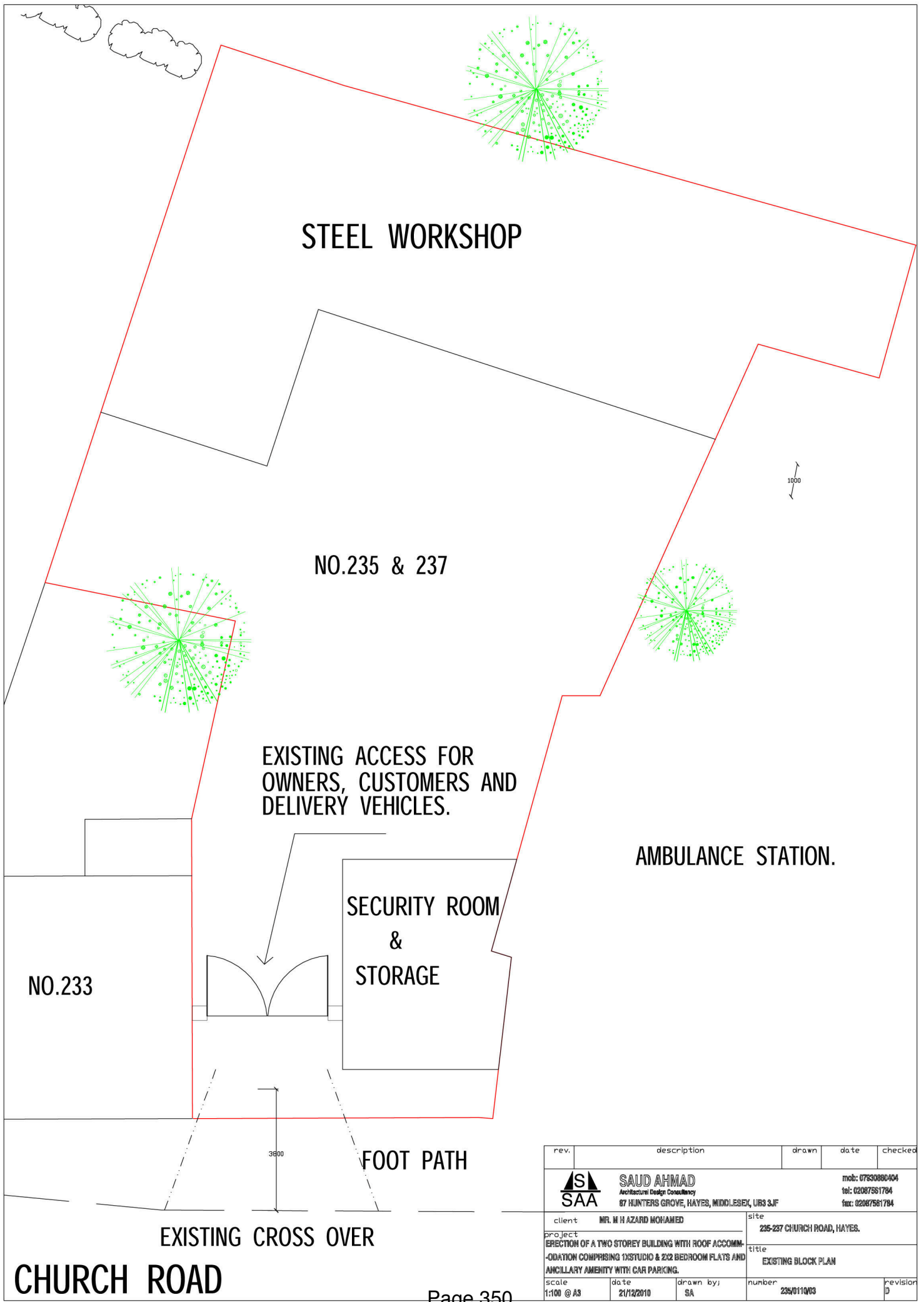
Development: Demolition of existing temporary steel and steel sheets structure (Application for Conservation Area Consent.)

LBH Ref Nos: 42401/APP/2010/173

Date Plans Received: 29/01/2010

Date(s) of Amendment(s): 29/01/2010

Date Application Valid: 12/02/2010



STEEL WORKSHOP

NO.235 & 237

EXISTING ACCESS FOR OWNERS, CUSTOMERS AND DELIVERY VEHICLES.

AMBULANCE STATION.

NO.233

SECURITY ROOM & STORAGE


FOOT PATH

EXISTING CROSS OVER

CHURCH ROAD

1000

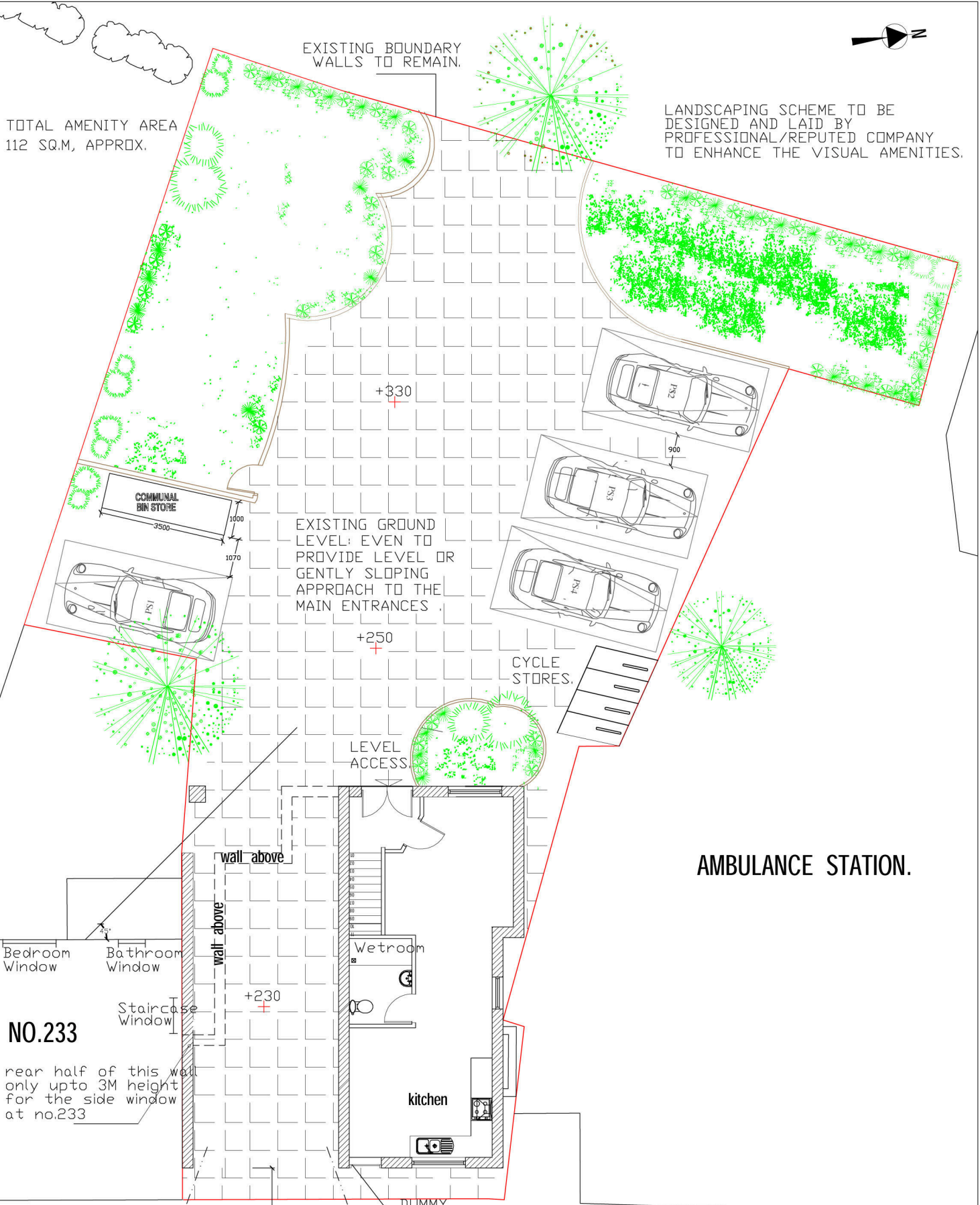
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 SAUD AHMAD Architectural Design Consultancy 87 HUNTERS GROVE, HAYES, MIDDLESEX, UB8 3JF		mob: 07830880404 tel: 02087561784 fax: 02087561784		
client	MR. M H AZARD MOHAMED	site	235-237 CHURCH ROAD, HAYES.	
project	ERECTION OF A TWO STOREY BUILDING WITH ROOF ACCOMMODATION COMPRISING 1XSTUDIO & 2X2 BEDROOM FLATS AND ANCILLARY AMENITY WITH CAR PARKING.			
scale	1:100 @ A3	date	21/12/2010	drawn by: SA
number	235/0110/03	revision	D	



TOTAL AMENITY AREA
112 SQ.M, APPROX.

LANDSCAPING SCHEME TO BE
DESIGNED AND LAID BY
PROFESSIONAL/REPUTED COMPANY
TO ENHANCE THE VISUAL AMENITIES.




NO.233
near half of this wall
only upto 3M height
for the side window
at no.233

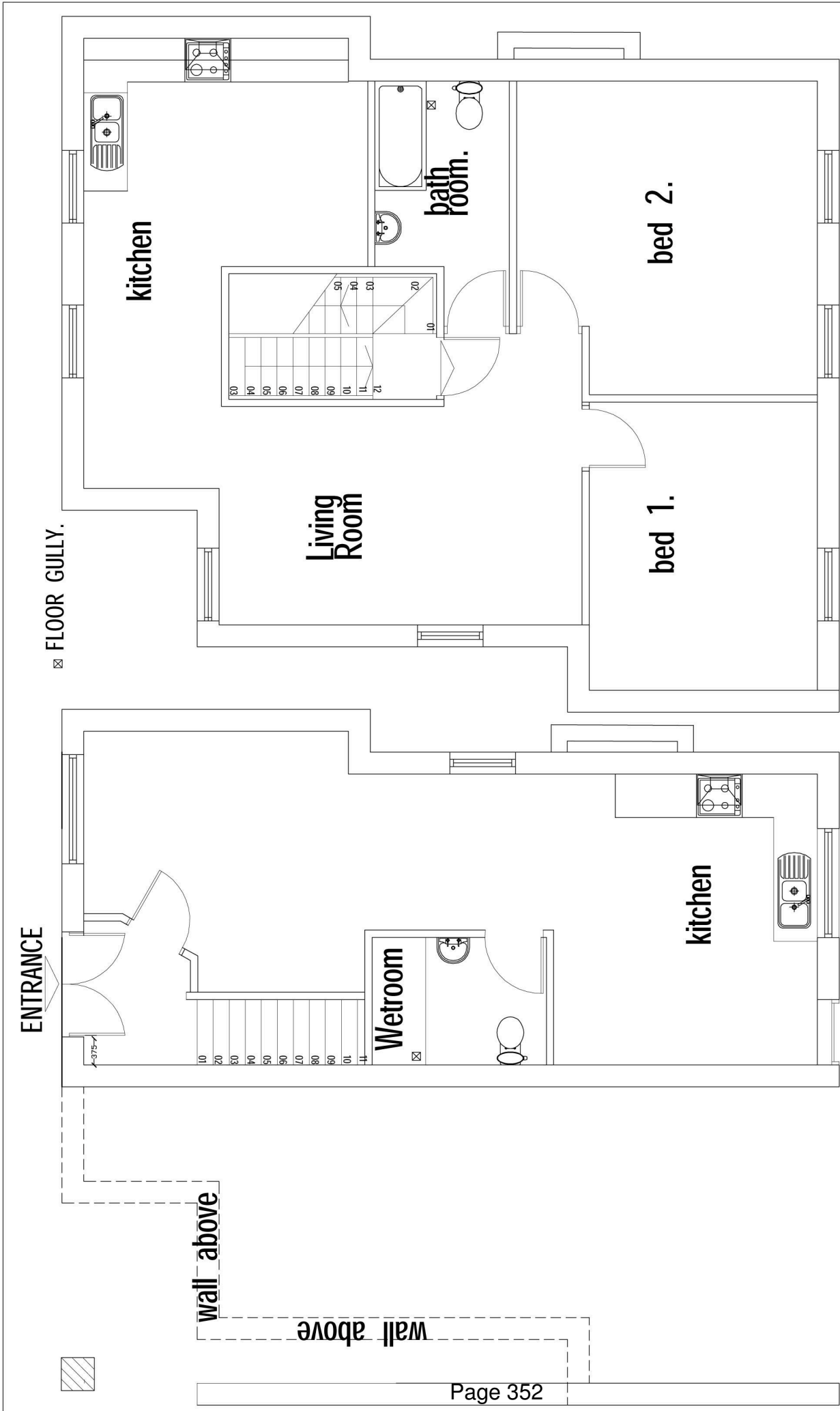
AMBULANCE STATION.

EXISTING CROSS OVER
TO BE RETAINED.

CHURCH ROAD

rev.	description	drawn	date	checked
 SAUD AHMAD Architectural Design Consultancy 87 HUNTERS GROVE, HAYES, MIDDLESEX, UB8 3JF				
client		site		
MR. M H AZARD MOHAMED		235-237 CHURCH ROAD, HAYES.		
project		title		
ERECTION OF A TWO STOREY BUILDING WITH ROOF ACCOMMODATION COMPRISING 1XSTUDIO & 2X2 BEDROOM FLATS AND ANCILLARY AMENITY WITH CAR PARKING.		PROPOSED BLOCK PLAN		
scale	date	drawn by:	number	revision
1:100 @ A3	21/12/2010	SA	235/011/002	IE

mob: 07930890404
tel: 02087561794
fax: 02087561794



description	drawn	date	checked
SAUD AHMAD Architectural & Quantity Surveying			
client	MR. M HAZARD MOHAMMED	site	285-287 CHURCH ROAD, HAYES.
project	DEVELOPMENT OF A TWO STOREY BUILDING WITH ROOF ACCOMMODATION COMPRISING 1 STUDIO & 22 BEDROOM FLATS AND ANCILLARY AMENITY WITH CAR PARKING.		
scale	1:50 @ A3	date	21/12/2010
drawn by	SA	number	235/01/007A
revison			

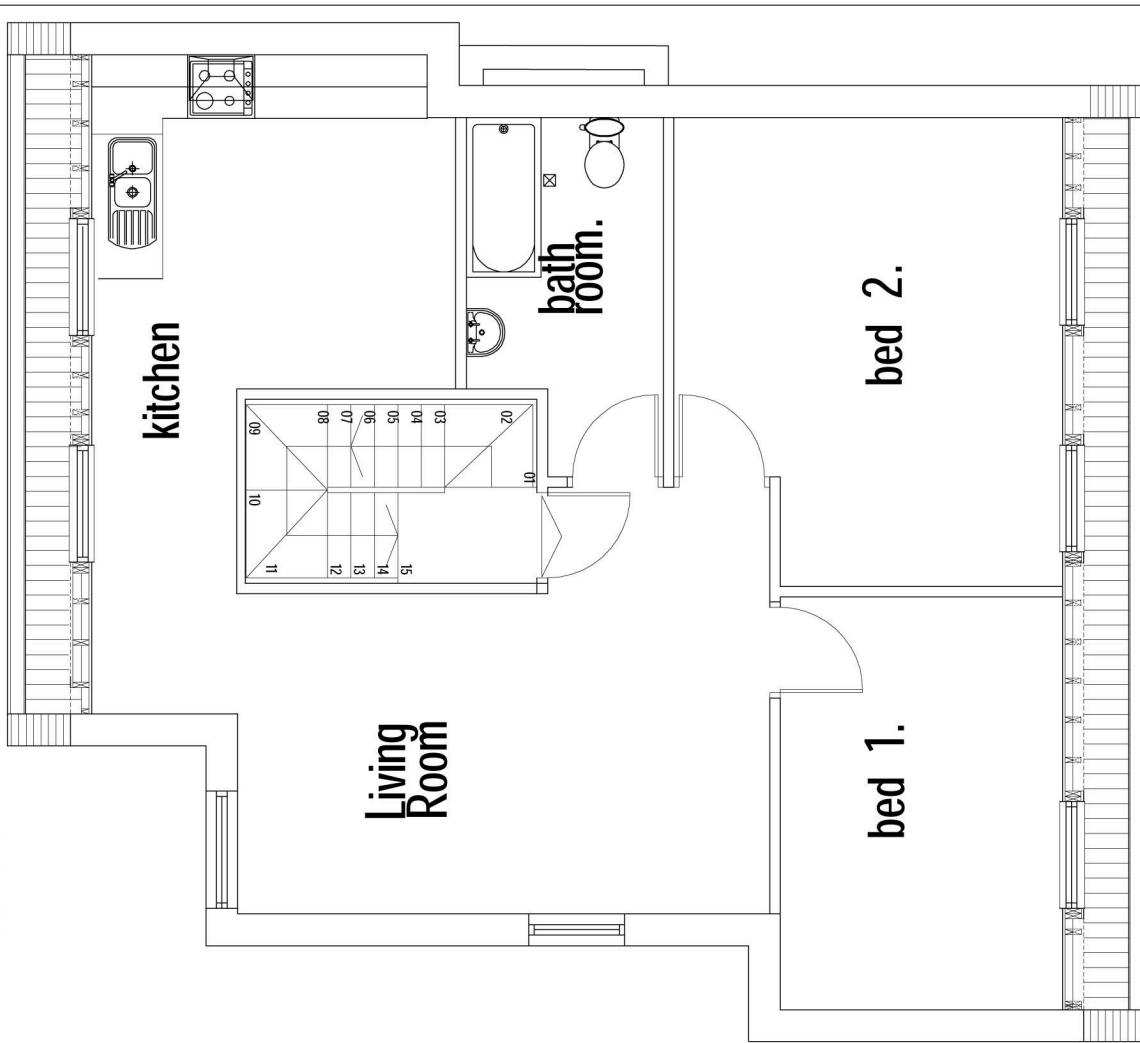
**FIRST FLOOR PLAN
TWO BEDROOM FLAT**

FLOOR AREA 67.5 SQ-M

**GROUND FLOOR PLAN
STUDIO FLAT**

FLOOR AREA 35.7 SQ-M

⊠ FLOOR GULLY.

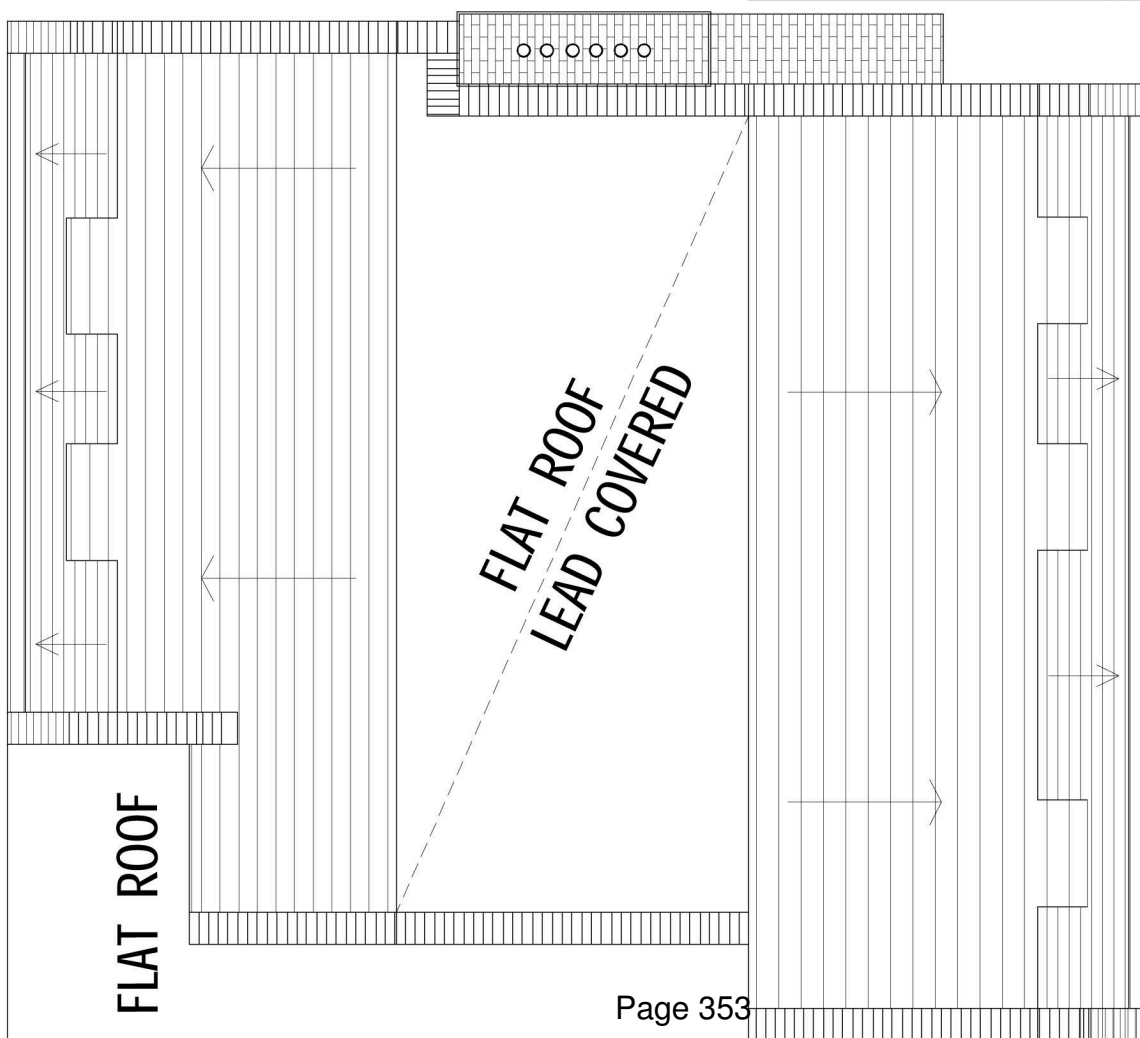


**SECOND FLOOR PLAN
TWO BEDROOM FLAT**

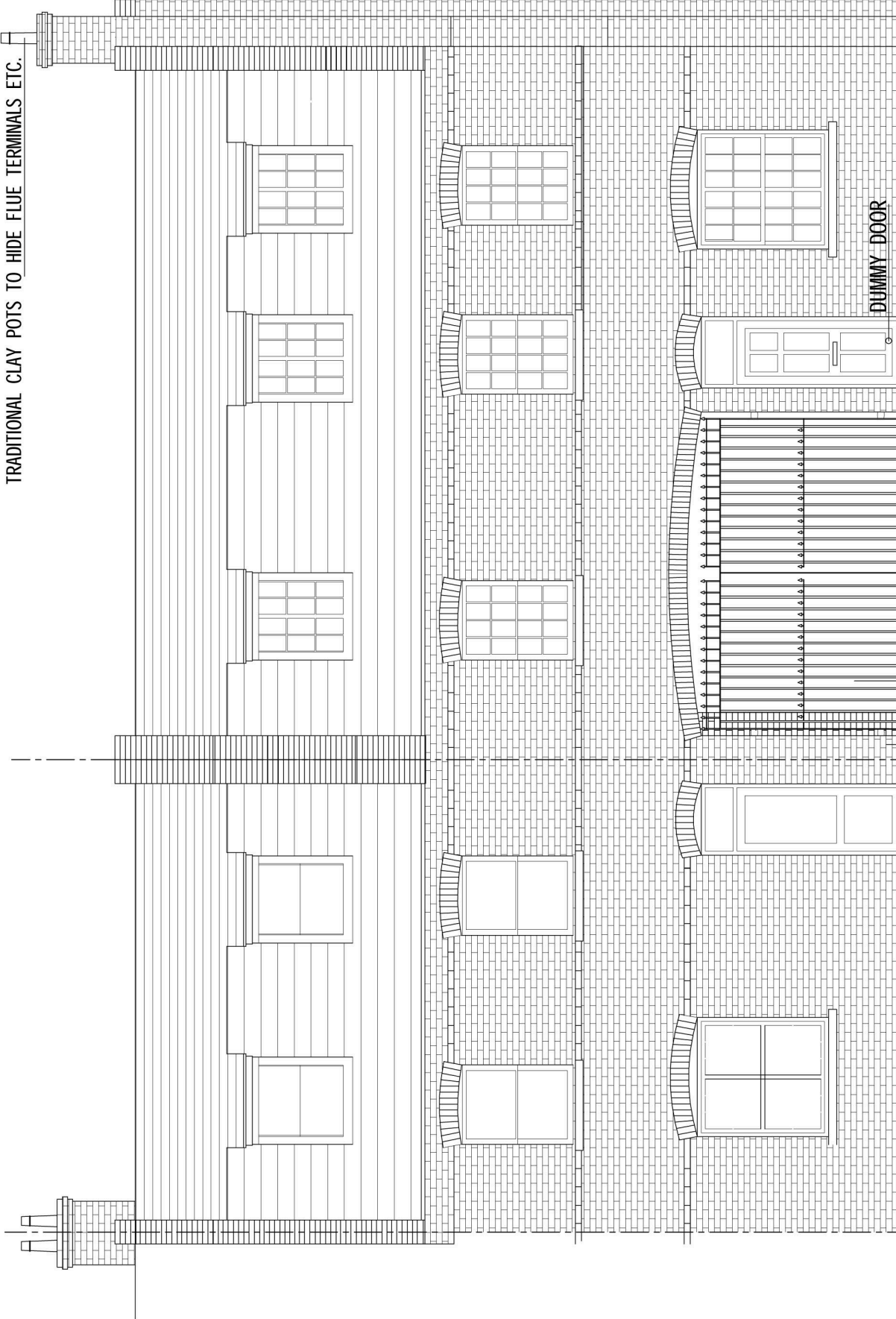
FLOOR AREA 67.5 SQ-M

description	drawn	date	checked
SAUD AHMAD Architectural Design Consultancy 87 FOUNTAINS GROVE, HAYES, MIDDLESEX, UB8 3JF			mob: 07530884004 tel: 02075517794 fax: 02075517794
client	MR. M. AZARD MOHAMMED	site	285-287 CHURCH ROAD, HAYES.
project	ERECTION OF A TWO STOREY BUILDING WITH ROOF ACCOMMODATION COMPRISING 1X STUDIO & 2X2 BEDROOM FLATS AND ANCILLARY AMENITY WITH CAR PARKING.		
scale	1:50 @ A3	date	2/11/2010
drawn by	SA	number	285010070
revision			P

ROOF PLAN



TRADITIONAL CLAY POTS TO HIDE FLUE TERMINALS ETC.




REMOTE CONTROLLED GATE.

FRONT WALL

NO. 235-237


NO. 233

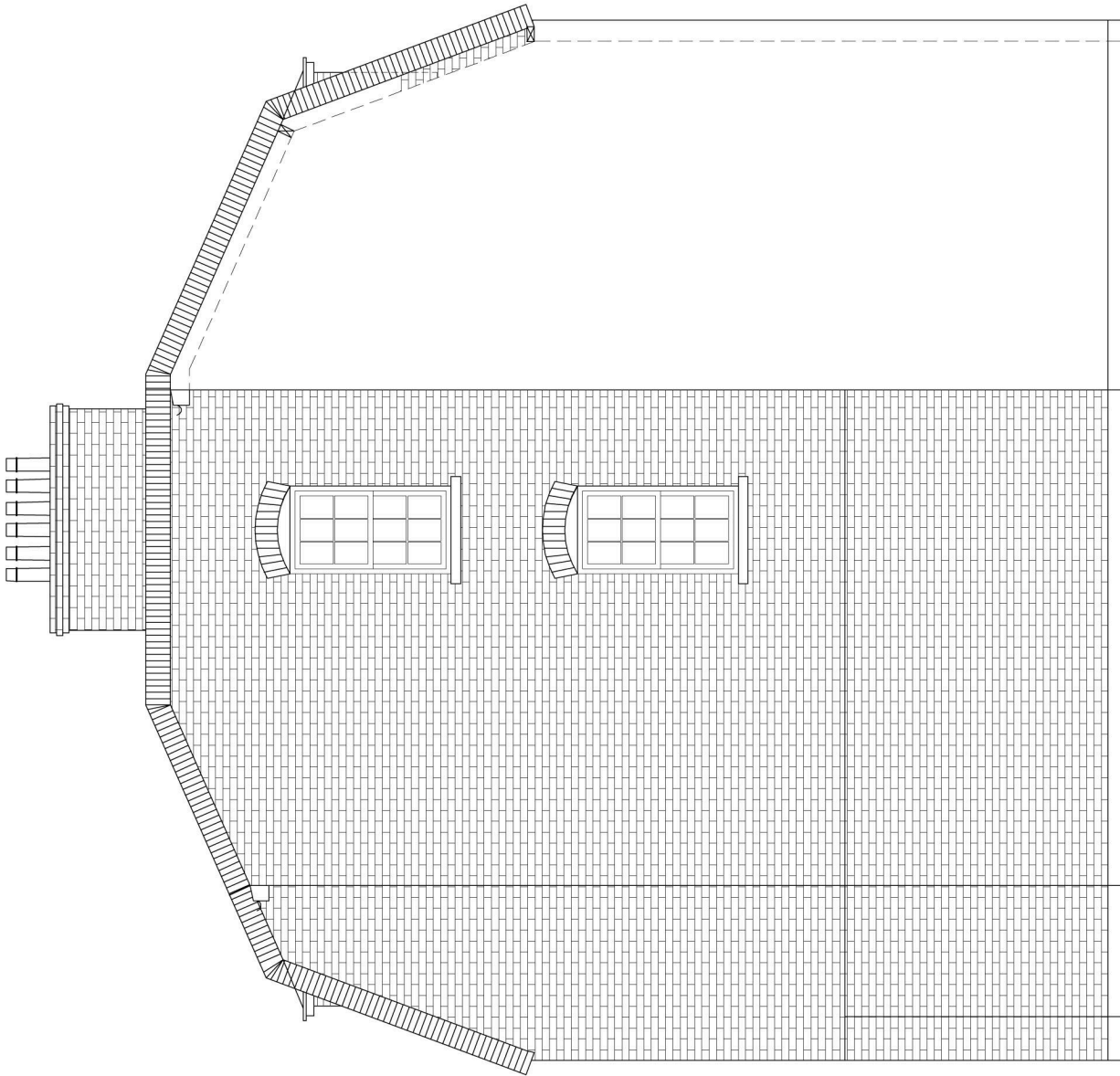
PROPOSED FRONT ELEVATION

description	drawn	date	checked
 SAUD AHMAD ARCHITECTS SA client: MR. M. I. AZARD MOHAMED			
project: ERECTION OF A TWO STOREY BUILDING WITH ROOF ACCOMMODATION COMPRISING 1X STUDIO & 2X BEDROOM FLATS AND AN AUXILIARY AMENITY WITH CAR PARKING.			
site: 235-237 CHURCH ROAD, HAYES.			
title: FRONT ELEVATION			
scale: 1:50 @ A3	date: 27/12/2010	drawn by: SA	number: 235/01/005
			reviewer:




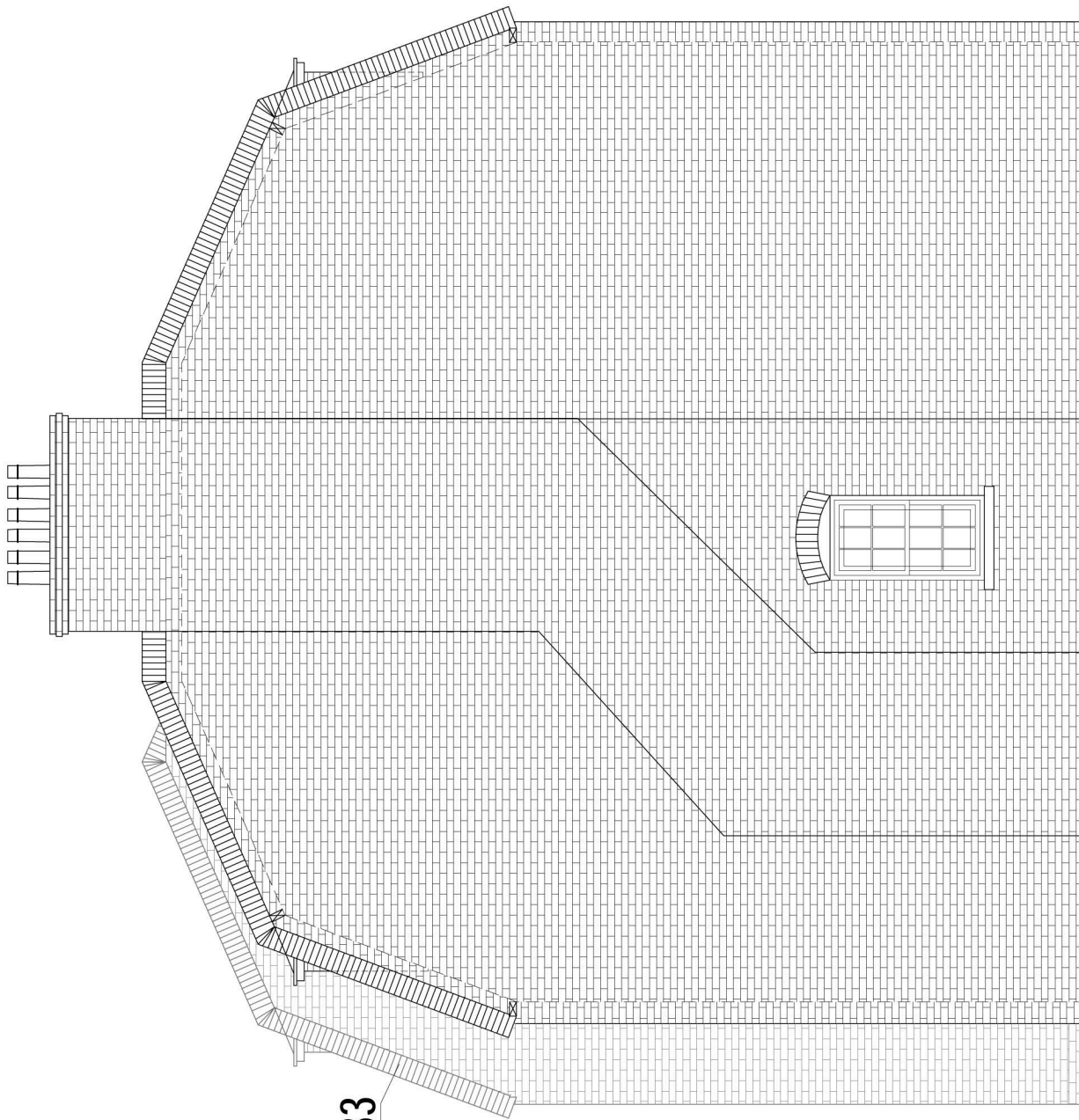
PROPOSED REAR ELEVATION

rev.	description	drawn	date	checked
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PROJECT MEDHAR AZARD MOHAMMED 235-237 CHURCH ROAD, HAYES.				
ERECTION OF A TWO STOREY BUILDING WITH ROOF ACCOMMODATION COMPRISING 1X STUDIO & 2X BEDROOM FLATS AND ANCILLARY AMENITY WITH CAR PARKING.				
scale	date	drawn by/	number	revision
1:50 @ A3	2/1/2010	SA	23501006C	D




SIDE ELEVATION
SOUTH SIDE

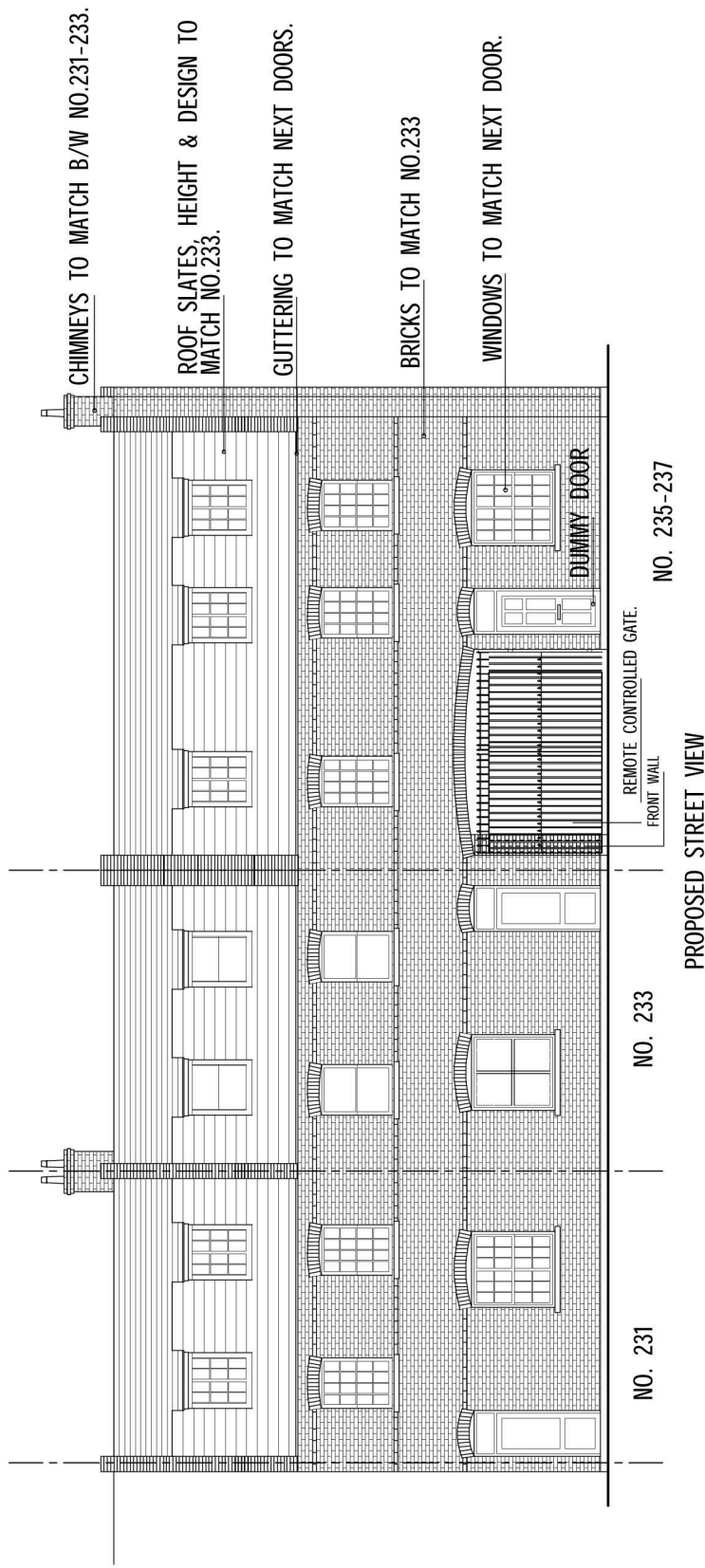
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	 SAUD AHMAD Architectural Design Consultancy 87 HUNTERS GROVE, HAYES, MIDDLESEX, URS S.A.F			mob: 07930000404 tel: 02087581764 fax: 02067561704
	client: MR. M. H. AZARD MOHAMMED project: ERECTION OF A TWO STOREY BUILDING WITH ROOF ACCOMMODATION COMPRISING 13 STUDIO & 292 BEDROOM FLATS AND ANCILLARY AMENITY WITH CAR PARKING.			site: 255-287 CHURCH ROAD, HAYES.
	scale: 1:50 @ A3 date: 21/12/2010 drawn by: SA			title: SIDE ELEVATION number: 235/01102AA revision: 1




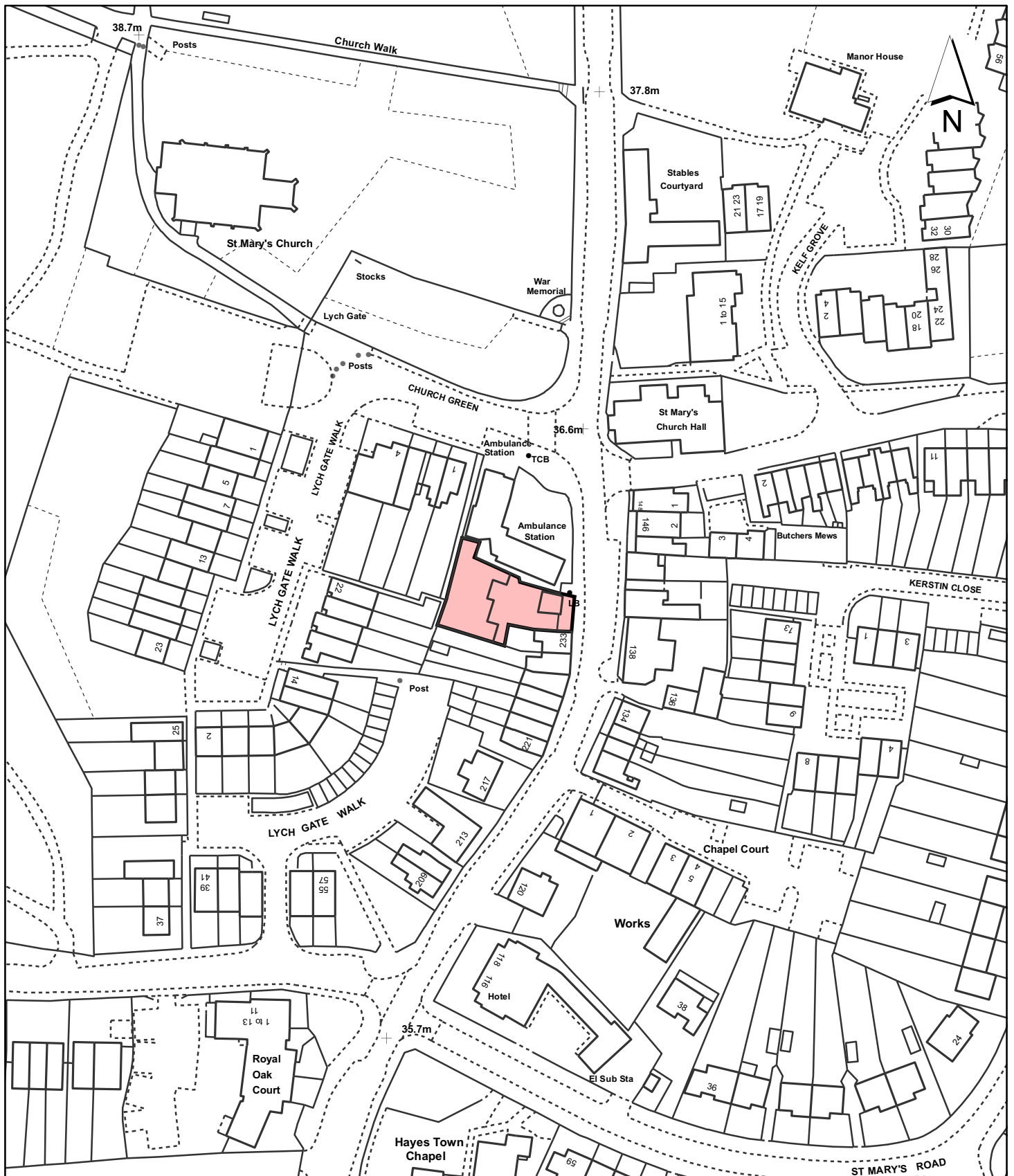
NO. 233

SIDE ELEVATION
NORTH SIDE


rev.	description	drawn	date	checked
	 SAUD AHMAD Architects & Engineers 87 HUNTERS GROVE, HAYES, MIDDLESEX, URB SAJ			mob: 0752080404 tel: 02087561704 fax: 02087561704
	client	MR M AZHAR MOHAMMED	site	295-297 CHURCH ROAD, HAYES.
	project	ERECTION OF A TWO STOREY BUILDING WITH ROOF ACCOMMODATION COMPRISING 1X STUDIO & 2X BEDROOM FLATS AND ANCILLARY AMENITY WITH CAR PARKING.		
	scale	1:50 @ A3	date	21/12/2016
		drawn by	SA	number
				258101004B
				revision
				0



rev.	description	drawn	date	checked
	 SAUD AHMAD Architectural Design Consultancy 87 HUNTERS GROVE, HAYES, MIDDLESEX, UBS 3.U.F			mob: 0783096404 tel: 02087581794 fax: 02087581794
	client: MR. M. H. AZARD MOHAMMED project: ERECTION OF A TWO STOREY BUILDING WITH ROOF ACCOMMODATION COMPRISING 1X STUDIO & 2X BEDROOM FLATS AND ANCILLARY AMENITY WITH CAR PARKING.			site: 235-237 CHURCH ROAD, HAYES. title: FRONT ELEVATION
	scale: 1:100 @ A3 date: 21/12/2010 drawn by: SA	number: 265/011/096		revision: 1



Notes

 Site boundary

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Site Address

**235 - 237 Church Road
Hayes**

Planning Application Ref:

42401/APP/2010/172

Planning Committee

Central and South

Scale

1:1,250

Date

**November
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

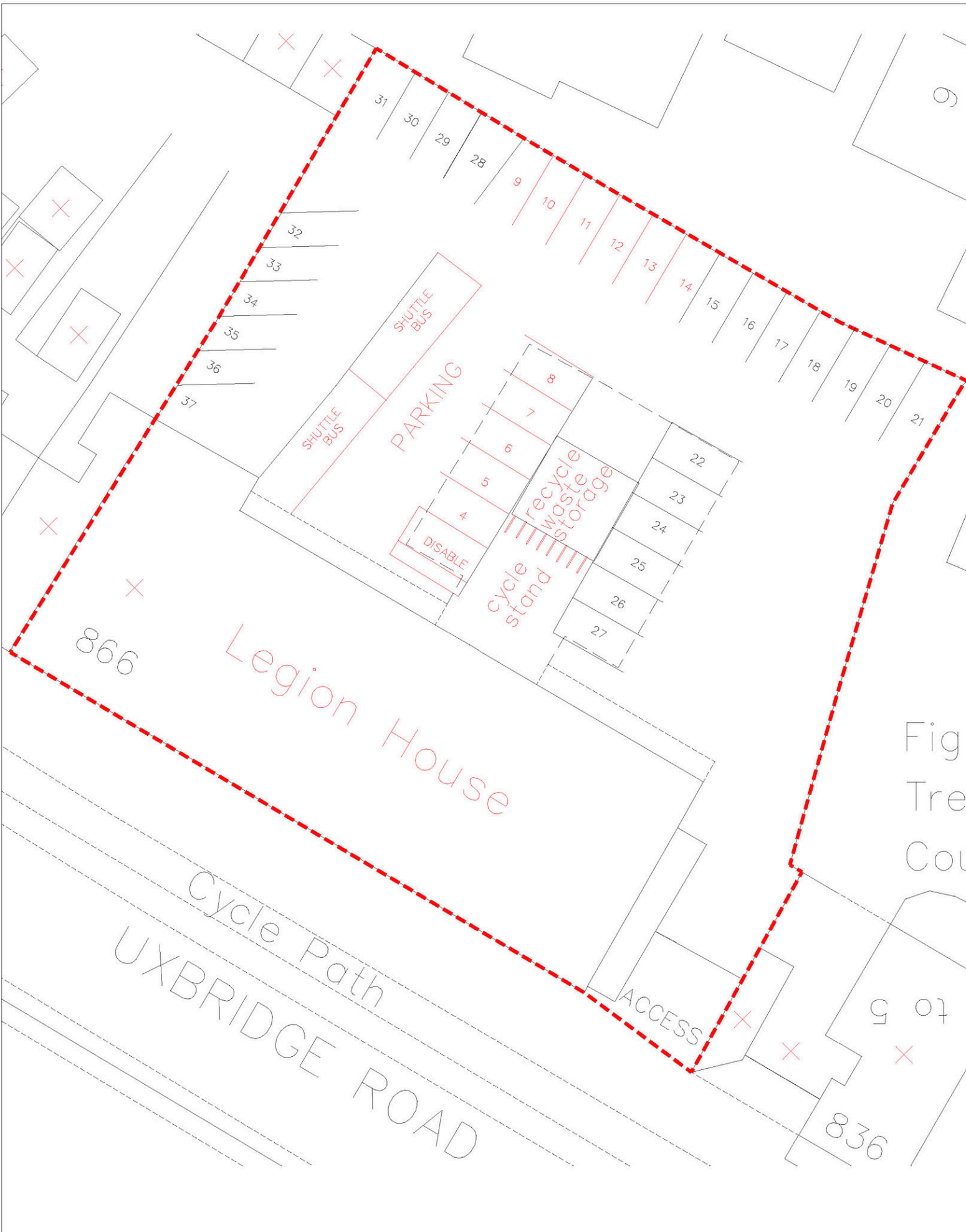
Address LEGION HOUSE, 854-864, UXBRIDGE ROAD HAYES

Development: Change of first floor use from Class B1 (office) to mixed use, comprising Class B1 and Class D1 for use as Business and Non-residential insitution.

LBH Ref Nos: 1927/APP/2010/1238

Date Plans Received: 28/05/2010 **Date(s) of Amendment(s):** 28/05/2010

Date Application Valid: 10/06/2010



Project
 FIRST FLOOR, LEGION HOUSE
 854-858 UXBRIDGE ROAD. UB4 ORP

Title
 SITE PLAN

notes

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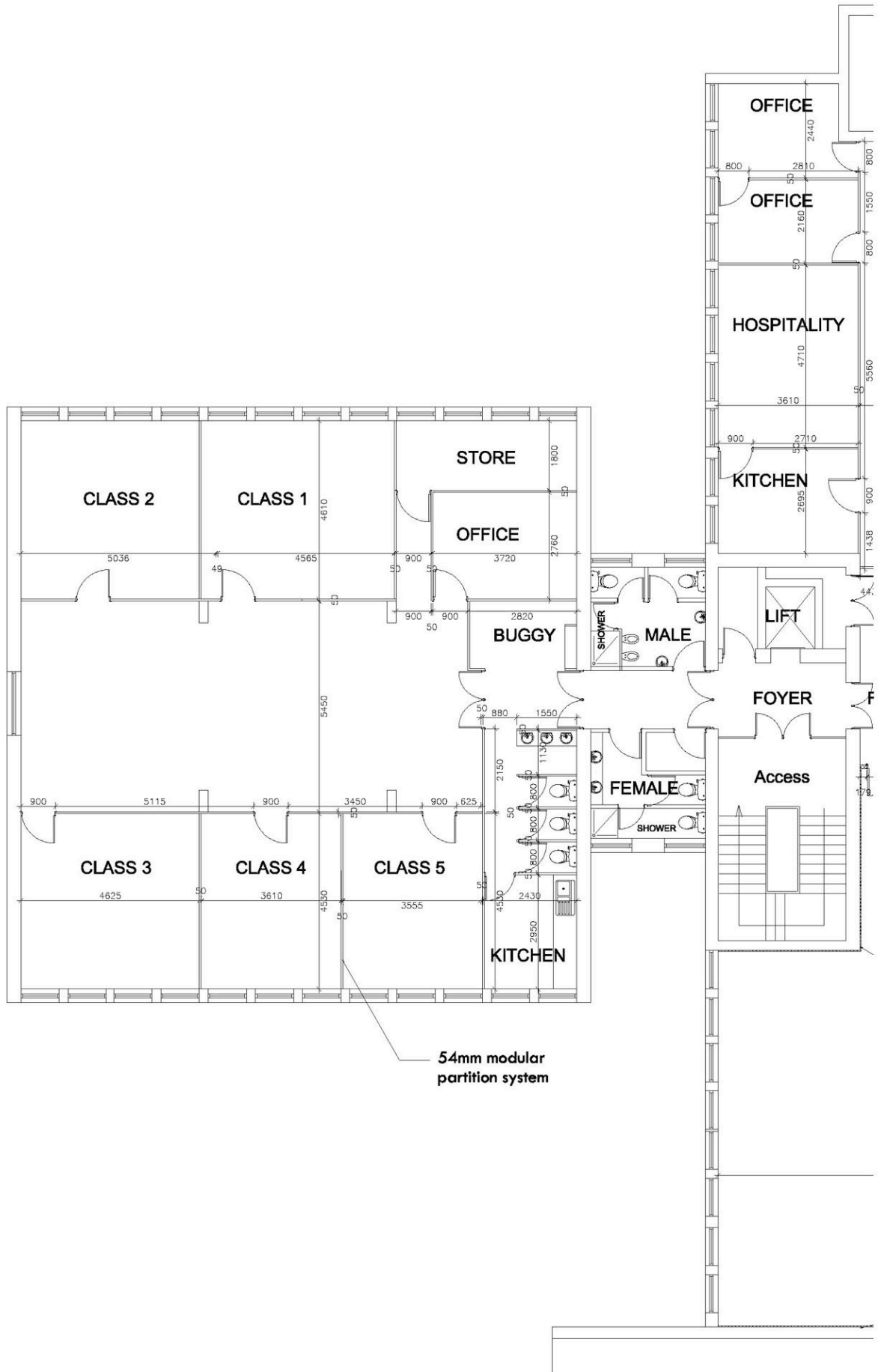
Page 361

SRe Ltd

ARCHITECTS . INTERIOR DESIGNERS . PROJECT MANAGERS

24 FROBISHER ROAD
 TURNPIKE LANE LONDON N18 0XK
 02083408882 MOB: 07892442480
 Email address : info@sustainrenewable.com

Comp Ref: ag/15/151209	Drawn by ONE	Checked by ONE
Date JAN 2010	Scale 1:400(A4)	
Drawing No. 2009/C182/02		Rev. A
A	250510	ONE
Rev.	Date	Int.
		Revision/Description
		DO
		CHK.



Project
 FIRST FLOOR, LEGION HOUSE
 854-858 UXBRIDGE ROAD. UB4 ORP

Title
 PROPOSED FLOOR PLAN
 TRAINING CLASSES

notes

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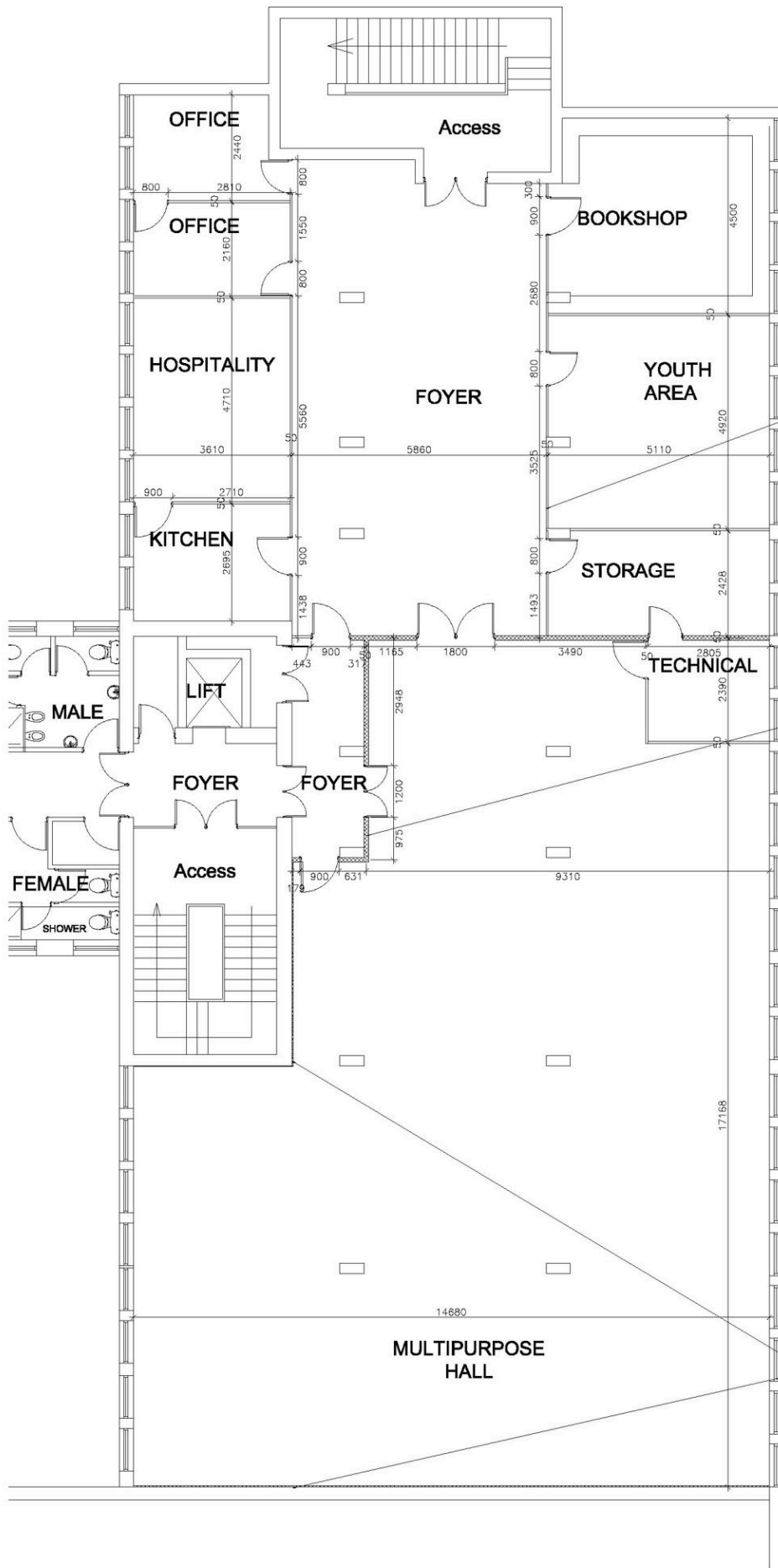
Page 362

SRe Ltd

ARCHITECTS . INTERIOR DESIGNERS . PROJECT MANAGERS

24 FROBISHER ROAD
 TURNPIKE LANE LONDON N18 0XK
 02083408882 MOB: 07789254248
 Email address : info@sustainrenewable.com

Comp Ref: ag/15/151209	Drawn by ONE	Checked by ONE
Date JAN 2010	Scale 1:100(A3)	
Drawing No. 2009/C182/06		Rev. A
A	040810	00
Rev.	Date	Int.
		Revision/Description
		Chk.



54mm modular partition system

New sound insulation stud wall construction comprising 50x100mm s/w stud at 400mm crs, on 50x100mm sole & head plate, with 2 layer of 12.5mm fire line gypsum plasterboard on either sides, and 100mm Rockwool sound insulation quilt compressed in between.

provide sound insulation gypsum plasterboard on inside face of common walls

Project
FIRST FLOOR, LEGION HOUSE
854-858 UXBRIDGE ROAD. UB4 ORP

Title
PROPOSED FLOOR PLAN
MAIN HALL/ OFFICES

notes

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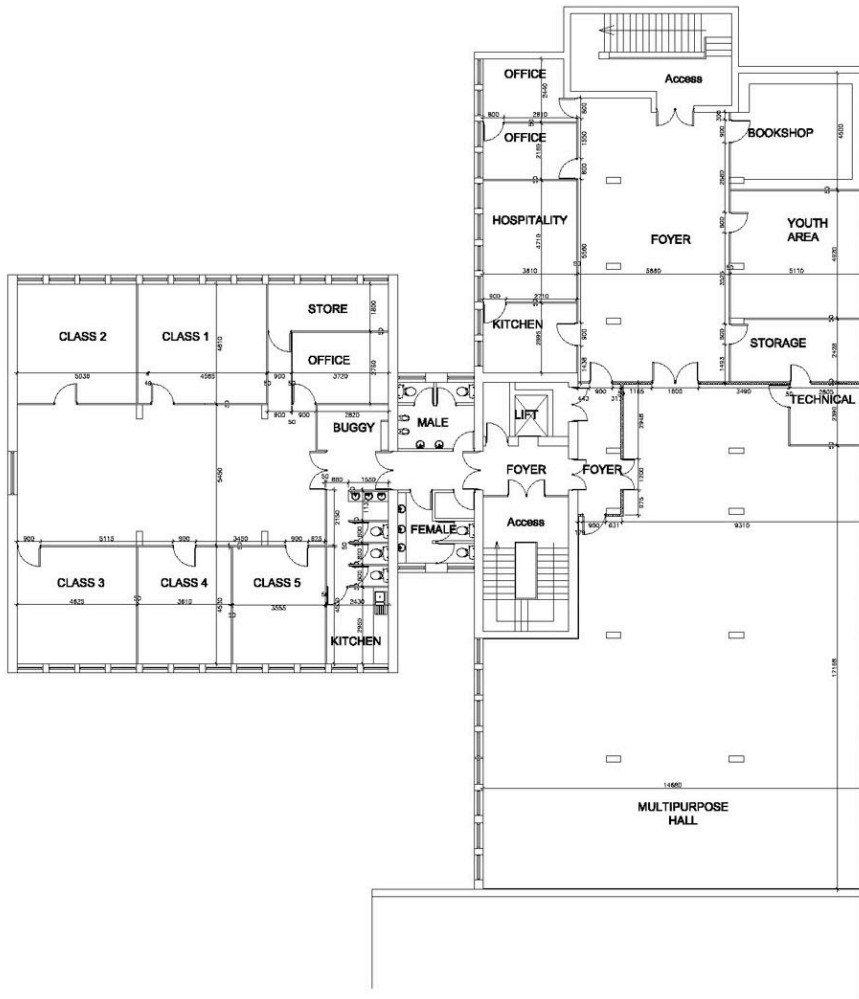
Page 363

SRe Ltd

ARCHITECTS . INTERIOR DESIGNERS . PROJECT MANAGERS

24 FROBISHER ROAD
TURNPIKE LANE LONDON N18 0QX
02083408882 MOB: 07893544248
Email address : info@sustainrenewable.com

Comp Ref: ag/15/151209	Drawn by ONE	Checked by ONE
Date JAN 2010	Scale 1:100(A3)	
Drawing No. 2009/C182/05		Rev.
Rev.	Date	Init. Revision/Description
		Chk.



Project
 FIRST FLOOR, LEGION HOUSE
 854-858 UXBRIDGE ROAD. UB4 ORP

Title
 PROPOSED FLOOR PLAN
 MAIN HALL

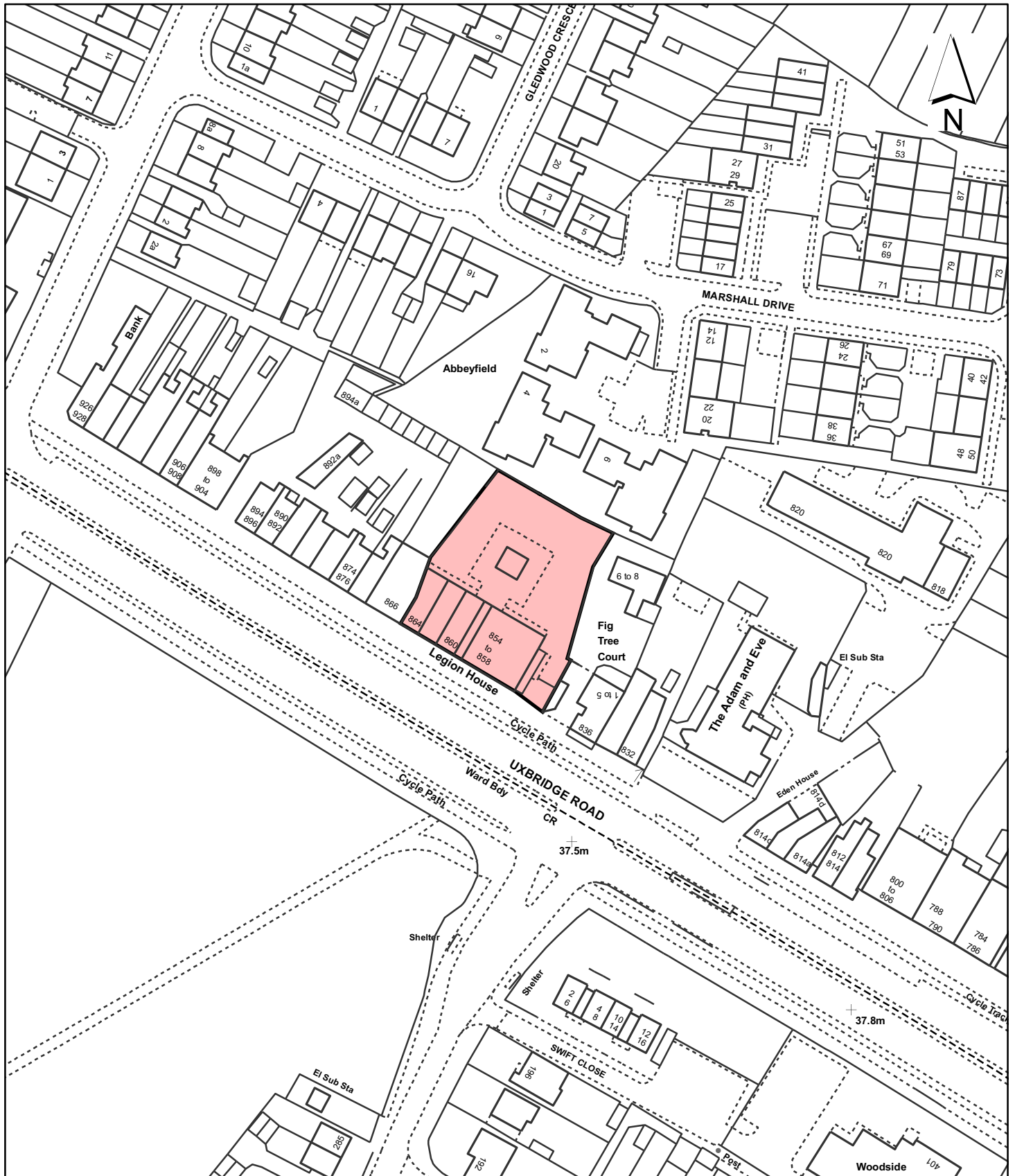
notes

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SRe Ltd

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 24 FROBISHER ROAD
 TURNPIKE LANE LONDON N18 0XJ
 02083408882 MOB: 07783254248
 Email address : info@sustainrenewable.com

Comp Ref: ag/15/151209	Drawn by ONE	Checked by ONE
Date JAN 2010	Scale 1:200(A3)	
Drawing No. 2009/C182/04		Rev.
Rev.	Date	Int. Revision/Description
		Chk.



Notes

 Site boundary

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Site Address

**Legion House
854 - 864 Uxbridge Road
Hayes**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

1927/APP/2010/1238

Scale

1:1,250

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND ADJACENT TO VAUXHALL GARAGE YEADING LANE HAYES

Development: Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 67033/APP/2010/2310

Date Plans Received: 05/10/2010

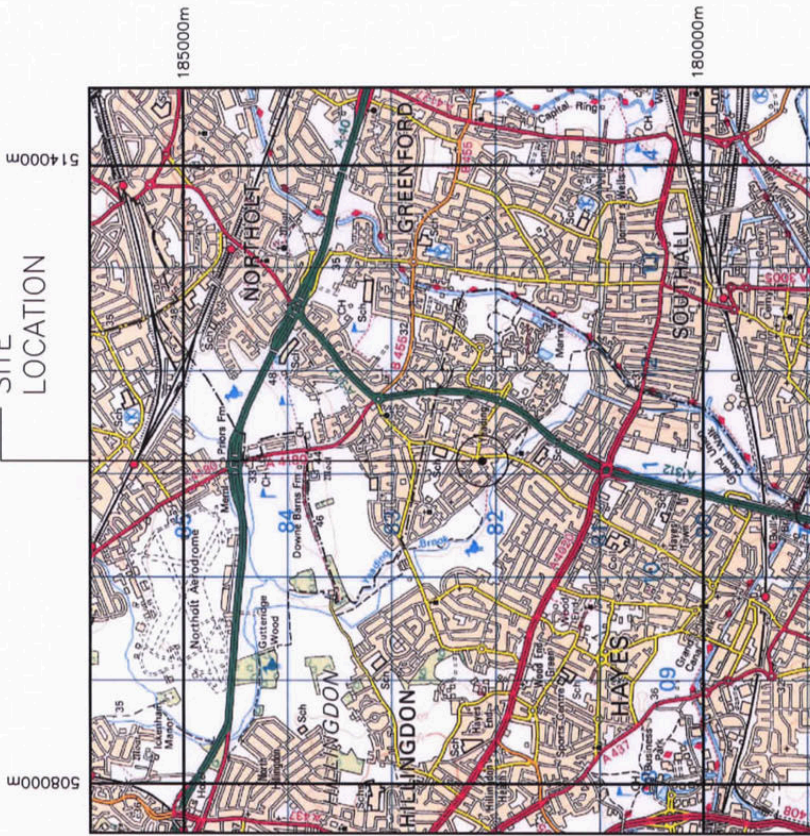
Date(s) of Amendment(s):

Date Application Valid: 05/10/2010



NORTH

SITE LOCATION



SITE GRID REFERENCE 511134E 182110N
SCALE 1:50000

SITE LOCATION



SITE GRID REFERENCE 511134E 182110N
SCALE 1:1250



SITE PHOTOGRAPH

- NOTES:
1. SITE ACCESS: TBC
 2. SURROUNDING AREA IS RESIDENTIAL, COMMERCIAL AND RETAIL.
 3. DISTANCE TO ROAD IS APPROX. 2.0m.

LON BORG OF HILLINGDON
RECEIVED
-5 OCT 2010
PLANNING & TRANSPORTATION
GROUP

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CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE.
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CELL NAME	YEADING LANE SW	OPTION	A	DRAWN	VENY	CHECKED	AC	APPROVED	AKSESS	DATE	SCALE
SITE ADDRESS	YEADING LANE (ADJ. TO VAUXHALL GARAGE)			CORNERSTONE ID	CS - 10464	HOST ID	02 - 44621	SHARER ID	VF - 46963		
	YEADING MIDDLESEX UB4 9AY			CONSULTANT REF No.	1293/018						
DRAWING TITLE	SITE LOCATION MAPS		PURPOSE OF ISSUE	PLANNING	DRAWING No.	100	REVISION				

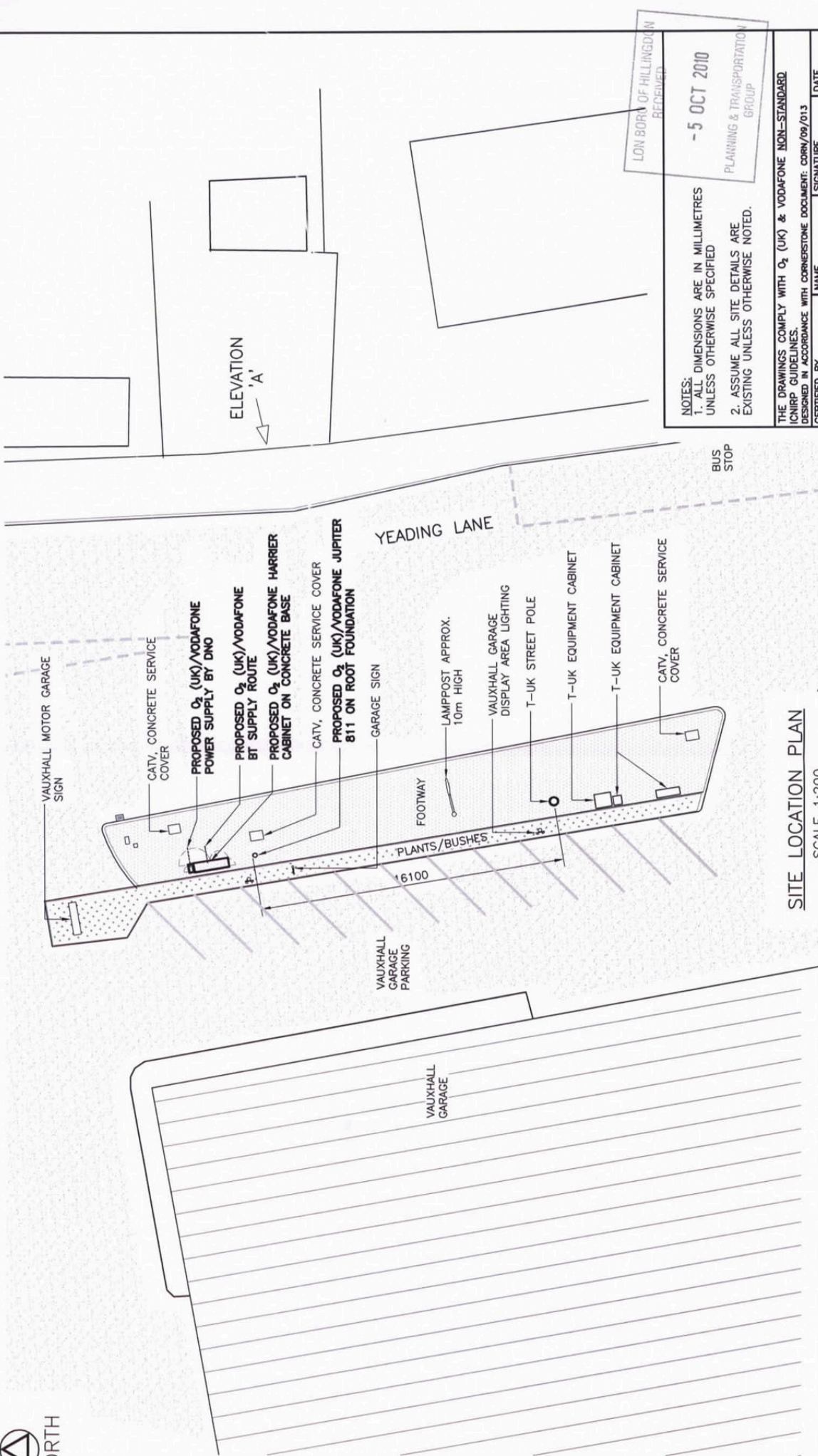
Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Hemel Hempstead
Chesham, Surrey
KT16 9DT
Telephone 01932 575 900 Fax 01932 575 901

CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.



NORTH



SITE LOCATION PLAN

SCALE 1:200

NOTES:
 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
 2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.

LON BORN OF HILLINGDON RECEIVED
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 PLANNING & TRANSPORTATION GROUP

THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES. DESIGNED IN ACCORDANCE WITH CORNERSTONE DOCUMENT: CORN/09/013

CERTIFIED BY CORNERSTONE RADIO PLANNER	NAME	SIGNATURE	DATE
OPTION A	DRAWN VENY	CHECKED AC	APPROVED DATE
	CORNERSTONE ID CS - 10464	HOST ID O2 - 44621	SCALE 20.04.10 AS SHOWN
	CONSULTANT REF No. 1293/018	SHARER ID VF - 46963	
	PURPOSE OF ISSUE PLANNING	DRAWING No. 200	REVISION -

CELL NAME YEADEING LANE SW
SITE ADDRESS YEADEING LANE (ADJ. TO VAUXHALL GARAGE) YEADEING MIDDLESEX UB4 9AY
DRAWING TITLE SITE LOCATION PLAN

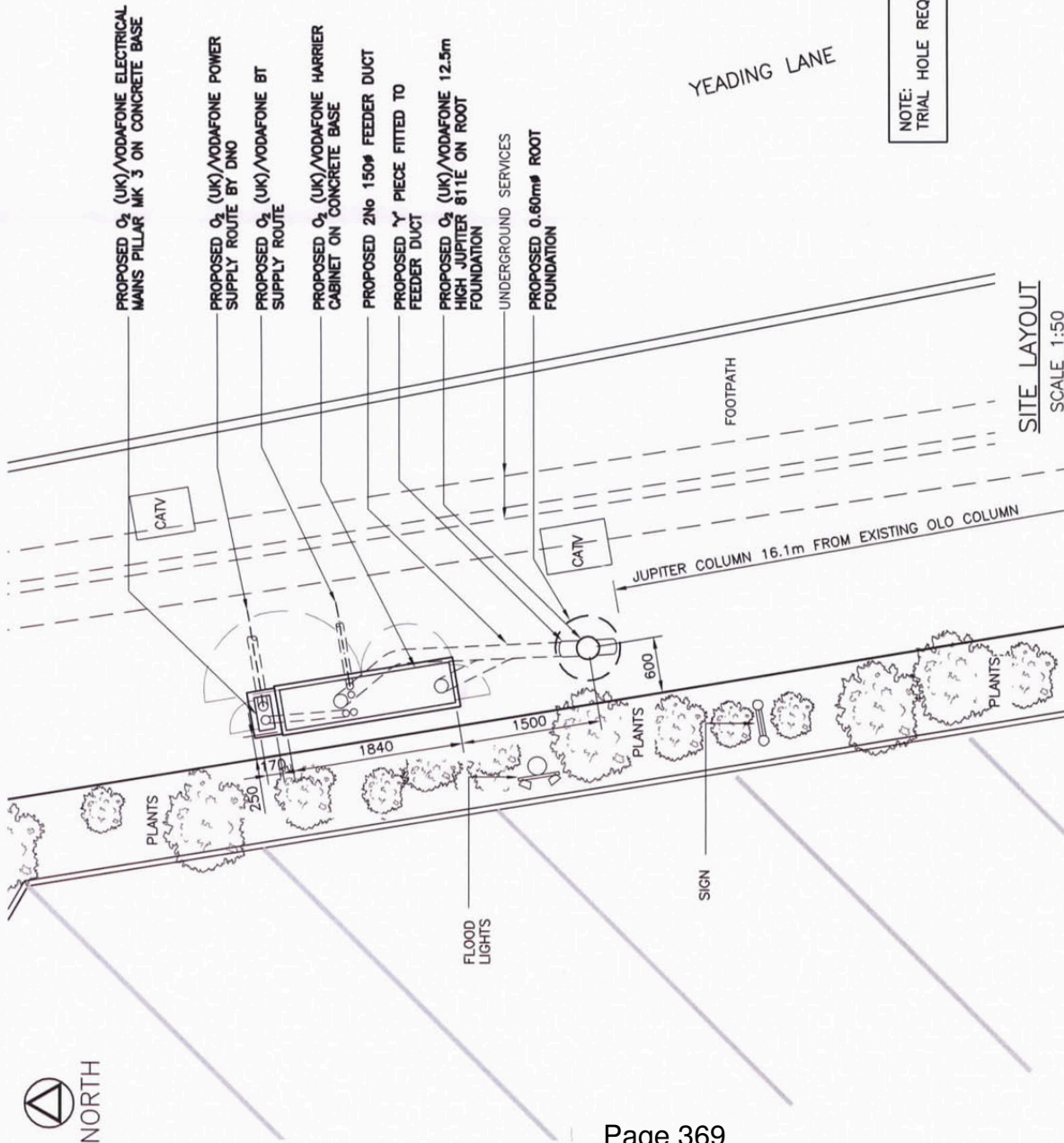
Tyco Electronics UK Infrastructure Ltd.
 Horsham House
 Chichester, Surrey
 KT16 9DT
 Telephone 01332 675 900 Fax 01332 675 901

CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.



NORTH

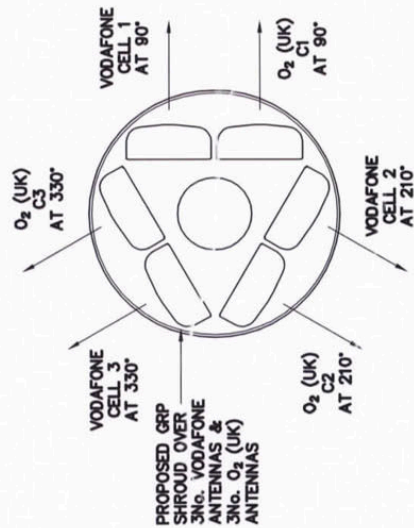


- PROPOSED O₂ (UK)/VODAFONE ELECTRICAL MAINS PILLAR MK 3 ON CONCRETE BASE
- PROPOSED O₂ (UK)/VODAFONE POWER SUPPLY ROUTE BY DNO
- PROPOSED O₂ (UK)/VODAFONE BT SUPPLY ROUTE
- PROPOSED O₂ (UK)/VODAFONE HARRIER CABINET ON CONCRETE BASE
- PROPOSED 2No 150# FEEDER DUCT
- PROPOSED 'Y' PIECE FITTED TO FEEDER DUCT
- PROPOSED O₂ (UK)/VODAFONE 12.5m HIGH JUPITER 811E ON ROOT FOUNDATION
- UNDERGROUND SERVICES
- PROPOSED 0.60m# ROOT FOUNDATION

YEADING LANE

NOTE: TRIAL HOLE REQUIRED

SITE LAYOUT
SCALE 1:50



PLAN OF O₂(UK)/VODAFONE EQUIPMENT ON TOWER
Scale 1:10

LONG BORG OF HILLINGDON RECEIVED
- 5 OCT 2010
PLANNING & TRANSPORTATION GROUP

NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.

THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.
DESIGNED IN ACCORDANCE WITH CORNERSTONE DOCUMENT: CORN/09/013

CERTIFIED BY CORNERSTONE PLANNER	NAME	SIGNATURE	DATE
OPTION A	DRAWN VENY	CHECKED AC	APPROVED DATE
CORNERSTONE ID CS - 10464	HOST ID O2 - 44621	AKCESS VF - 46963	SCALE AS SHOWN
CONSULTANT REF No. 1293/018	PURPOSE OF ISSUE PLANNING		
DRAWING No. 400		REVISION -	

CELL NAME YEADING LANE SW	DATE 20.04.10
SITE ADDRESS YEADING LANE (ADJ. TO VAUXHALL GARAGE) YEADING MIDDLESEX UB4 9AY	SHARER ID VF - 46963
DRAWING TITLE SITE LAYOUT & EQUIPMENT PLAN	

Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Head Office
Cherbury, Surrey
KT16 9DT
Telephone 01932 575 900 Fax 01932 575 901



CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.

This Photograph shows as existing



Image Prepared For:
M25
In association with:
Pico Consultants
07795 486654

This Photomontage shows as proposed



This Photomontage is for Illustrative Purposes Only

ROAD OF HILLINGDON
RECEIVED
- 5 OCT 2010
PLANNING & TRANSPORTATION
GROUP

Structure: 12.5m overall street pole, coloured Grey.

Antenna Spec: 3no Vodafone panel antennas at 11.1m AGL, 3no O2 panel antennas at 11.1m AGL, all concealed within a GRP shroud at the top of the structure.

Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, electrical pillar 0.38m x 0.44m x 0.85m, coloured Green (cabinet is not visible from this point)

Cell Site: 10464, Yeading Lane

Site Location: Yeading Lane, Yeading,
Middlesex UB4 9AY

NGR: E 511134 N 182110



Camera Location
Antenna Location

Viewpoint: Looking North from Cornelia Drive
Camera to antenna distance: @ 60m
Photographs: MV Imaging Ltd
Date : 21/07/10

MV Imaging Ltd
Thames Valley
Berkshire
RG18 3QQ
mark.vella.imaging@live.co.uk
© MV Imaging Ltd

This Photograph shows as existing



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M25
In association with:
Pico Consultants
07795 486654



This Photomontage shows as proposed



This Photomontage is for illustrative Purposes Only

Cell Site: 10464, Yeading Lane
Site Location: Yeading Lane, Yeading,
Middlesex UB4 9AY
NGR: E 511134 N 182110

Structure: 12.5m overall street pole, coloured Grey.
Antenna Spec: 3no Vodafone panel antennas at 11.1m AGL, 3no O2 panel antennas at 11.1m AGL, all concealed within a GRP shroud at the top of the structure.
Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, electrical pillar 0.38m x 0.44m x 0.85m, coloured Green (cabinet is not visible from this point)



Antenna Location
Camera Location

Viewpoint: Looking South from Shakespeare Avenue
Camera to antenna distance: @ 68m
Photographs: MV Imaging Ltd
Date : 21/07/10

MV Imaging Ltd
Thatcham,
Berkshire
RG18 3DD
mark.vetta.imaging@live.co.uk
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Image Prepared For:
M25
In association with:
Pico Consultants
07795 486654



This Photomontage shows as proposed



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Camera Location
Antenna Location

Cell Site: 10464-Yeading Lane
Site Location: Yeading Lane, Yeading,
Middlesex UB4 9AY
NGR: E 511134 N 182110

Viewpoint: Looking South from Yeading Lane/Willow Tree Lane
Camera to antenna distance: @ 68m
Photographs: MV Imaging Ltd
Date : 21/07/10

Structure: 12.5m overall street pole, coloured Grey.
Antenna Spec: 3no Vodafone panel antennas at 11.1m AGL, 3no O2 panel antennas at 11.1m AGL, all concealed within a GRP shroud at the top of the structure.
Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, electrical pillar 0.38m x 0.44m x 0.85m, coloured Green.

MV Imaging Ltd
1st Floor
Buckingham
RG18 3DU
mark.vetta.imaging@live.co.uk
© MV Imaging Ltd

This Photograph shows as existing



Camera Location
Antenna Location

Viewpoint: Looking North from Yeading Lane
Camera to antenna distance: @ 63m
Photographs: MV Imaging Ltd
Date : 21/07/10

Cell Site: 10464, Yeading Lane
Site Location: Yeading Lane, Yeading,
Middlesex UB4 9AY
NGR: E 511134 N 182110



Image Prepared For:
M25
In association with:
Pico Consultants
07795 486654

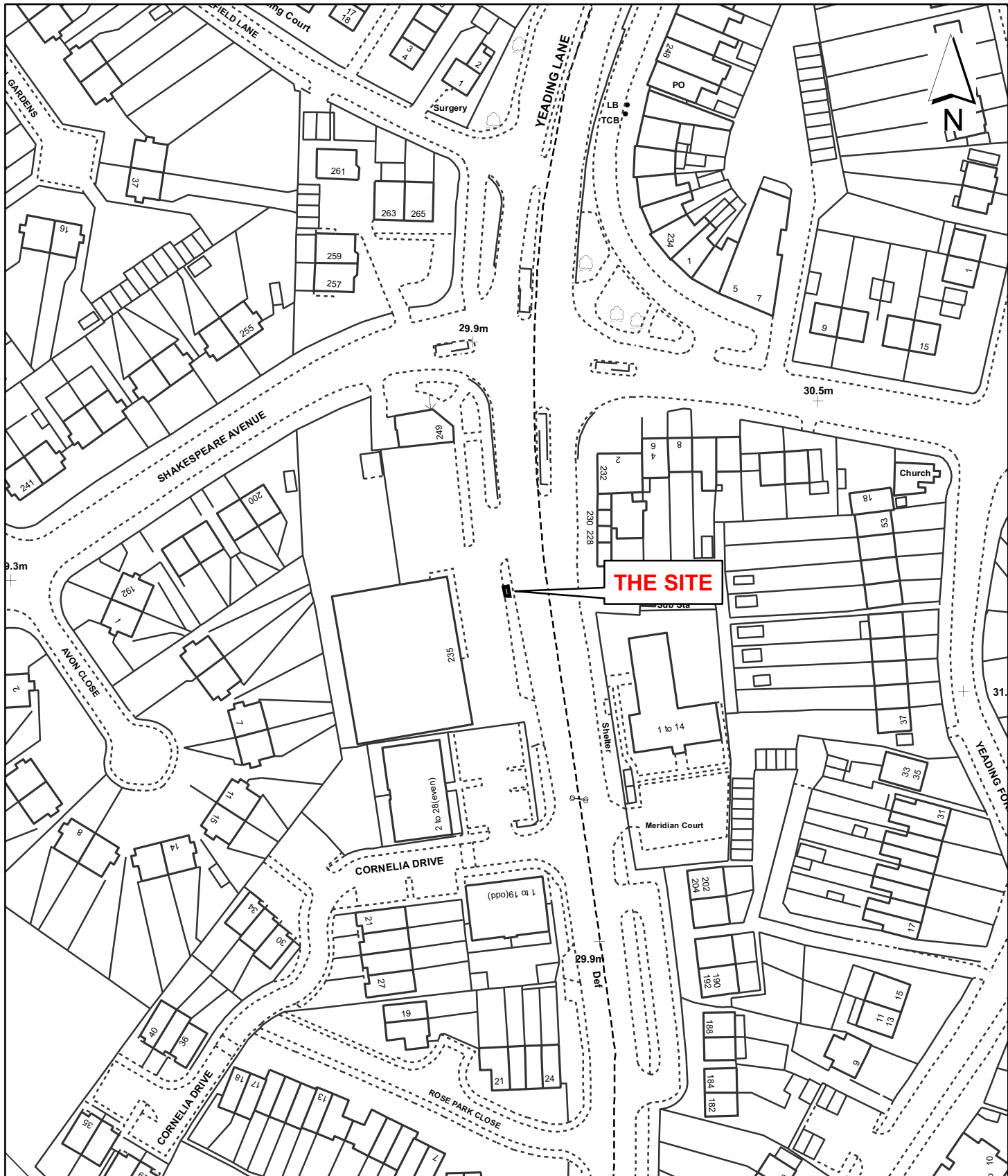
This Photomontage shows as proposed




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Structure: 12.5m overall street pole, coloured Grey.
Antenna Spec: 3no Vodafone panel antennas at 11.1m AGL, 3no O2 panel antennas at 11.1m AGL, all concealed within a GRP shroud at the top of the structure.
Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, electrical pillar 0.38m x 0.44m x 0.85m, coloured Green.

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Thatcham
Berkshire
RG18 3DQ
mark.vetta.imaging@live.co.uk
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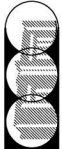
Site Address	
Land adjacent to Vauxhall Garage Yeading Lane Hayes	
Planning Application Ref:	Scale
67033/APP/2010/2310	1:1,250
Planning Committee	Date
Central and South	November 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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





STEPHEN F WALKER BA Dip Arch
PROPERTY & ARCHITECTURAL CONSULTANT

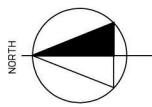
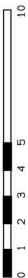
ARCHITECTURAL SERVICES: PROJECT MANAGEMENT, INTERIOR DESIGN
 ARCHITECTURAL DESIGN, CONSTRUCTION MANAGEMENT
 CDM COORDINATION, MEASURED AND CONSULTING SURVEYING

THE COLLEGE OF BUSINESS MANAGEMENT LTD
 D1 CHANGE OF USE APPLICATION
 UPPER GRD FLOOR, THE ARENA, STOCKLEY PARK

EXISTING AND PROPOSED SITE PLAN

9 THE COURT, ASHFIELD ROAD, NAB WOOD, SHIPLEY, RD 18 4LF
 T: 07912 294909 E: sfw@property@collemail.com

DRAWING 10-395-003
REVISION -
SCALE 1:200 ON A3 PAPER
JUL 2010



SHARED ACCESSWAY

OTHER USERS

CAR PARKING

LANDSCAPED AREA

LANDSCAPED AREA

ROTUNDA - SHARED ACCESS

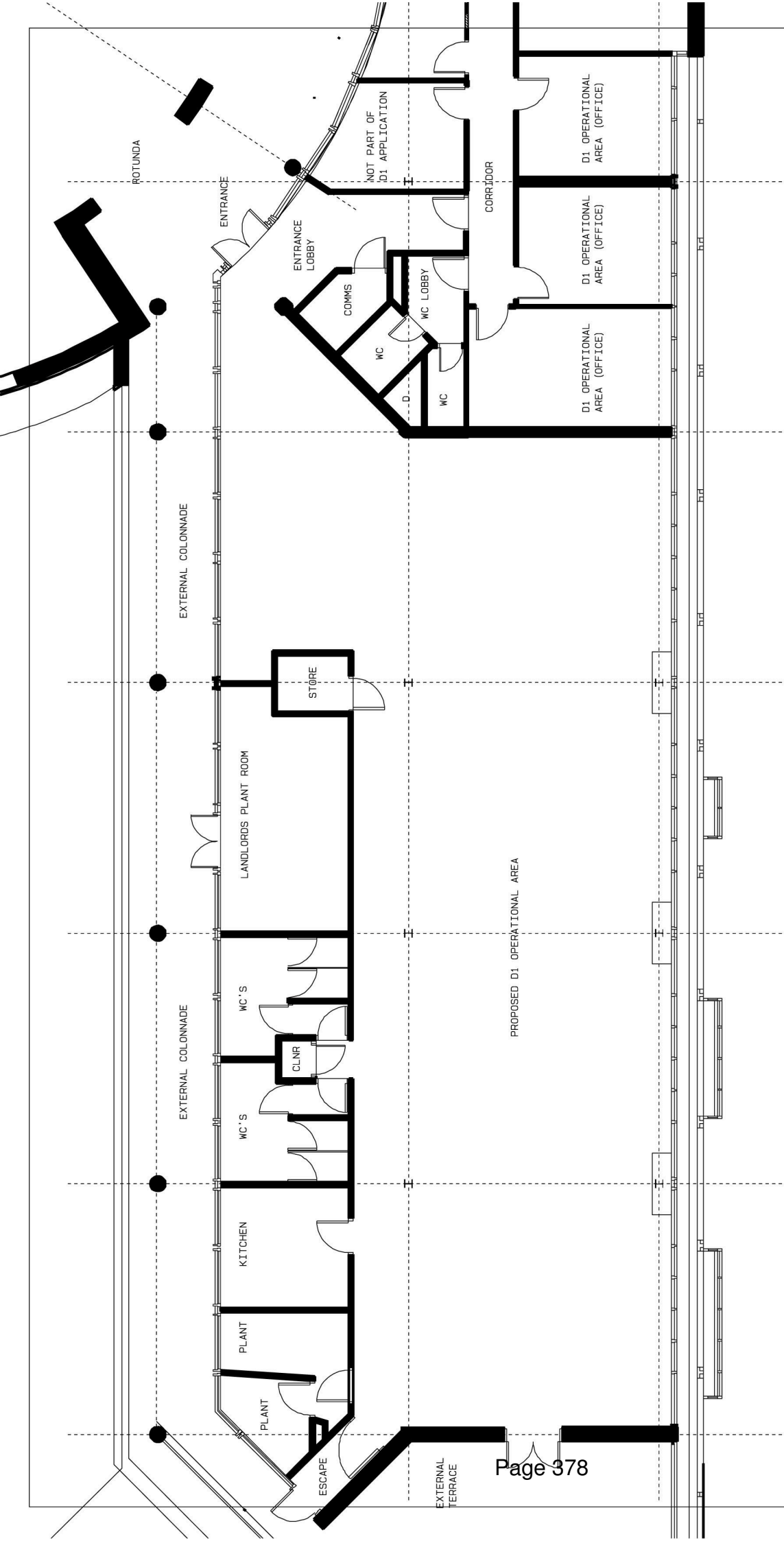
EXTERNAL COLONNADE

OTHER USERS

D1 APPLICATION AREA

OTHER USERS

LAKE

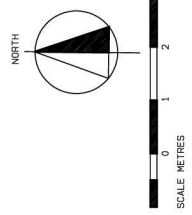


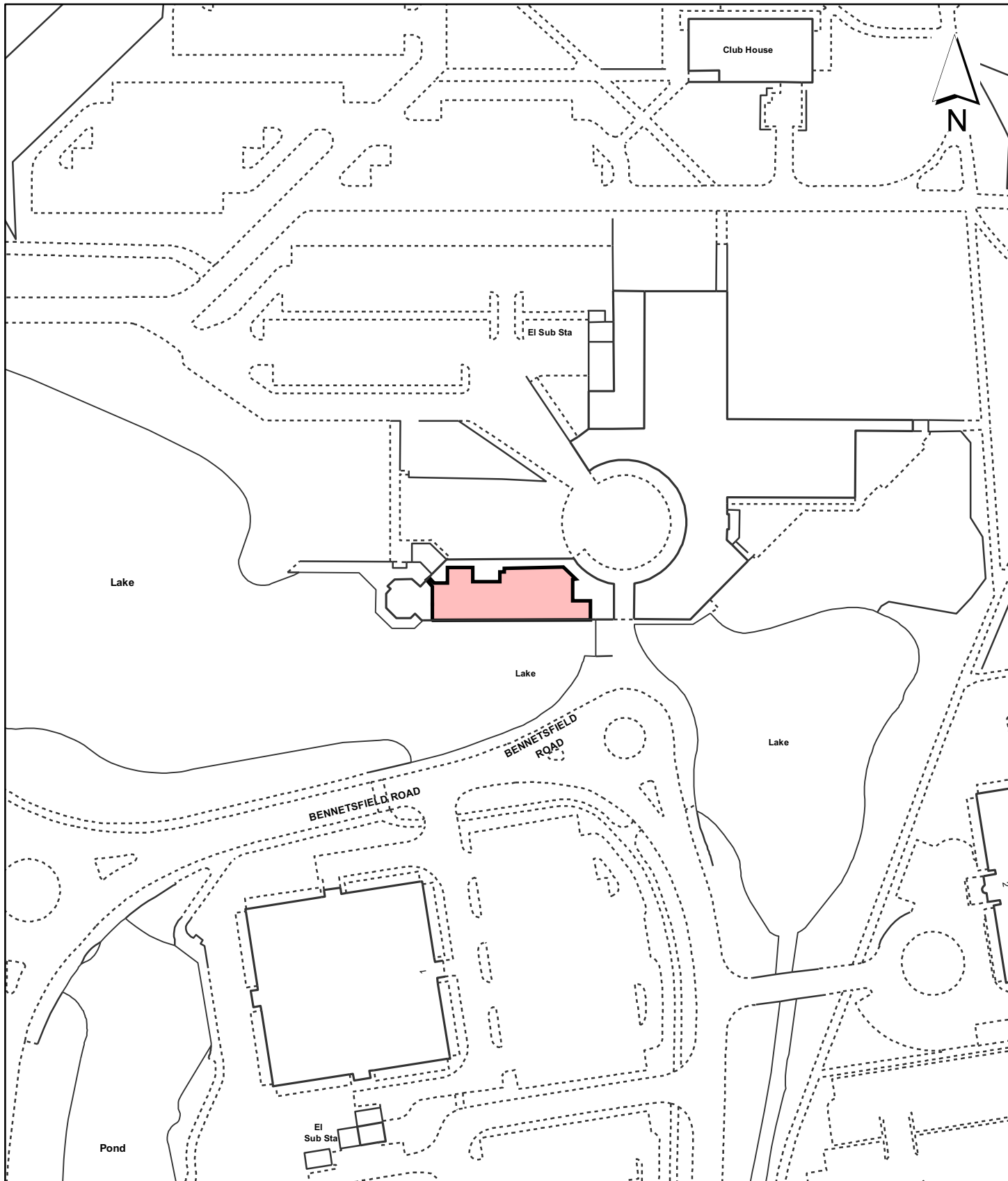
STEPHEN F WALKER BA Dip Arch
 PROPERTY & ARCHITECTURAL CONSULTANT

ARCHITECTURAL SERVICES, SERVICES MANAGEMENT, INTERIOR DESIGN
 PROPERTY & DEVELOPMENT CONSULTANCY, FACILITIES MANAGEMENT
 CIVIL COORDINATION, MEASUREMENT AND CONDITION SURVEYING


THE COLLEGE OF BUSINESS MANAGEMENT LTD
 UPPER GRID FLOOR, THE ARENA, STOCKLEY PARK, UB11 1AA
 FLOOR PLAN AS EXISTING AND PROPOSED
 01753 248000 Fax: 01753 248001 Email: s.f.walker@stephenfwalker.co.uk

DRAWING NO.	10-204-004
REVISION	-
DATE	06/13/2010
SCALE	AS SHOWN





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Site Address

**The Arena, Stockley Park
Stockley Road
West Drayton**

Planning Application Ref: 37800/APP/2010/1669	Scale 1:1,250
Planning Committee Central and South	Date November 2010

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address

BRITISH AIRWAYS COMMUNITY LEARNING CENTRE
ACCOMMODATION LANE HARMONDSWORTH

Development:

Variation of condition 1 (temporary consent) of planning permission ref:
43410/APP/2007/3886 dated 12/03/2008 (Retention of Community
Learning/Visitor Centre and toilet block for a temporary period of three years)
to enable the permanent retention of the Community Learning Centre.

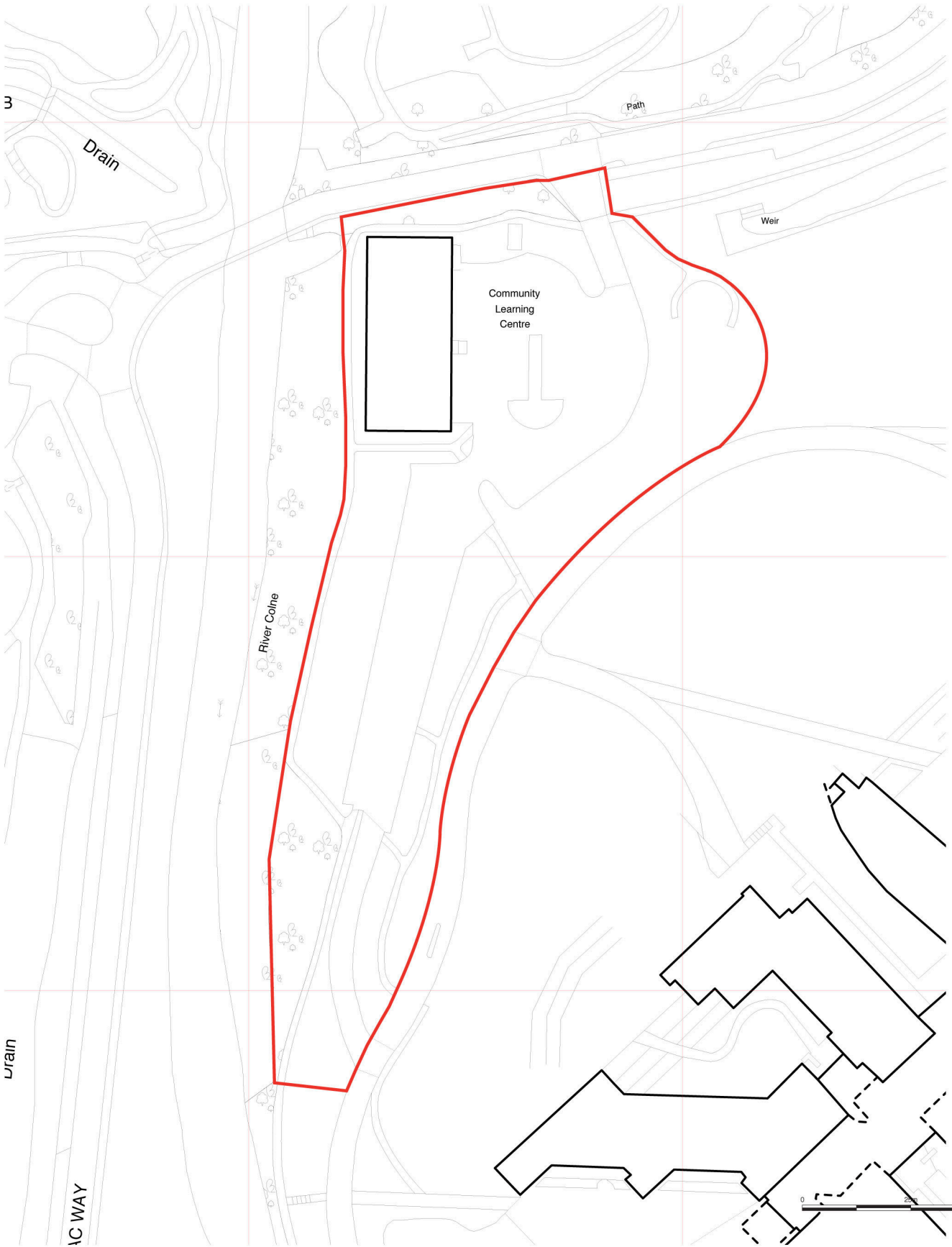
LBH Ref Nos:

43410/APP/2010/2426

Date Plans Received: 18/10/2010

Date(s) of Amendment(s):

Date Application Valid: 18/10/2010



KEY

Location of Site



nlp Nathaniel Lichfield and Partners

Project BA CLC

Title **Site Location**

Client BA

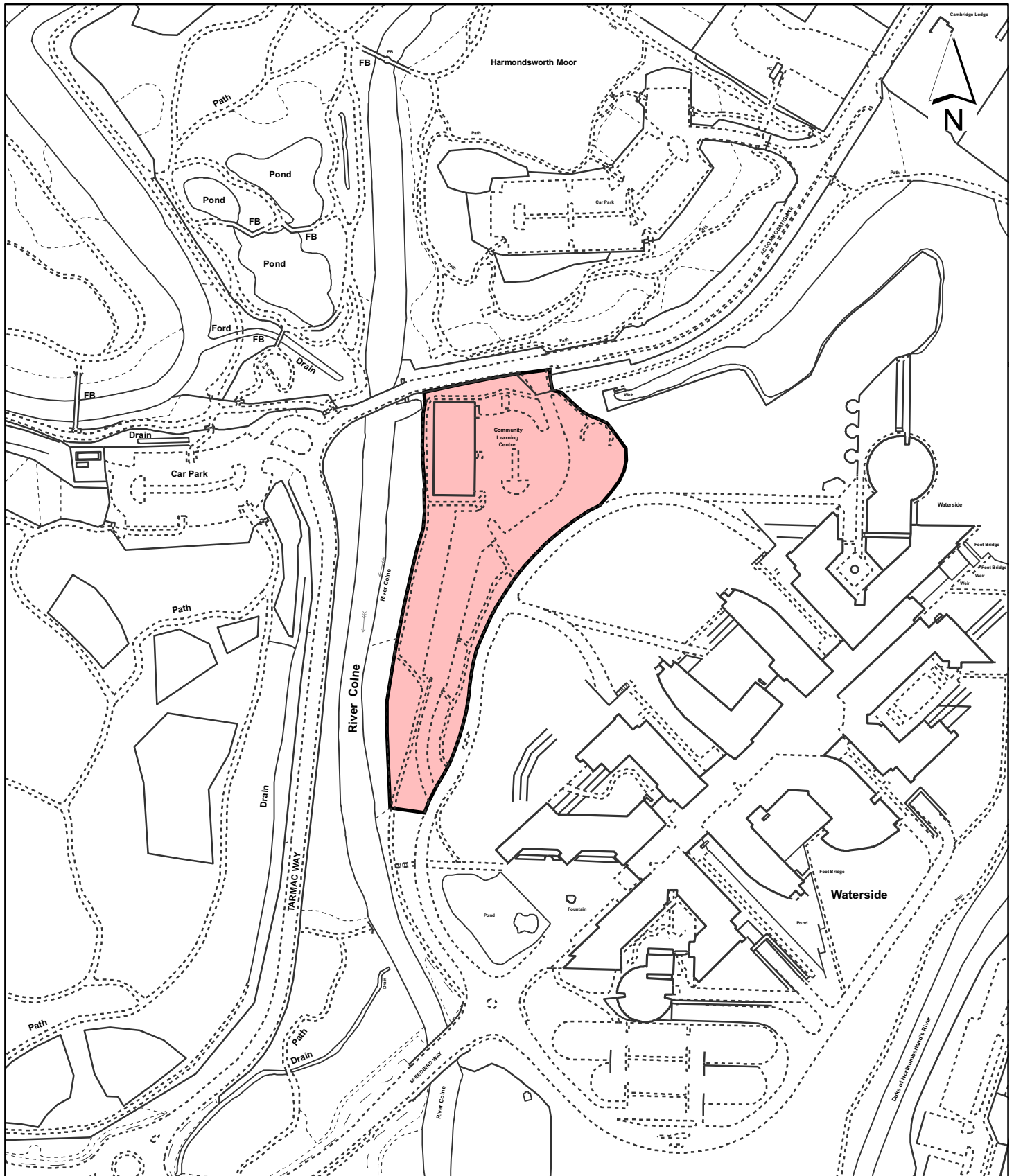
Date October 2010



Scale 1:1250 @ A4

Drawn by SW

Drg. No. IL12297/02-001





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	<p>Planning Application Ref:</p> <p>43410/APP/2010/2426</p>	<p>Scale</p> <p>1:2,500</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>November 2010</p>	

Report of the Head of Planning & Enforcement Services

Address 350-352 BATH ROAD HARMONDSWORTH

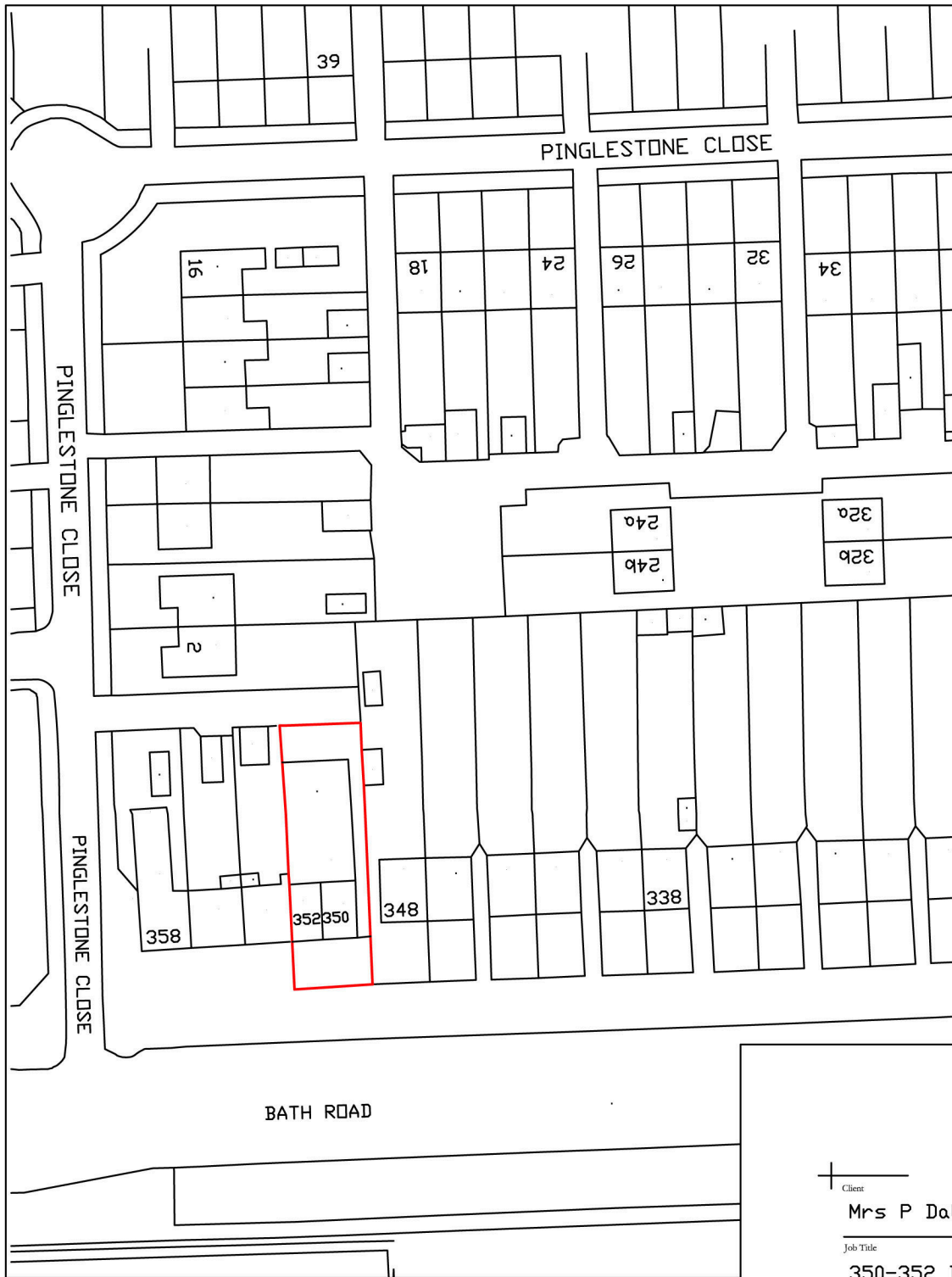
Development: Application for variation of condition 10 of planning permission ref: 1767/APP/2009/2494 dated 11/03/2010 to allow staff on the premises outside opening hours (Change of use to Class A3 (Restaurants and Cafes) with ancillary takeaway use (Class A5) with associated parking and the erection of a extraction flue (involving demolition of part existing single storey rear extension.))

LBH Ref Nos: 1767/APP/2010/1875

Date Plans Received: 11/08/2010

Date(s) of Amendment(s):



Date Application Valid: 31/08/2010



Location Plan (1:1250)

Client	Mrs P Dalal
Job Title	350-352 BATH ROAD, HARMONDSWORTH, MIDDLESEX, UB7 0DQ
Drawing	FOLLOWING DEMOLITION OF PART SINGLE STOREY REAR EXTENSION TO INCORPORATE PARKING, CHANGE OF USE TO A3/A5
Scale	1:1250
Date	November 2009
Dwg.No	PD/350-352/05a



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	<p>Planning Application Ref:</p> <p>1767/APP/2010/1875</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>November 2010</p>	

Report of the Head of Planning & Enforcement Services

Address 86 ETON ROAD HARLINGTON

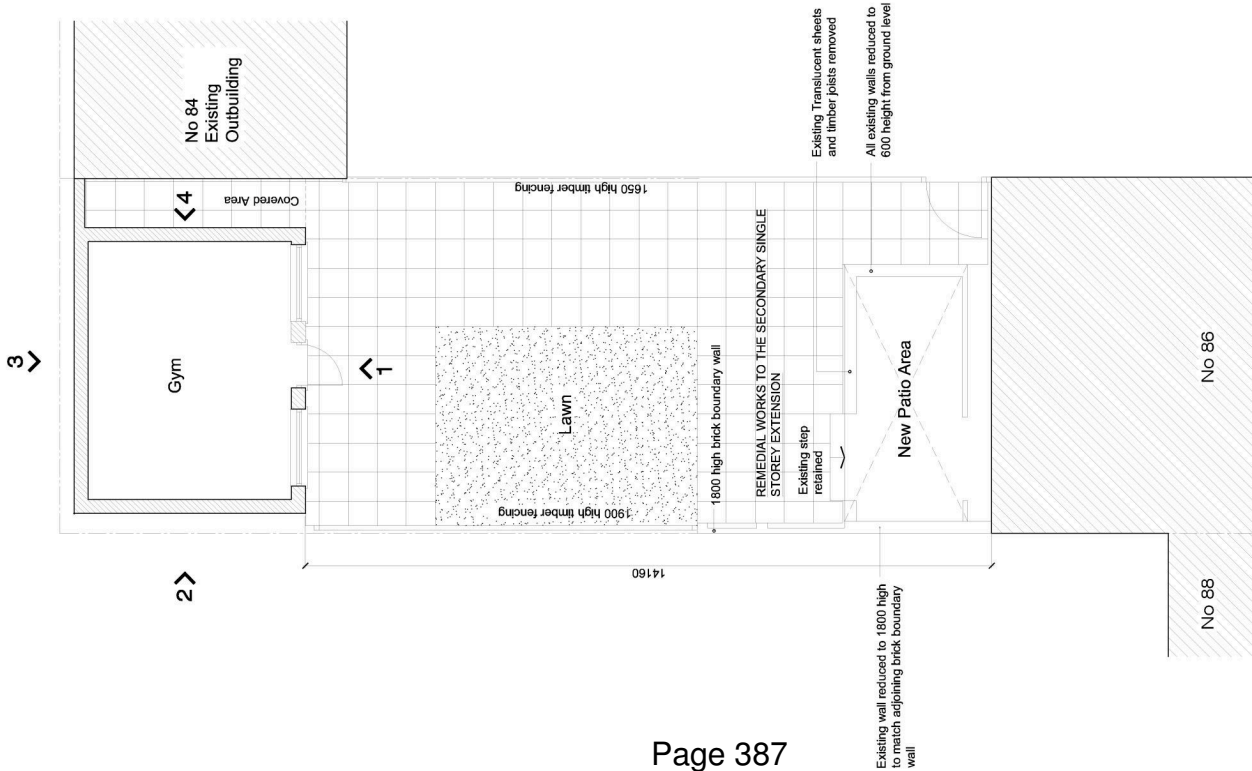
Development: Erection of a single storey outbuilding to rear for use as a gym (Retrospective Application)

LBH Ref Nos: 53434/APP/2009/2759

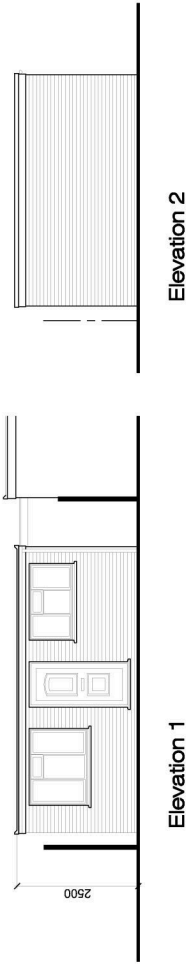
Date Plans Received: 23/12/2009

Date(s) of Amendment(s): 23/12/2009

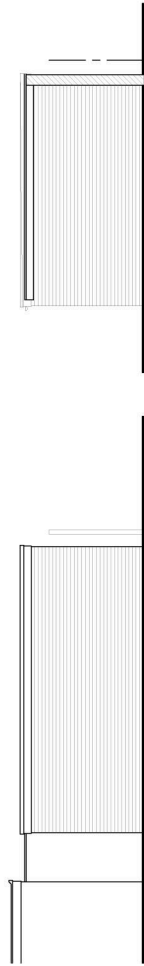
Date Application Valid: 06/04/2010



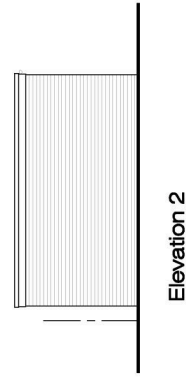
Plan



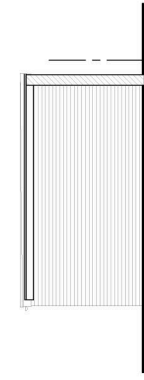
Elevation 1



Elevation 3



Elevation 2




Elevation 4

External Finishes

- Walls Fairface brickworkwork to match existing adjoining out-building
- Doors and Windows PVCu, White doors and windows to match existing
- Fascias and Gutters PVCu, White
- Flat Roof Roofing felt, colour to match existing adjoining out-building



Notes

 Site boundary

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Site Address

**86 Eton Road
Harlington**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

53434/APP/2009/2759

Scale

1:1,250

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

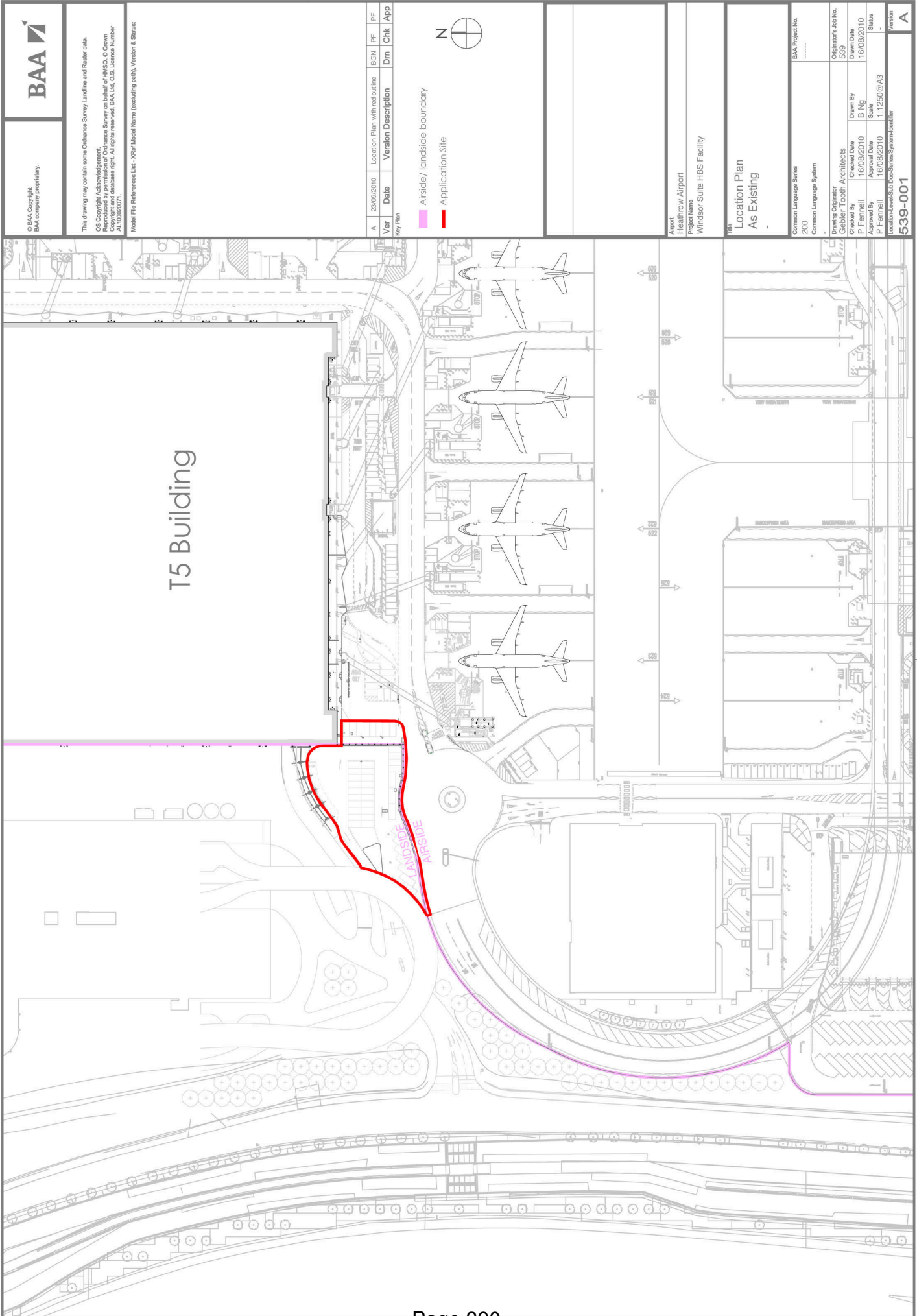
Address LAND AT WESTERN END OF HEATHROW AIRPORT HEATHROW
AIRPORT HOUNSLOW

Development: Erection of a single storey building for hold baggage screening to the south of Terminal 5 (Consultation under Schedule 2, Part 18 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 47853/APP/2010/2338

Date Plans Received: 05/10/2010 **Date(s) of Amendment(s):**

Date Application Valid: 05/10/2010



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A100000071.

Model File References List - XRef Model Name (excluding path), Version & Status:

Ver	Date	Version Description	Dm	Chk	App
A	23/09/2010	Location Plan with red outline	BGN	PF	PF

Key Plan

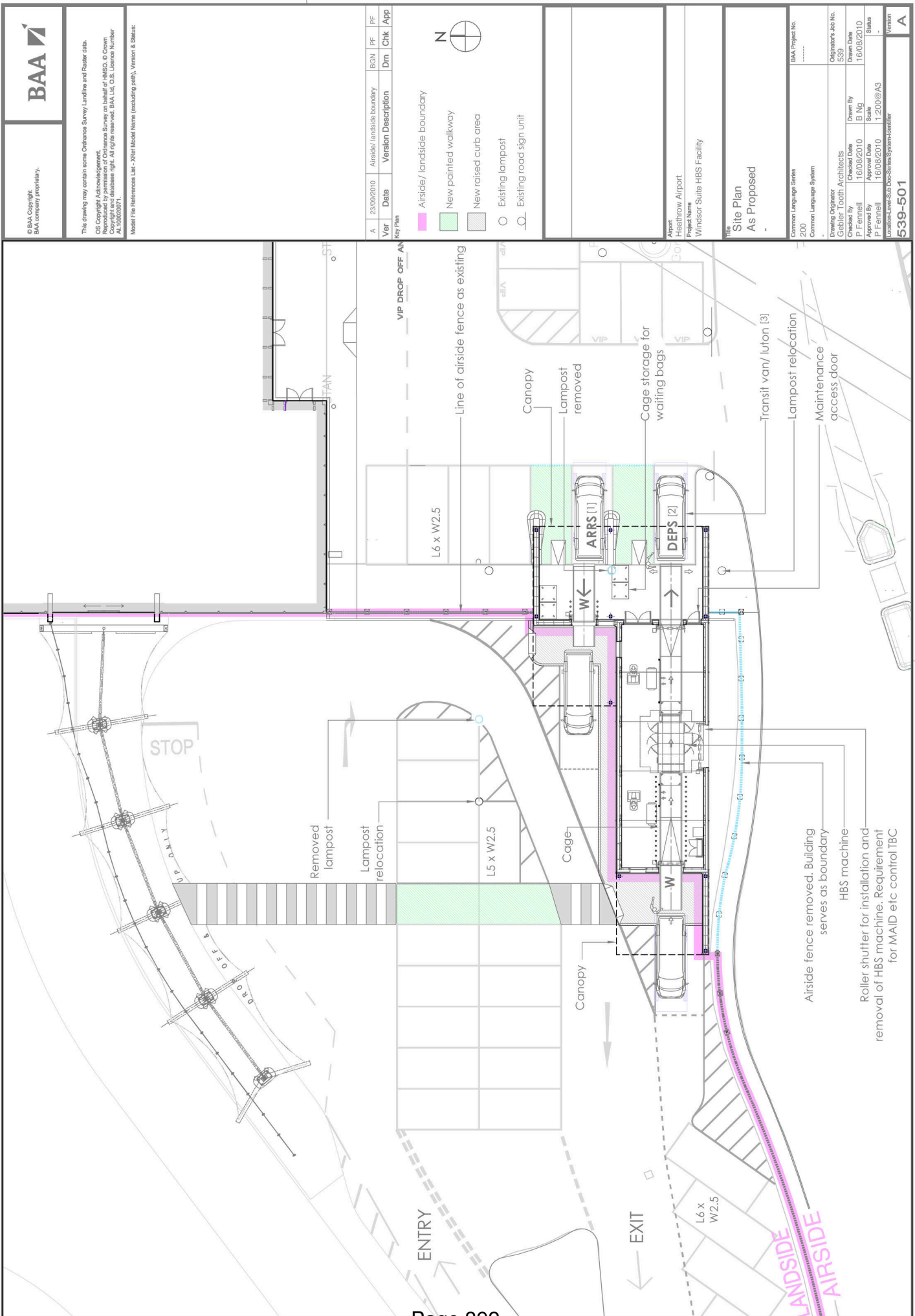
█ Airside/landside boundary
█ Application Site



Airport: Heathrow Airport
 Project Name: Windsor Suite HBS Facility

Title: Location Plan
 As Existing

Common Language Series	BAA Project No.				
Common Language System	200				
Drawing Originator	Gehler Tooth Architects				
Checked By	Checked Date	Drawn By	Originator's job No.		
P Fennell	15/09/2010	B Ng	539		
P Fennell	16/09/2010	11/25/09/AS	Drawn Date		
Accessioned Sub Doc-Series System Identifier			Status		
539-001			A		



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Model File References List -> Xref Model Name (excluding path), Version & Status:

Ver	Date	Version Description	Dm	Chk	App
A	23/09/2010	Airside/landside boundary	BGN	PF	PF

Key Plan

- Airside/landside boundary
- New painted walkway
- New raised curb area
- Existing lampost
- Existing road sign unit



Project Name
Windsor Suite HBS Facility

Common Language Series
200

Common Language System

Drawing Originator
Gebler Tooth Architects

Checked By
P Fennell

Checked Date
15/09/2010

Drawn By
B Ng

Drawn Date
16/08/2010

Scale
P Fennell 1:200 @ A3

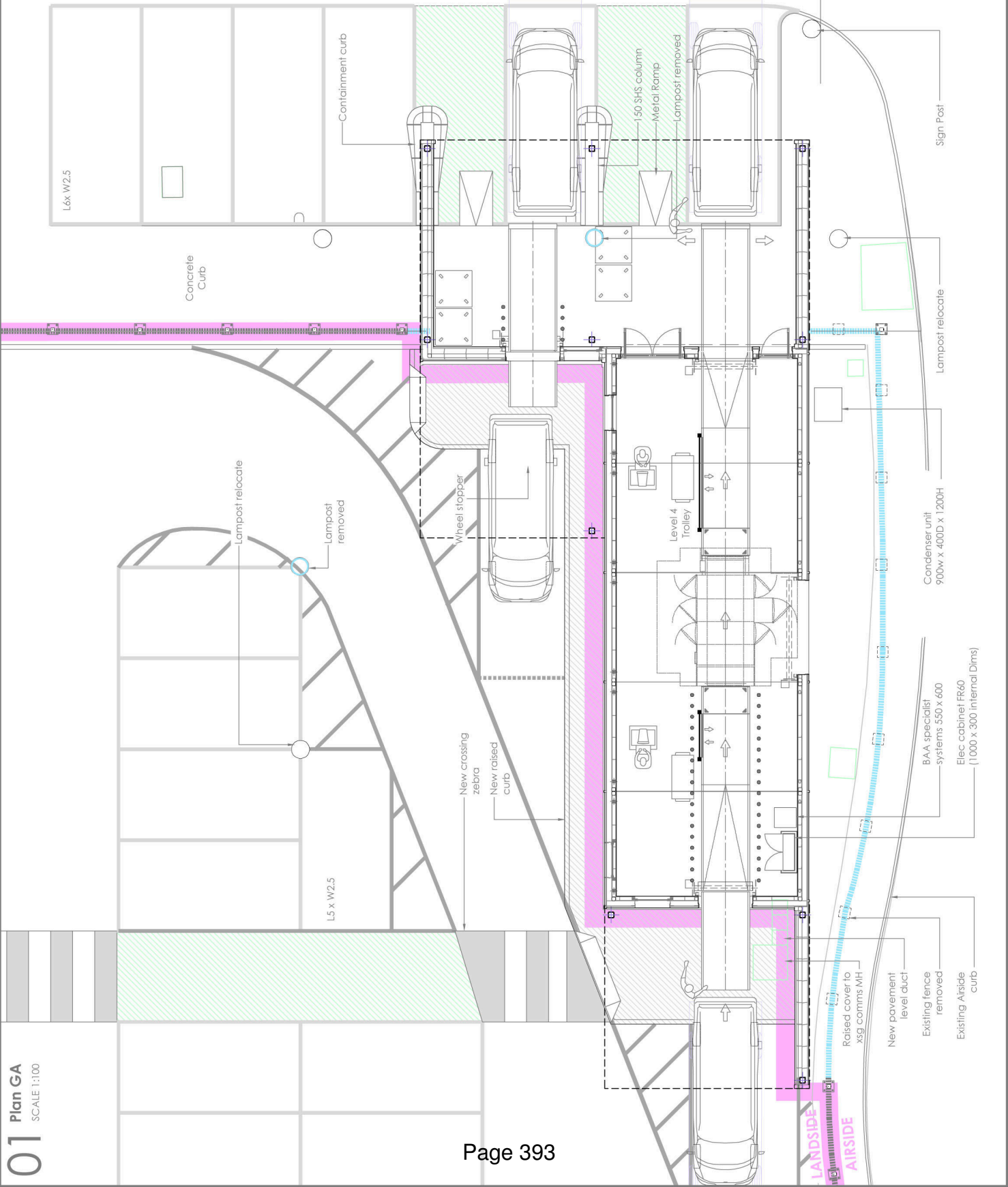
Access Control Sub-System System Identifier
539-501

Originator's job No.
539

Status
As Proposed

Version
A

Site Plan
As Proposed



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BAA

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Model File References (List): Xref Model Name (excluding path), Version & Status.

Ver	Date	Airside/landside boundary	BGN	PF	PF
A	23/09/2010	Version Description	Dm	Chk	App

Key Plan

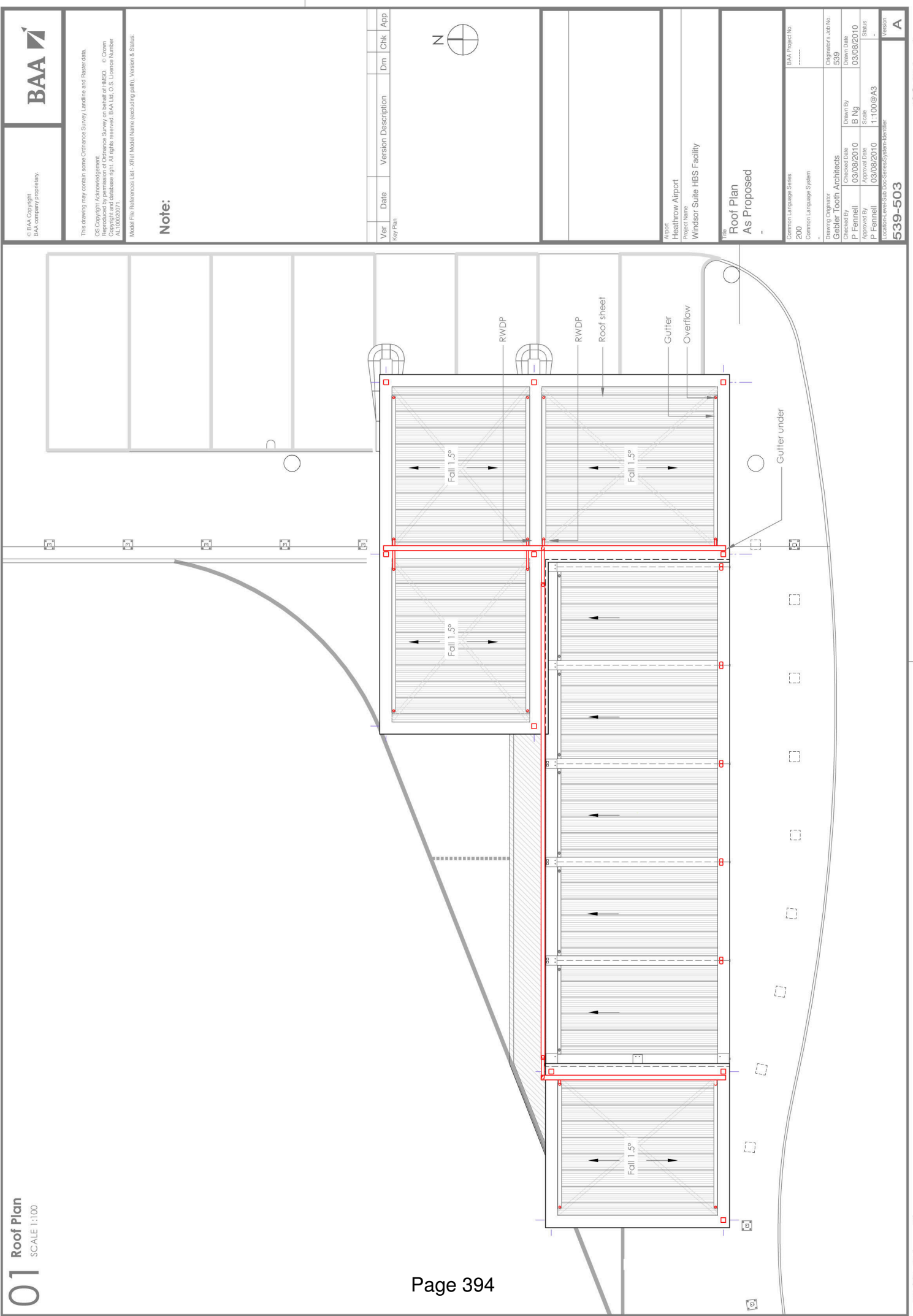
- Airside/landside boundary
- New painted roadway
- New raised curb area
- Existing lampost
- Existing road sign unit

North Arrow

Project Name
Windsor Suite HBS Facility

Ground Floor Plan
As Proposed

Common Language Series	BAA Project No.	200	539-502
Common Language System	Originator's Job No.	539	
Drawn By	Drawn Date	16/08/2010	16/08/2010
Checked By	Checked Date	B Ng	
Approved By	Approved Date	P Pennell	1:100@A3
Location: Heathrow Airport	Doc-System/System-Name		



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Model File References (List): Xref Model Name (excluding path), Version & Status.

Note:

Ver	Date	Version Description	Dm	Chk	App
Key Path					



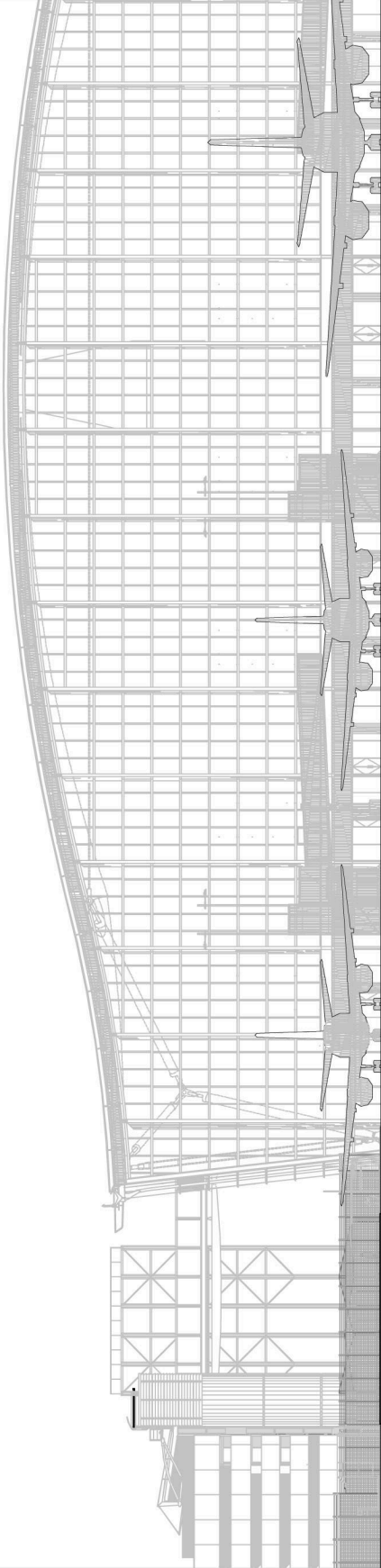
Client: Heathrow Airport
Project Name: Windsor Suite HBS Facility

Title: Roof Plan
As Proposed

Common Language Series	BAA Project No.	200	539
Common Language System	Originator's Job No.		539
Drawn By	Checked Date	Drawn Date	Originator's Job No.
P Fernell	03/08/2010	03/08/2010	539
Approved By	Approved Date	Scale	Status
P Fernell	03/08/2010	1:100@A3	
Location: Heathrow - Doc-Status: System Defined			Version
539-503			A

02 Elevation Looking North

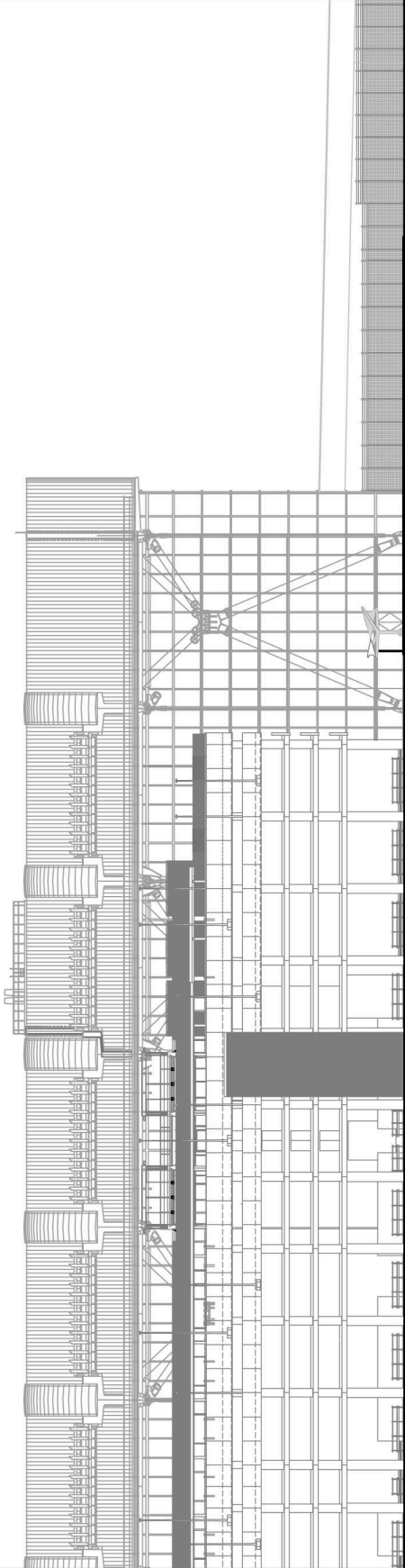
SCALE 1:500



Airside fence

03 Elevation Looking East

SCALE 1:500



Airside fence

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Model File References (List): Xref Model Name (excluding path), Version & Status.

Note:

Ver	Date	Version Description	Dm	Chk	App
Key Path					

Airport
Heathrow Airport
Project Name
Windsor Suite HBS Facility

Title
Elevations
Looking North + East
As Existing

Common Language Series
200
Common Language System

BAA Project No.

Drawing Originator
Gebler Tooth Architects

Originator's Job No.
539

Checked By
P Fennell

Drawn Date
16/08/2010

Drawn By
B Ng

Draw Date
16/08/2010

Approved By
P Fennell

16/08/2010

1:500@A3

Status

Location: c:\a3\baa\doc-systems\system-definite

Version

539-002

A

Report of the Head of Planning & Enforcement Services

Address PREMIER LODGE SHEPISTON LANE HAYES MIDDLESEX

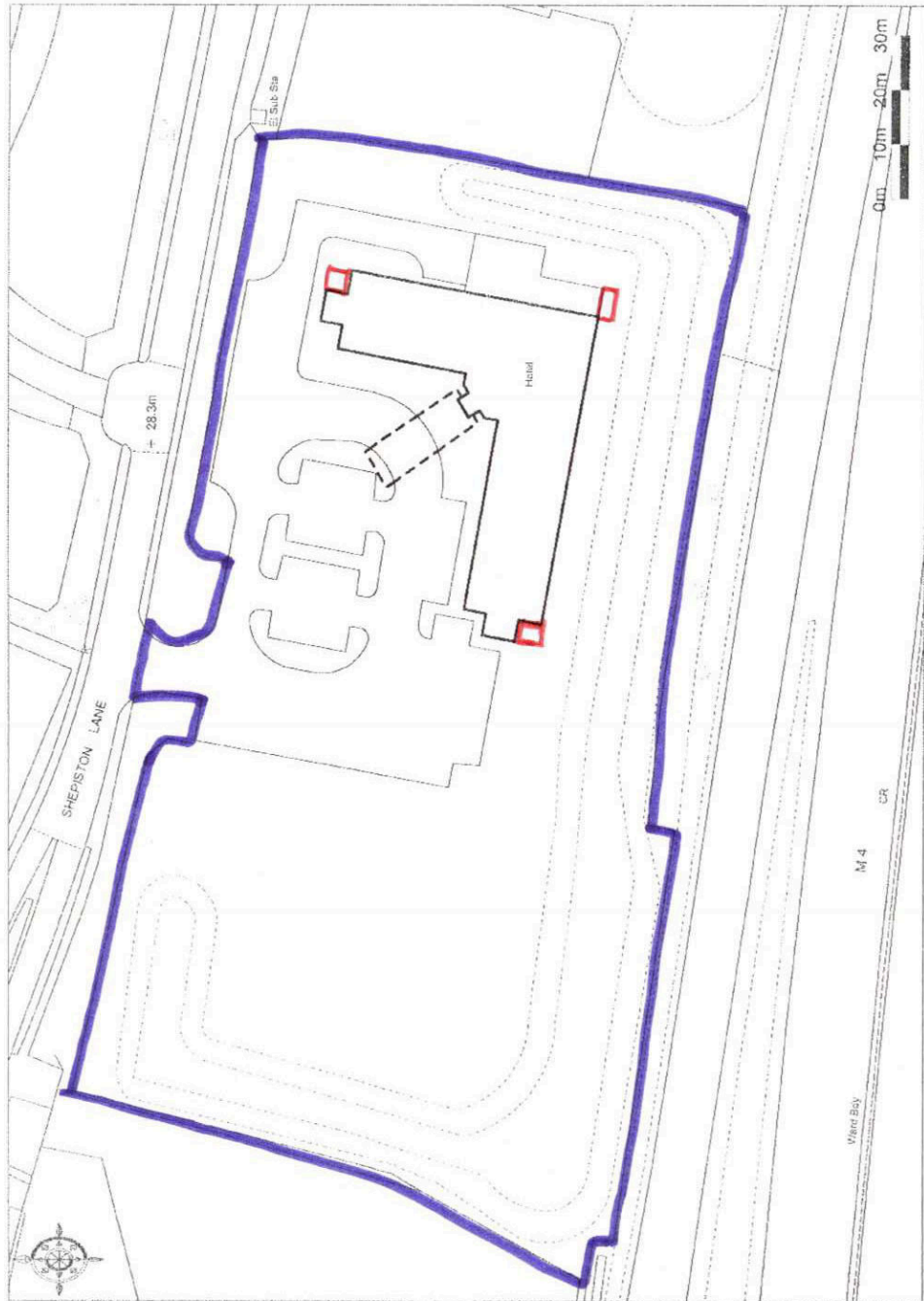
Development: Installation of 10 ground level condenser units with associated timber fencing.

LBH Ref Nos: 46138/APP/2010/1932

Date Plans Received: 18/08/2010

Date(s) of Amendment(s): 18/08/2010

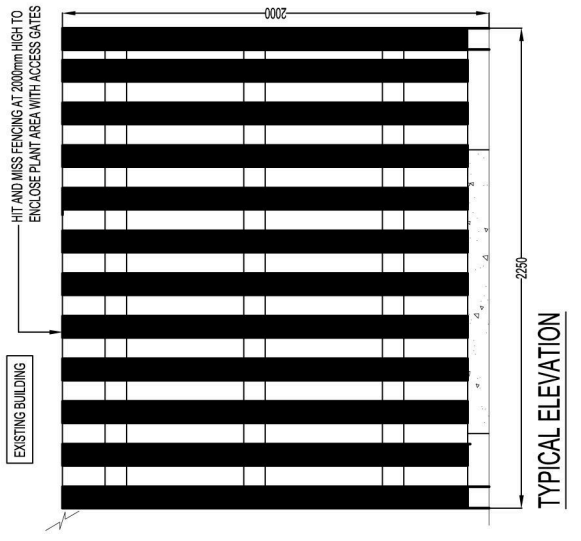
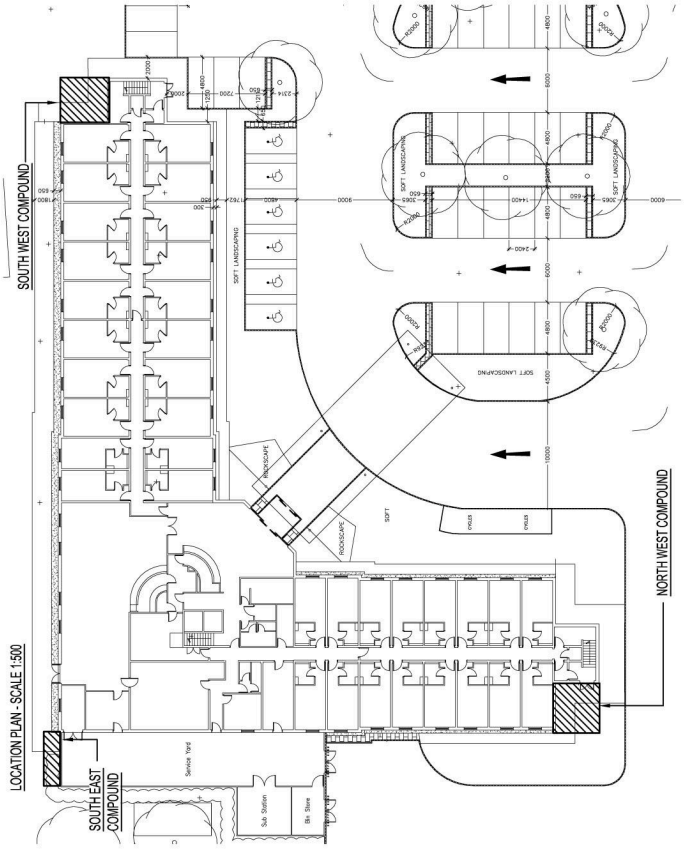
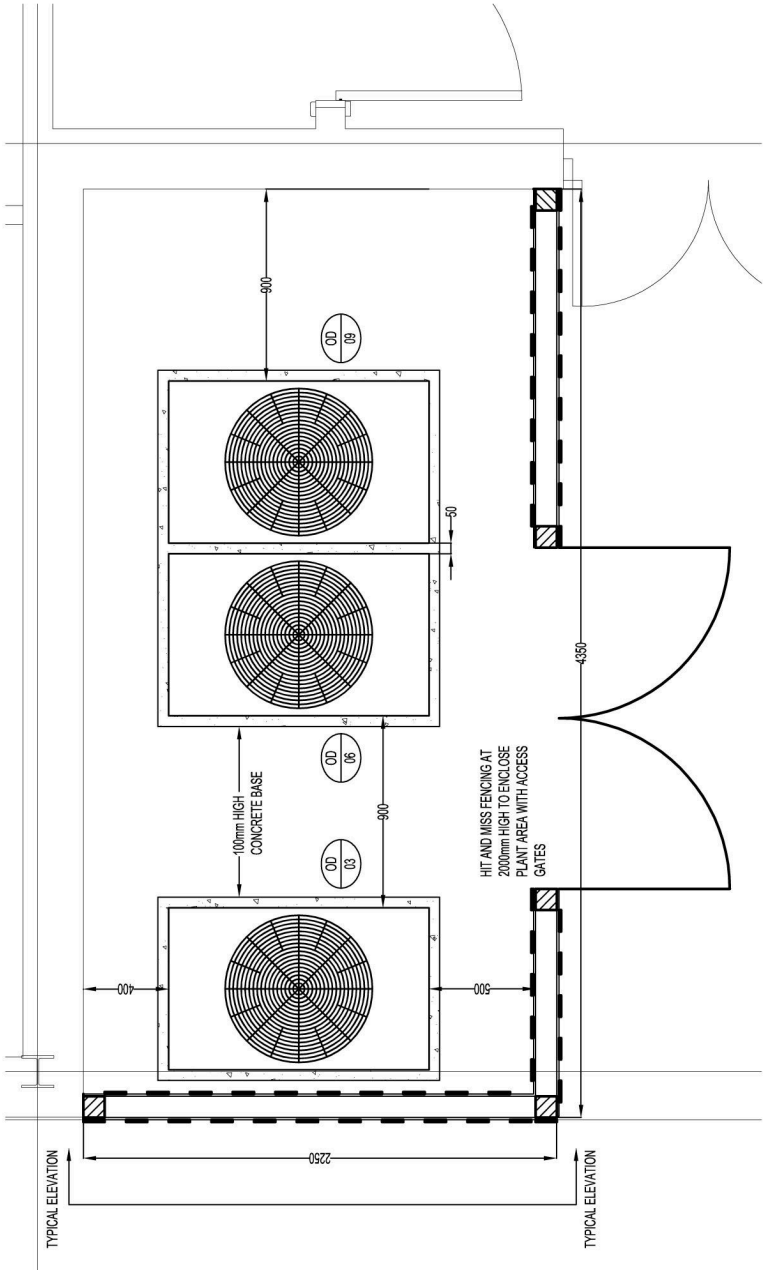
Date Application Valid: 18/08/2010



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REV	DESCRIPTION	BY	DATE
A	MADE TO CONSTRUCTION ISSUE	AJ	04/10/10

CONSTRUCTION

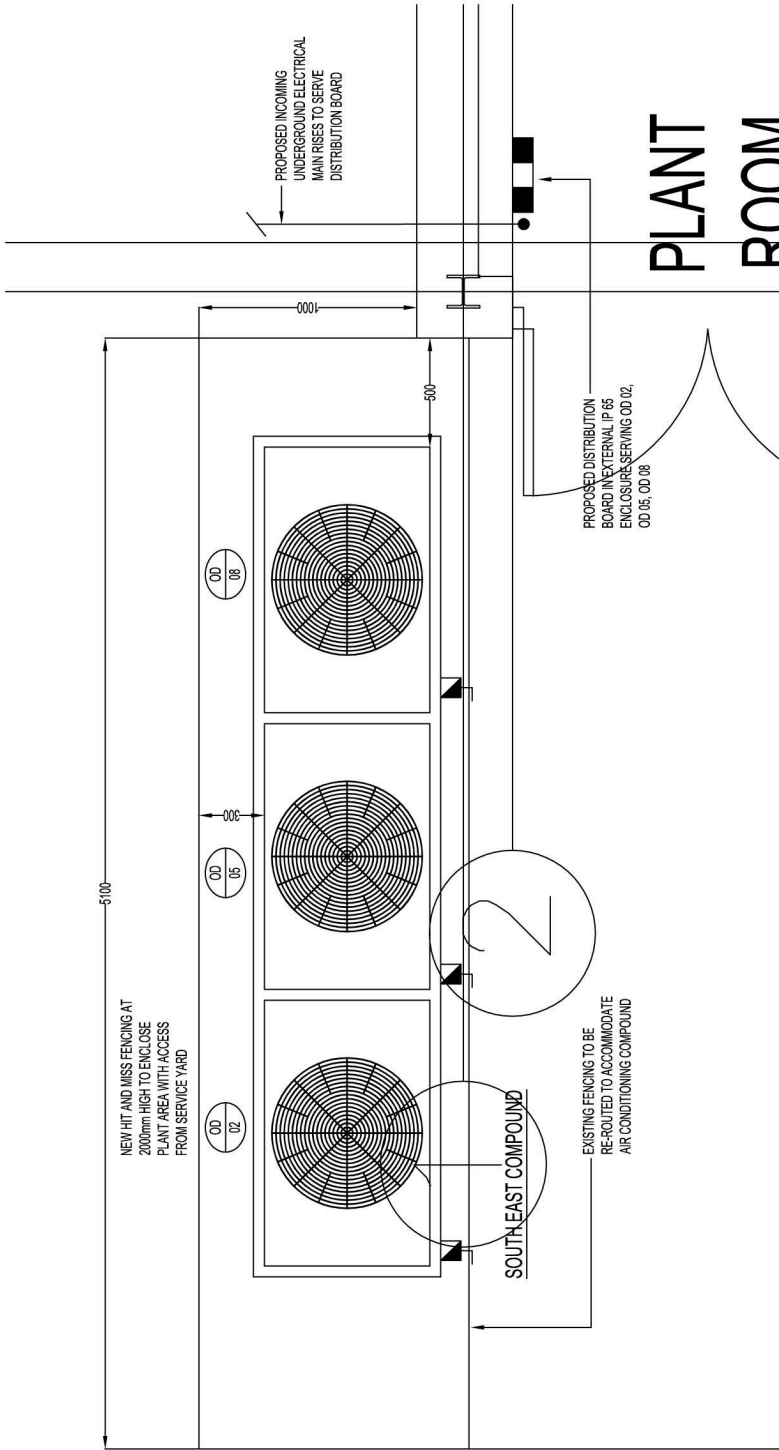
Thornley & Lumb
 Mechanical and Electrical Consultant Engineers
 CENTURY HOUSE
 257 CUTLER HEIGHTS LANE
 WOODLAND
 BDA 9AJG
 telephone 01274 687755
 facsimile 01274 680389
 www.thornleylumb.co.uk
 web@thornleylumb.co.uk

Project
 Premier Inn
 Heathrow Airport (M4 J4)
 Shepiston Lane
 Middlesex, UB3 1RW

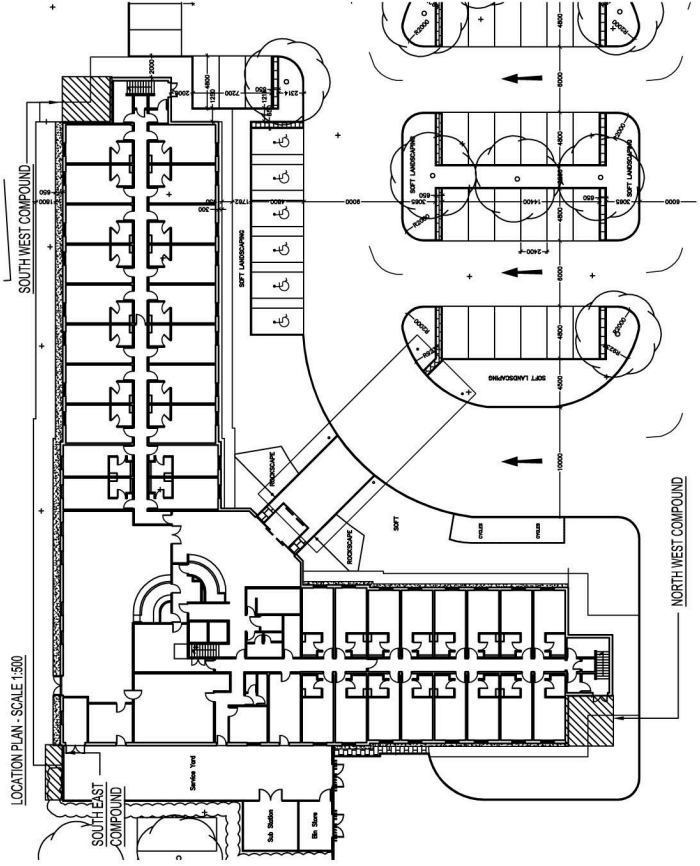
Drawing Title
 Proposed North West External Air Conditioning
 Condenser Compound Plan, Fence Detail & Typical Elevation

Date	09/07/10	Engineer / Drawn	AJ	Checked/Date	
Scale	1:25	Size	A3	File Ref	
Drawing No	C5502/IM/702	Rev	A		

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PLANT ROOM



REV	DESCRIPTION	BY	DATE
A	MADE TO CONSTRUCTION ISSUE	AJ	04.10.10

CONSTRUCTION

Thornley & Lumb
Mechanical and Electrical Consultant Engineers

CENTURY HOUSE
257 CUTLER HEIGHTS LANE
BRADFORD
BD9 4JG
Telephone 01274 887765
Facsimile 01274 880389
www.thornleylumb.co.uk wabinfo@thornleylumb.co.uk

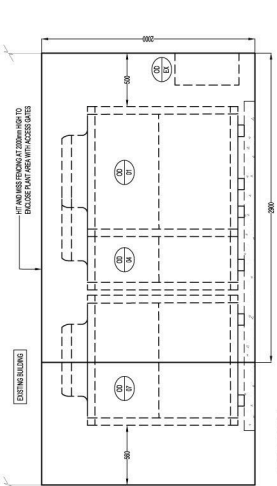
Project Premier Inn Heathrow Airport (M4 J4) Shepiston Lane Middlesex, UB8 1RW		Drawing Title Proposed South East Option 2 External Air Conditioning Condenser Compound Plan	
Date 09/07/10	Engineer / Drawn AJ	Checked/Date	
Scale 1:25	Size A3	File Ref	
Drawing No C5502/IM/703	Rev A		

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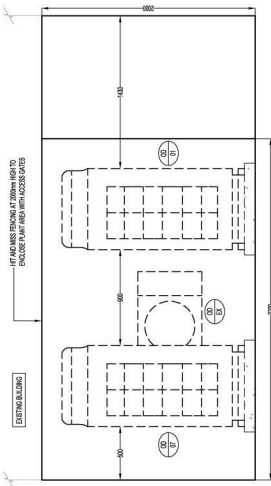
OUTDOOR AIR CONDITIONING EQUIPMENT SCHEDULE

REFERENCE	COMPONENT	LOCATION	MAKE	MODEL	REF.
0011	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
0012	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
0013	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
0014	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
0015	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
0016	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
0017	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
0018	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
0019	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
0020	Sub Unit	Sub Unit	Brushair	70P/EP/PM/MA	
00 EX	Empty or Proposed				

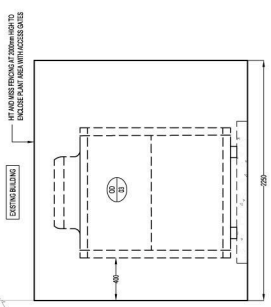
- EXTERNAL P/F/FIN ISOLATOR
- EXTERNAL P/B/S/B ISOLATOR



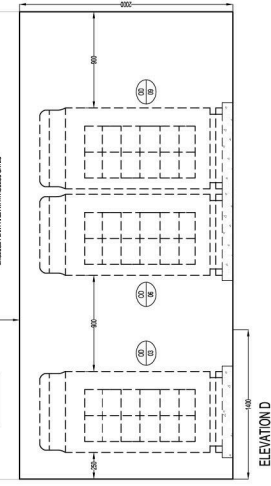
ELEVATION A



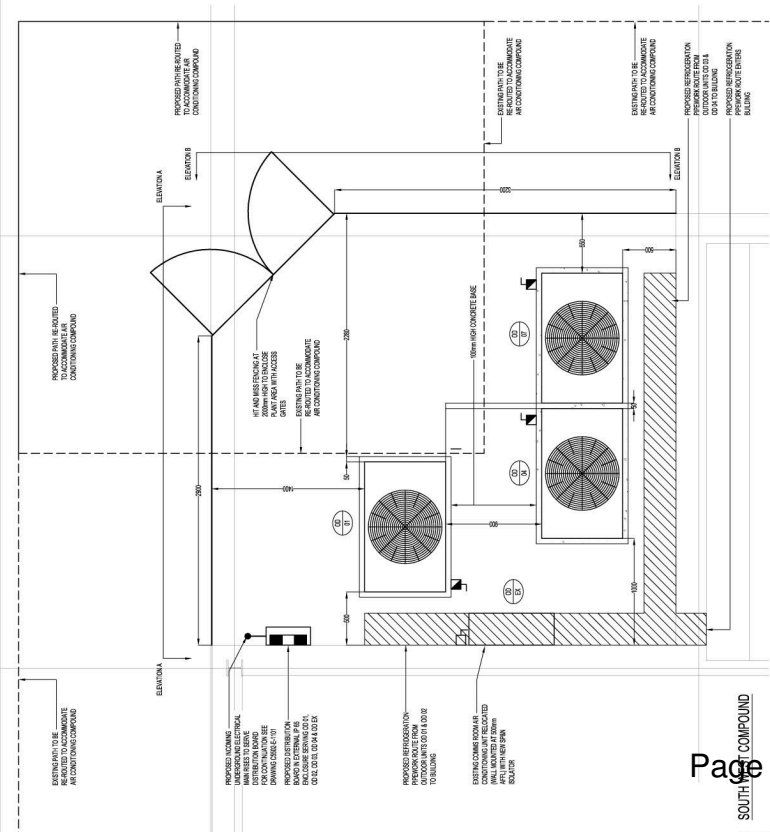
ELEVATION B



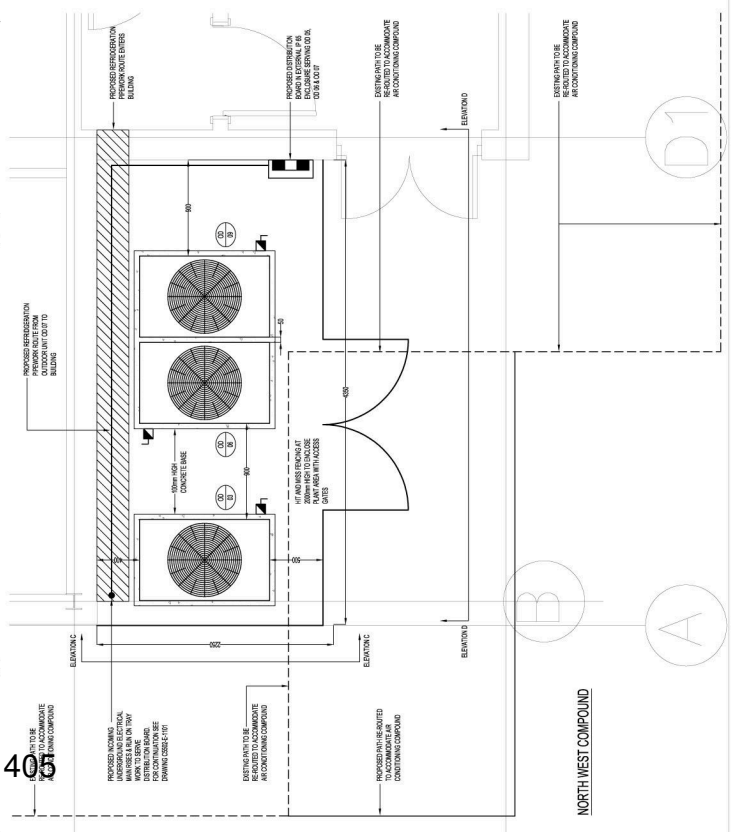
ELEVATION C



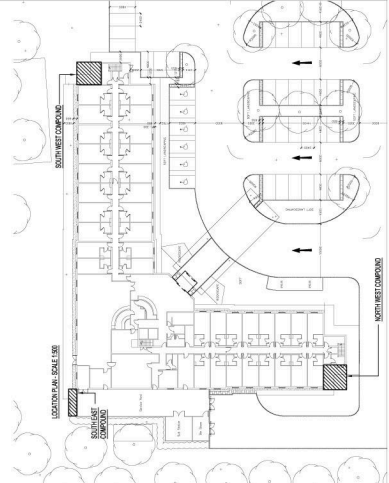
ELEVATION D



SOUTH WEST COMPOUND



NORTH WEST COMPOUND



REV	DESCRIPTION	BY	DATE
B	MAKE TO CONSTRUCTION ISSUE	AJ	04/10/10
A	Issue East Compound Access Gates	AJ	12/08/10

CONSTRUCTION

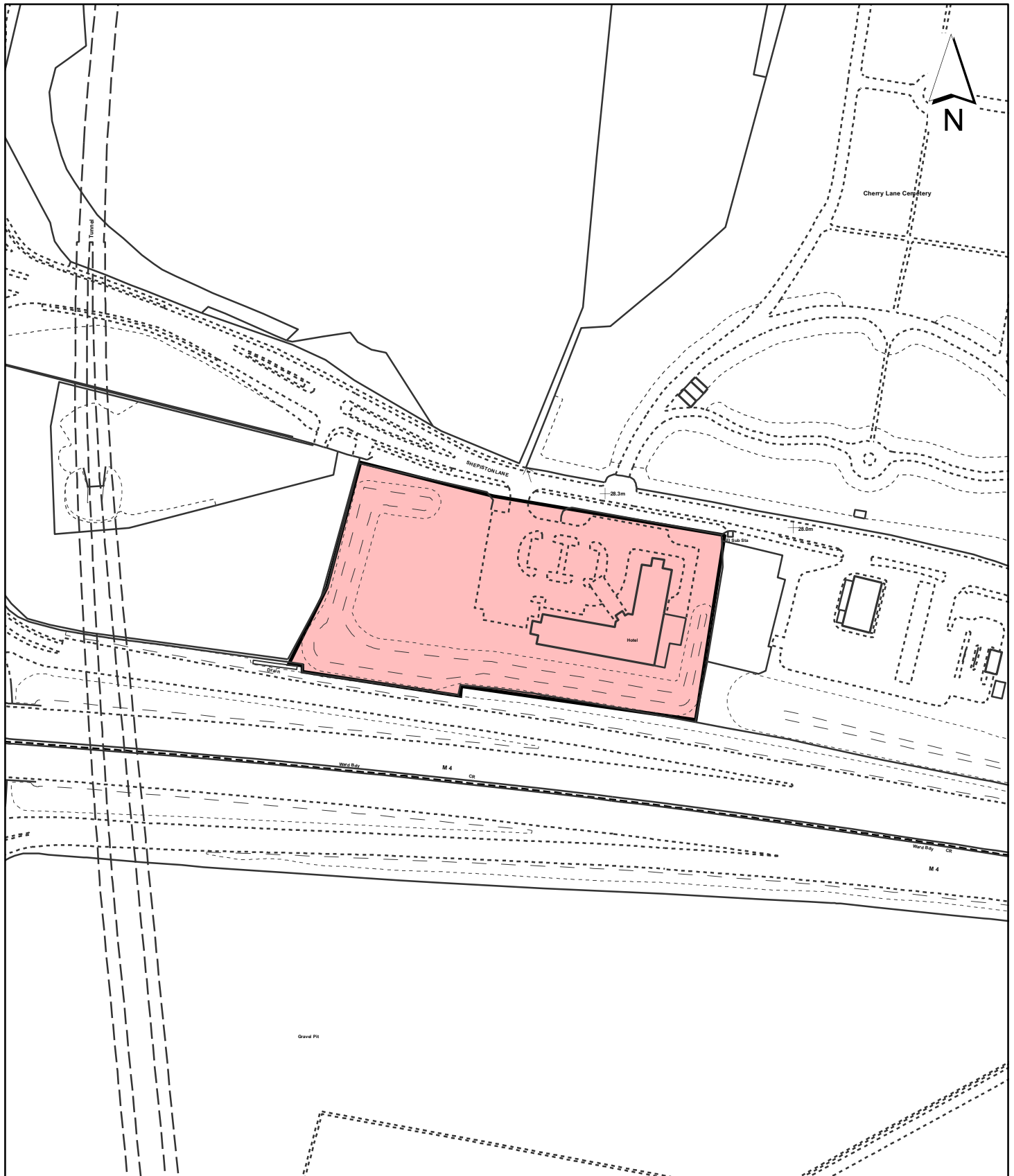
Thornley & Lumb
 ARCHITECTS AND BUILDING CONSULTANTS
 28, GLOUCESTER ROAD, SHEPPARD
 MIDDLESEX, URB3 7RW
 Tel: 0181 807710 Fax: 0181 807750
 www.thornleyandlumb.co.uk



Project:
 Premier Inn
 Airport (M4-A)
 Sheppards Lane
 Middlesex, URB3 7RW

Client:
 Premier Inn
 Proposed External Air Conditioning
 Condenser Compound

Drawn By:
 08/07/10
 Scale:
 1:25
 Drawing No:
 CS502/M701

Checked By:
 12/08/10
 Date:
 12/08/10
 Title:
 B



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	<p>Planning Application Ref:</p> <p>46138/APP/2010/1932</p>	<p>Scale</p> <p>1:2,500</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>November 2010</p>	

Report of the Head of Planning & Enforcement Services

Address REAR OF FOOTPATH ADJACENT TO UXBRIDGE CRICKET GROUND
PARK ROAD UXBRIDGE

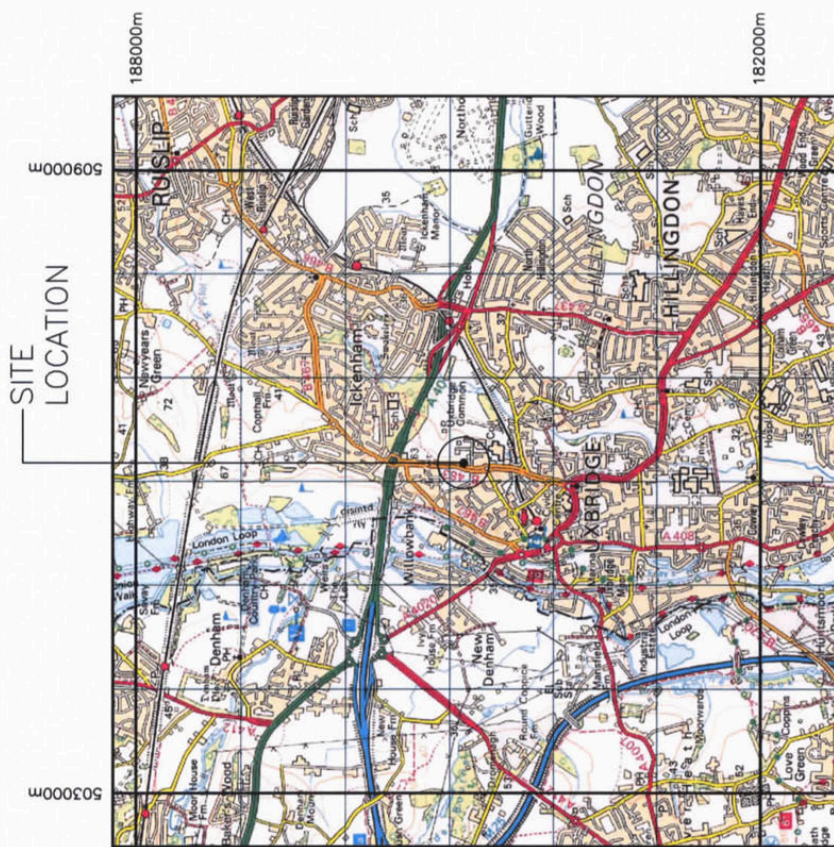
Development: Installation of a 12.5m high telecommunications streetworks pole, associated ground based equipment cabinets and ancillary developments (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 67031/APP/2010/2364

Date Plans Received: 08/10/2010

Date(s) of Amendment(s):

Date Application Valid: 08/10/2010



SITE GRID REFERENCE 506140E 184848N
SCALE 1:50000



SITE PHOTOGRAPH



SITE GRID REFERENCE 506140E 184848N
SCALE 1:1250

LOW BOARD OF HILLINGDON
RECEIVED
- 8 OCT 2010
PLANNING & TRANSPORTATION
GROUP

- NOTES:
1. SITE ACCESS: HEAD EAST ON THE M40, CONTINUING ON TO THE A40, TAKE THE B467 EXIT TOWARDS UXBRIDGE. AT THE ROUNDABOUT, TAKE THE 3rd EXIT ONTO THE B483/PARK ROAD. THE SITE IS ON THE LEFT HAND SIDE
 2. SURROUNDING AREA IS HIGHWAY, SPORTS FIELD & PARKLAND
 3. DISTANCE TO PUBLIC HIGHWAY IS 0m

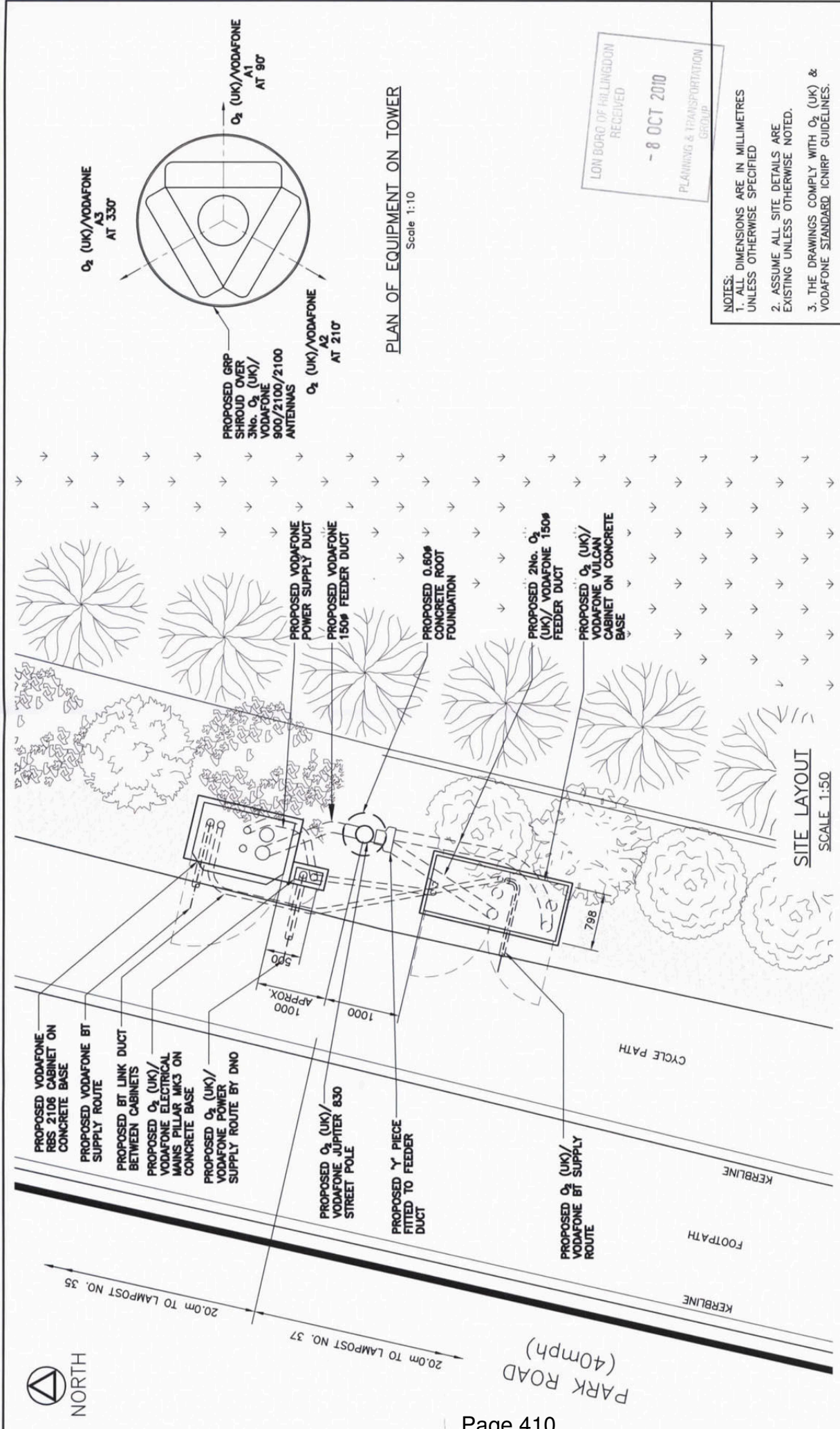
REPRODUCED FROM ORDNANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE.
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CELL NAME	OPTION	DRAWN	CHECKED	APPROVED	DATE	SCALE
PARK ROAD STREETWORKS	A	KRM	AK	GRT	28.04.10	AS SHOWN
SITE ADDRESS		CORNERSTONE ID	HOST ID	SHARER ID		
ADJACENT JUNCTION WITH GATTING WAY		CS - 10446	O2 - 44616	VF - 78946		
UXBRIDGE		CONSULTANT REF. No.				
MIDDLESEX		1293/016				
UBB 1NR		PURPOSE OF ISSUE	DRAWING No.	REVISION		
SITE LOCATION MAPS		PLANNING	100	-		

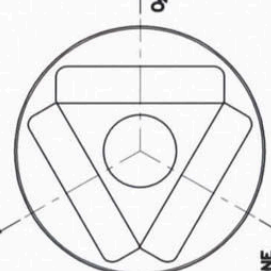
Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Herold House
Herold Road
Chertsey, Surrey
KT16 8DT
Telephone 01932 575 900 Fax 01932 575 901

CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.



O₂ (UK)/VODAFONE A₃ AT 330°



PROPOSED GRP SHROUD OVER 3No. O₂ (UK)/VODAFONE 900/2100/2100 ANTENNAS

O₂ (UK)/VODAFONE A₂ AT 210°

PLAN OF EQUIPMENT ON TOWER
Scale 1:10

LON BORO OF HILLINGDON RECEIVED
- 8 OCT 2010
PLANNING & TRANSPORTATION GROUP

- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
3. THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE STANDARD ICNIRP GUIDELINES.

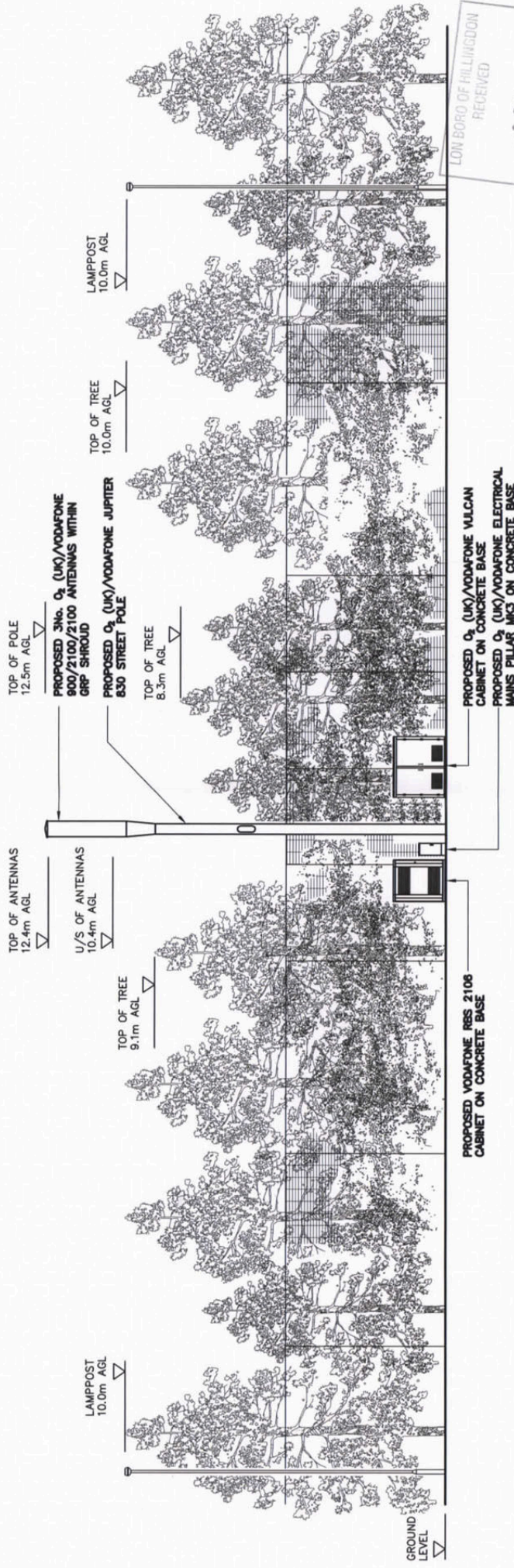
DRAWN	CHECKED	APPROVED	DATE	SCALE
KRM	AK/SS	GRT	28.04.10	AS SHOWN
CORNERSTONE ID	HOST ID	SHARER ID		
CS - 10446	O2 - 44616	VF - 78946		
CONSULTANT REF No.				
1293/016				
PURPOSE OF ISSUE	DRAWING No.	REVISION		
PLANNING	400	B		

CELL NAME	OPTION	
PARK ROAD STREETWORKS	A	
SITE ADDRESS		
ADJACENT JUNCTION WITH GATTING WAY		
UXERIDGE		
MIDDLESEX		
UBB TNR		
DRAWING TITLE		
SITE LAYOUT & EQUIPMENT PLAN		

Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Heriot House
Heriot Road
Chertsey, Surrey
KT16 3DT
Telephone 01932 575 900 Fax 01932 575 901

O₂
CORNERSTONE PROJECT



REV.	DATE	REMARKS	BY	CHK.
B	24.08.10	TOWER AND CABIN RELOCATED	VC	BJ
A	13.08.10	FEEDER DUCT AMENDED	GW	AK



LOW BOARD OF HILLINGDON RECEIVED
- 8 OCT 2010
PLANNING & TRANSPORTATION GROUP

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
3. THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE STANDARD ICNIRP GUIDELINES.

SITE ELEVATION
SCALE 1:125

REV.	DATE	REMARKS	BY	CHK.												
A	24.06.10	TOWER AND CABIN RELOCATED	VC	BU												
<table border="1"> <tr> <td>CELL NAME</td> <td>PARK ROAD STREETWORKS</td> <td>OPTION</td> <td>A</td> </tr> <tr> <td>SITE ADDRESS</td> <td colspan="3">ADJACENT JUNCTION WITH GATTING WAY LUXBRIDGE MIDDLESEX UB8 1NR</td> </tr> <tr> <td>DRAWING TITLE</td> <td colspan="3">SITE ELEVATION</td> </tr> </table>					CELL NAME	PARK ROAD STREETWORKS	OPTION	A	SITE ADDRESS	ADJACENT JUNCTION WITH GATTING WAY LUXBRIDGE MIDDLESEX UB8 1NR			DRAWING TITLE	SITE ELEVATION		
CELL NAME	PARK ROAD STREETWORKS	OPTION	A													
SITE ADDRESS	ADJACENT JUNCTION WITH GATTING WAY LUXBRIDGE MIDDLESEX UB8 1NR															
DRAWING TITLE	SITE ELEVATION															
 <p>Tyco Electronics Tyco Electronics UK Infrastructure Ltd. Heriot House Heriot Road Chertsey, Surrey KT16 8DT Telephone 01932 575 900 Fax 01932 575 901</p>																
 <p>CORNERSTONE PROJECT</p>																
DRAWN	KRM	CHECKED	AK/SS	APPROVED	GRT	DATE	28.04.10	SCALE	AS SHOWN							
CORNERSTONE ID	CS - 10446	HOST ID	O2 - 44616	SHARER ID	VF - 78946											
CONSULTANT REF No.	1293/016															
PURPOSE OF ISSUE	PLANNING	DRAWING No.	300	REVISION	A											

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Image Prepared For:
M25
In association with:
Pico Consultants
07795 486654

This Photomontage shows as proposed



PLANNING & TRANSPORTATION GROUP
- 8 OCT 2010
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COUNCIL OF HILLINGDON

MV Imaging Ltd
Trucham
Berkshire
RG18 3DQ
mark.vetta.imaging@live.co.uk
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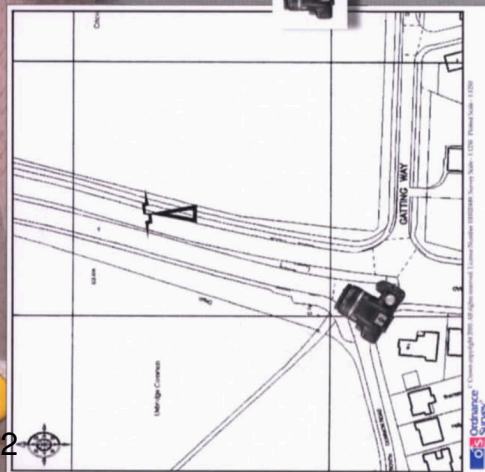
This Photomontage is for Illustrative Purposes Only

Structure: 12.5m overall street pole, coloured Green.
Antenna Spec: 3no Vodafone panel antennas at 10.4m AGL, 3no O2 panel antennas at 10.4m AGL, all concealed within a GRP shroud at the top of the structure.
Cabinets: 1no Vodafone 1.3m x 0.8m x 1.95m high, 1no Vodafone/O2 (shared) 1.89m x 0.8m x 1.65m, electrical pillar 0.38m x 0.17m x 0.85m, coloured Green.

MVI Sheet Reference - 10446.1.1 24/08/2010

b - 6

Page 412



Cell Site: 10446 Park Road
Site Location: Park Road, Uxbridge,
Middlesex UB8 1NR
NGR: E 506140 N 184848

Viewpoint: Looking North from Park Road/South Common Road
Camera to antenna distance: @ 94m
Photographs: MV Imaging Ltd
Date : 21/07/10

This Photograph shows as existing



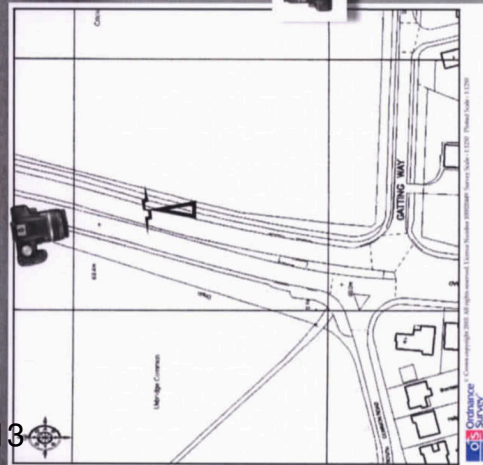
Image Prepared For:
M25
In association with:
Pico Consultants
07795 486654



This Photomontage shows as proposed



This Photomontage is for illustrative Purposes Only



Viewpoint: Looking South from Park Road
Camera to antenna distance: @ 60m
Photographs: MV Imaging Ltd
Date : 21/07/10

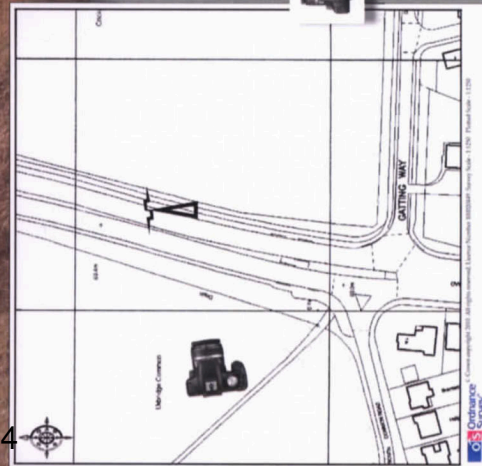
Cell Site: 10446 Park Road
Site Location: Park Road, Uxbridge,
Middlesex UB8 1NR
NGR: E 506140 N 184848

Structure: 12.5m overall street pole, coloured Green.
Antenna Spec: 3no Vodafone panel antennas at 10.4m AGL, 3no O2 panel antennas at 10.4m AGL, all concealed within a GRP shroud at the top of the structure.
Cabinets: 1no Vodafone 1.3m x 0.8m x 1.95m high, 1no Vodafone/O2 (shared) 1.89m x 0.8m x 1.65m, electrical pillar 0.38m x 0.17m x 0.85m, coloured Green.

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GROUP

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Thames
Berkshire
RG18 3DQ
mark.vella.imaging@live.co.uk
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This Photograph shows as existing



Camera Location
Antenna Location

Viewpoint: Looking East from Uxbridge Common
Camera to antenna distance: @ 60m
Photographs: MV Imaging Ltd
Date : 21/07/10

Cell Site: 10446 Park Road
Site Location: Park Road, Uxbridge,
Middlesex UB8 1NR
NGR: E 506140 N 184848



Image Prepared For:
M25
In association with:
Pico Consultants
07795 486654

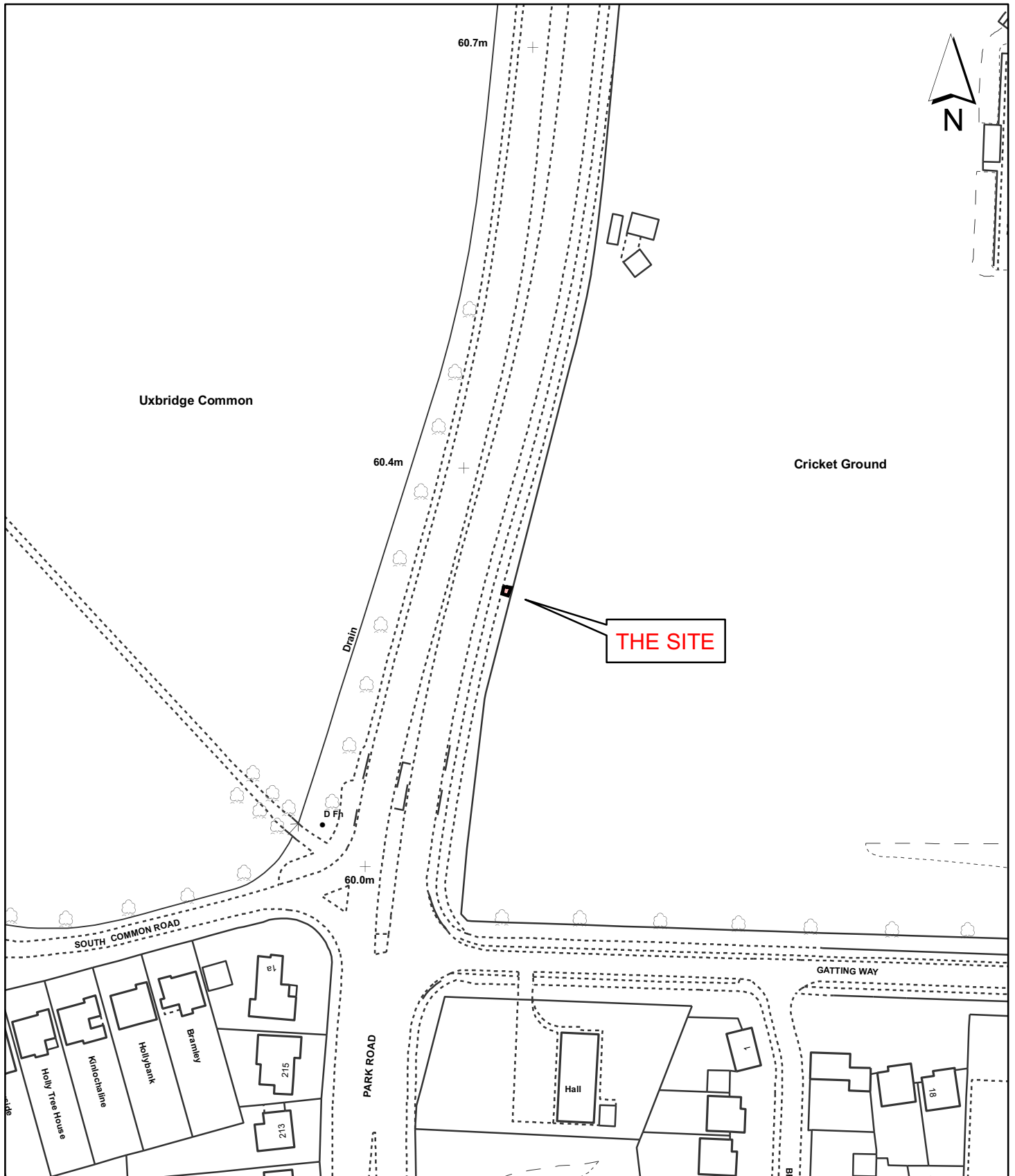
This Photomontage shows as proposed




This Photomontage is for Illustrative Purposes Only

Structure: 12.5m overall street pole, coloured Green.
Antenna Spec: 3no Vodafone panel antennas at 10.4m AGL, 3no O2 panel antennas at 10.4m AGL, all concealed within a GRP shroud at the top of the structure.
Cabinets: 1no Vodafone 1.3m x 0.8m x 1.95m high, 1no Vodafone/O2 (shared) 1.89m x 0.8m x 1.65m, electrical pillar 0.38m x 0.17m x 0.85m, coloured Green.

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Thames Valley
Berkeley
RG18 3DQ
mark.velta.imaging@live.co.uk
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Site Address

**Rear of footpath adjacent to
Uxbridge Cricket Ground
Park Road, Uxbridge**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:

67031/APP/2010/2364

Scale

1:1,250

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address UXBRIDGE COLLEGE PARK ROAD UXBRIDGE

Development: Installation of a temporary marquee to existing building (Part retrospective application.)

LBH Ref Nos: 1127/APP/2010/1922

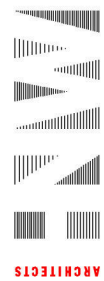
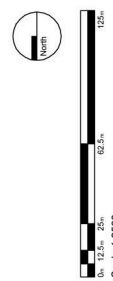
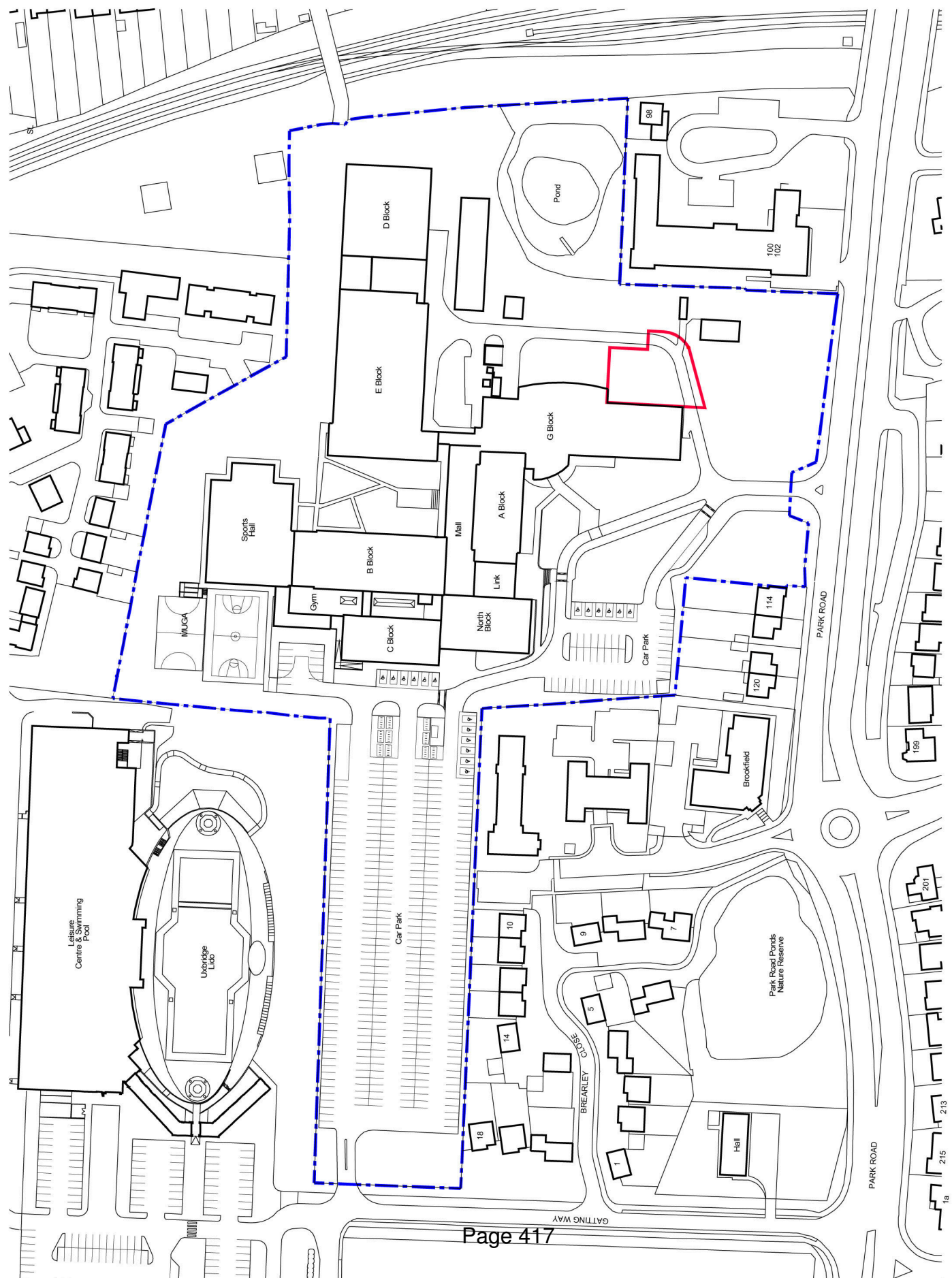
Date Plans Received: 16/08/2010

Date(s) of Amendment(s):

Date Application Valid: 16/08/2010

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Rev	Amendments	By	Checked	Date
A	Proposed parking area omitted.	PW	HW	11/03/10



HW Architects, 11 West Palace, Chichester, West Sussex, PO19 1TB
 Tel: 01243 833311 Fax: 01243 833311 Email: info@hardinghall-watson.co.uk

Project:
 Uxbridge College
 Park Road, Uxbridge
 Temporary Accommodation

Drawing Title
 Site Location Plan

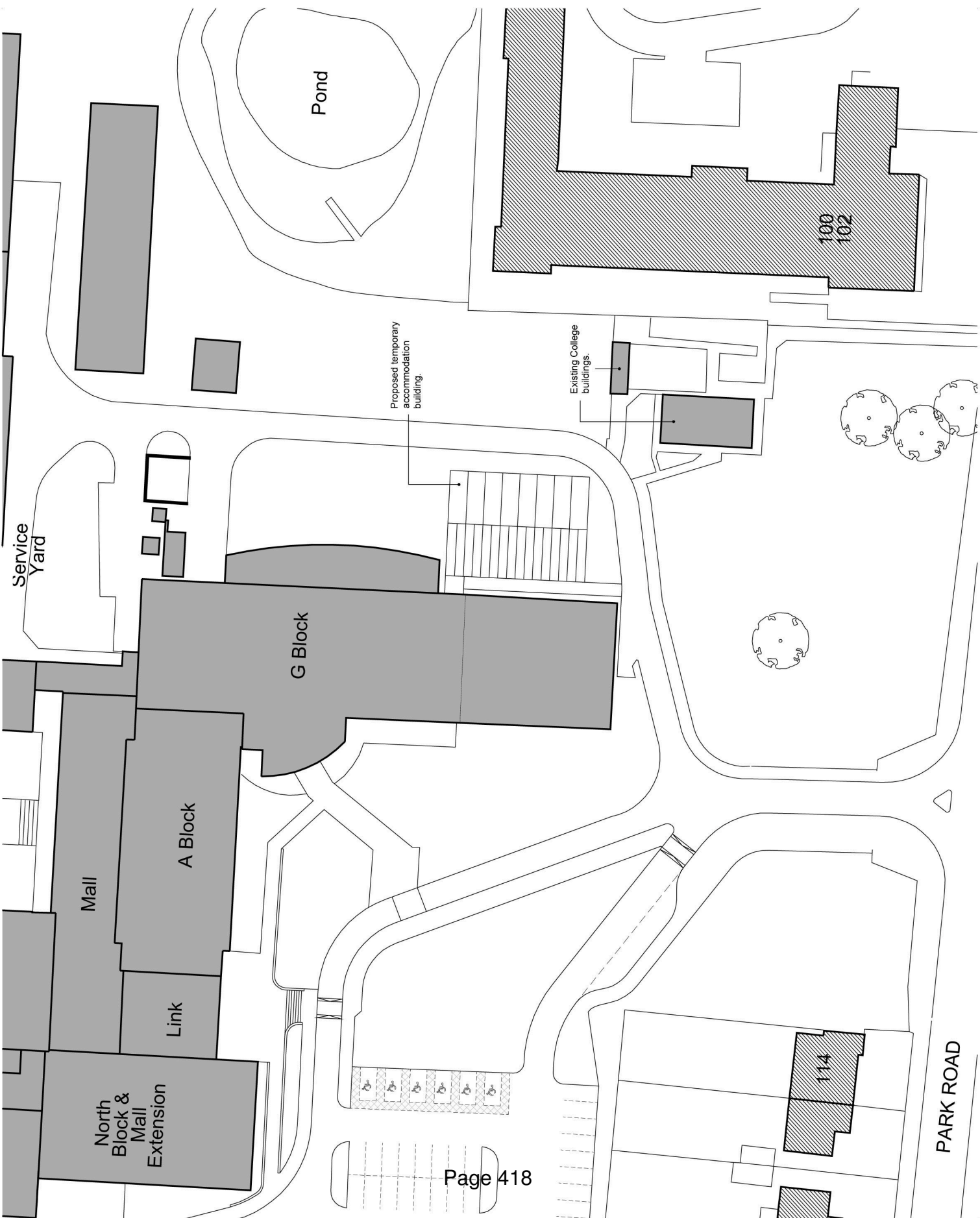
Contractor Name
 PLANNING
 Scale
 1:2500@A3
 Drawn By
 PW
 Date
 april 2010

Checked By
 HW
 Date
 april 2010
 Project No.
 10006
 Drawing No.
 P900
 Revision
 A

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Rev	Amendments	By	Check	Date
A	Proposed parking area omitted			11/03/10



Scale 1:500
 0m 2.5m 5m 10m 12.5m 25m

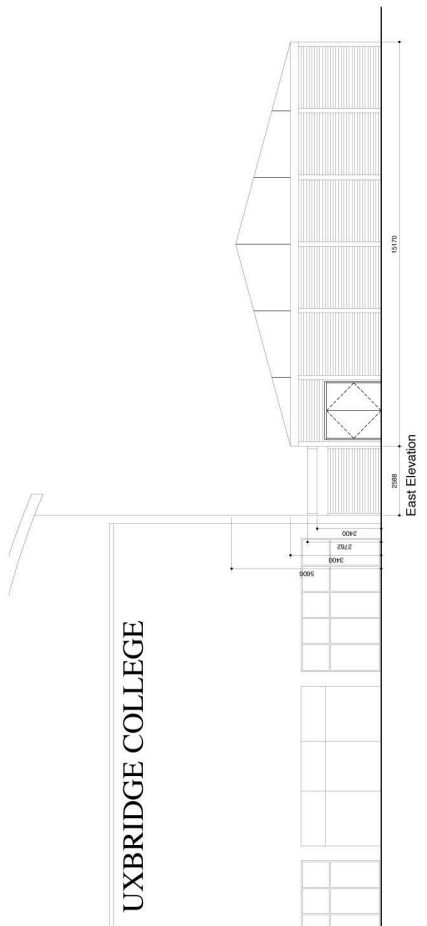
HNW
ARCHITECTS

HNW Architects, 11 West Park, Chester, West Sussex, PO19 1TB
 E: info@hnw.co.uk T: 01243 820111 F: 01243 820112
 Project:
Uxbridge College
Park Road, Uxbridge
Temporary Accommodation
 Drawing Title: **Site Plan**

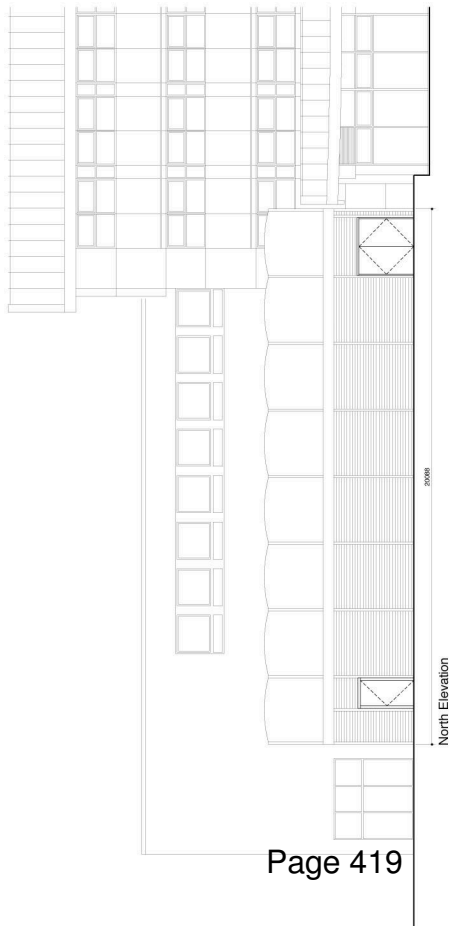
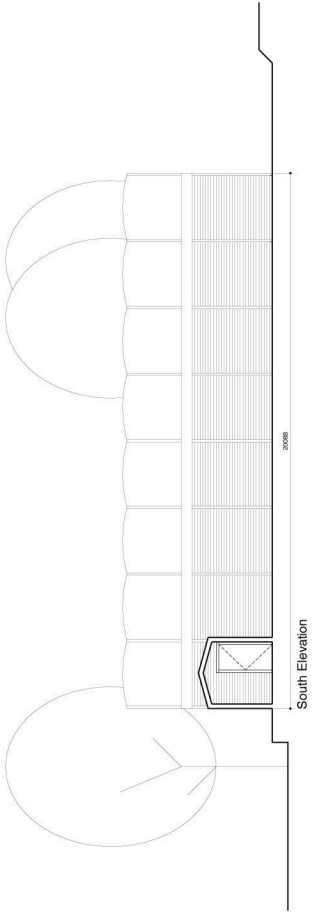
Drawing No.		Date	
PLANNING			
Scale	1:500@A3	Drawn By	SLJ
Checked By	PW	Date	Apr 2010
Project No.	10006	Drawing No.	P905
Revision	A	Registered No.	300004

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Rev	Amendments	By	Chk'd	Date

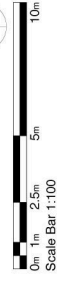


UXBRIDGE COLLEGE



Materials Schedule.

- Walls: Insulated profiled metal panels, colour 'White'
- Doors: Steel doors & frames, colour 'Light Grey'
- Roof: Twin skin PVC coated fabric, colour 'White'.

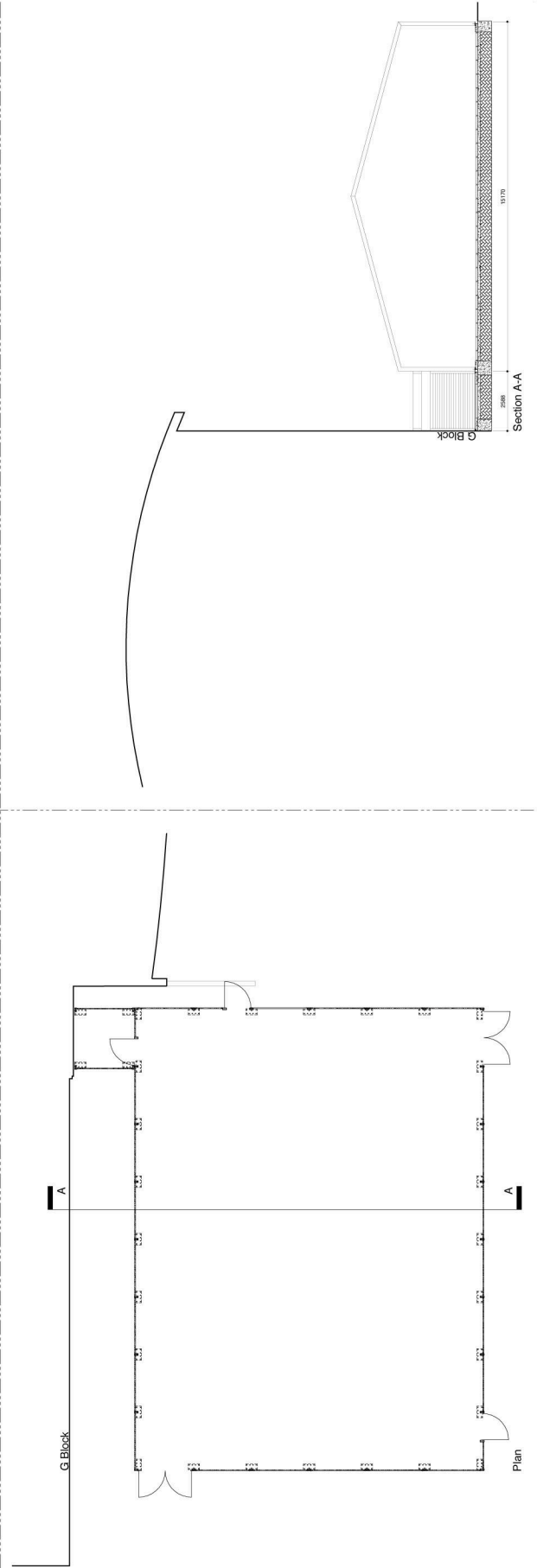


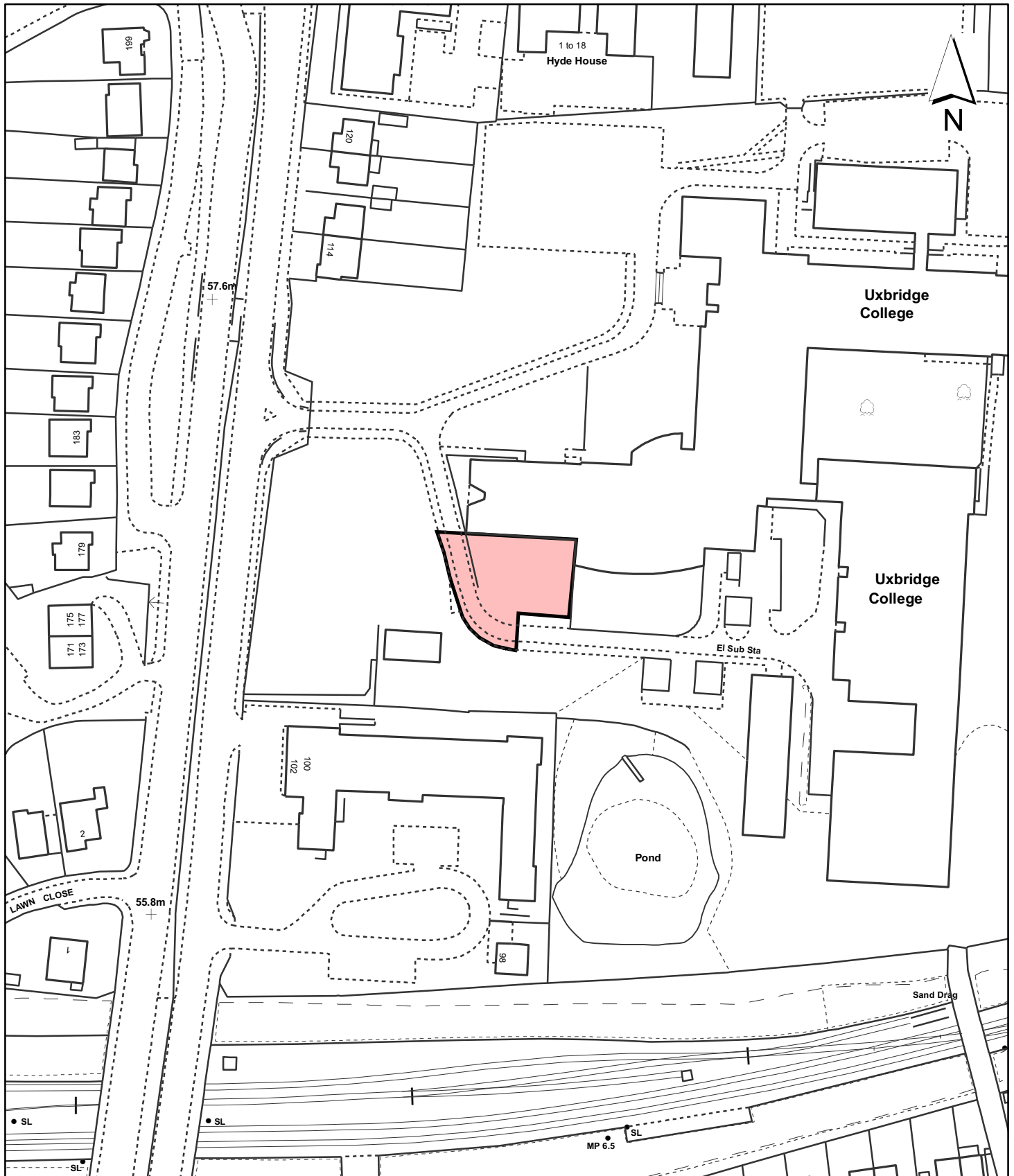
HNW Architects, 11 West Parade, Chichester, West Sussex, PO18 7TB
 Tel: 01243 823232 Fax: 01243 823311 E-mail: hnw@hnw.co.uk
 Project: Uxbridge College
 Park Road, Uxbridge
 Temporary Accommodation

Drawing Title

Plans, Sections & Elevations

Drawing Status		Drawing No.	
PLANNING	Scale	1:100 @ A1	Project No.
Drawn By	Checked By	10006	Revision
SLJL	PW	P910	
Date	Date		
Apr 2010	Apr 2010		





Notes

 Site boundary

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Site Address

**Uxbridge College
Park Road
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:
1127/APP/2010/1922

Scale
1:1,250

Planning Committee
Central and South

Date
**November
2010**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND AT GRASS VERGE OPPOSITE REAR OF COMET WAREHOUSE
CYGNET WAY HAYES

Development: Installation of a 15m high mobile telecommunications pole and ancillary equipment cabinet (Consultation under Schedule 2, Part 24 of The Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

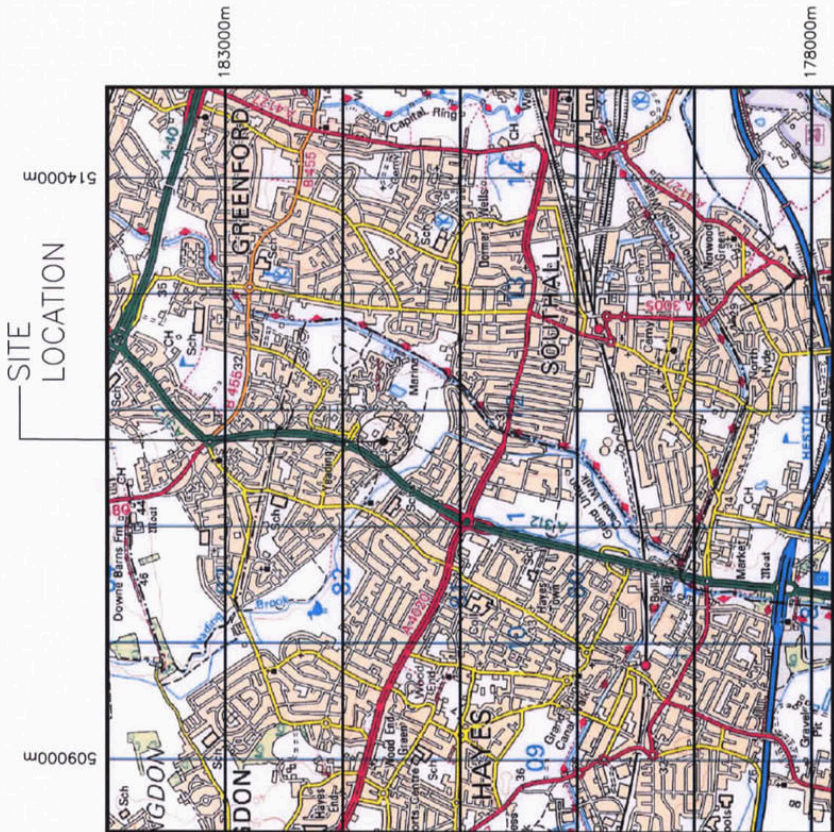
LBH Ref Nos: 67034/APP/2010/2309

Date Plans Received: 05/10/2010 **Date(s) of Amendment(s):**

Date Application Valid: 05/10/2010

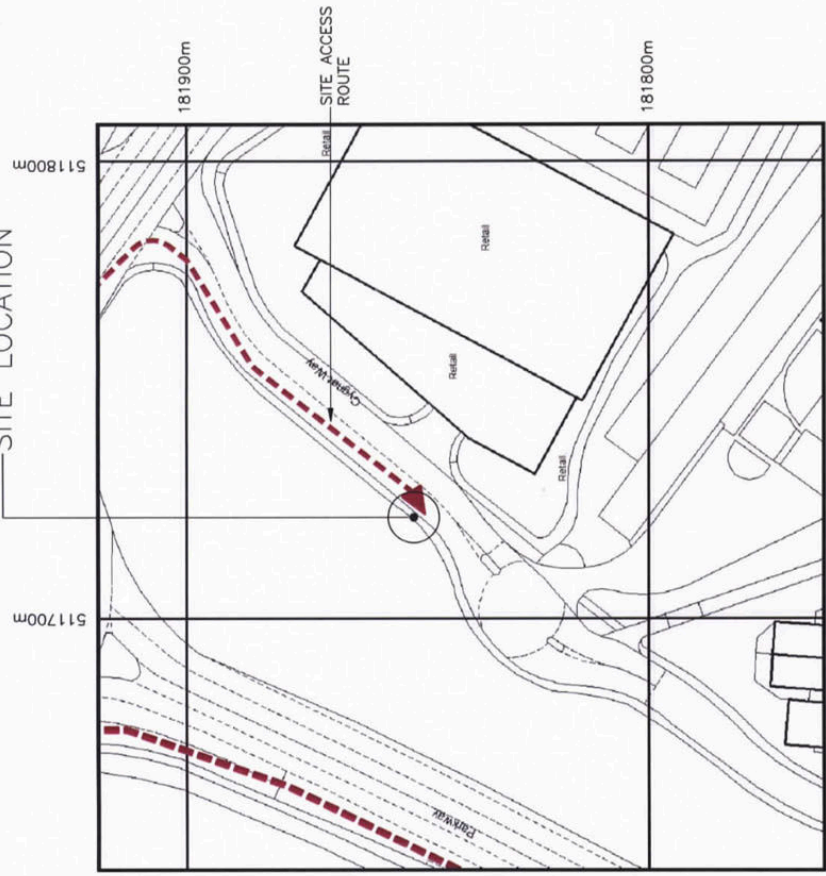


NORTH



SITE GRID REFERENCE 511713E 181865N
SCALE 1:50000

SITE LOCATION



SITE GRID REFERENCE 511713E 181865N
SCALE 1:1250



SITE PHOTOGRAPH

- NOTES:
1. SITE ACCESS: FROM J3 ON THE M4, TAKE THE A312 NORTHBOUND, CONTINUE FOR 5km, THEN AT THE ROUNDABOUT TAKE THE 3RD EXIT, THEN IMMEDIATELY RIGHT ONTO CYGNET WAY. SITE IS LOCATED ON THE RIGHT HAND SIDE.
 2. SURROUNDING AREA IS COMMERCIAL.
 3. DISTANCE TO PUBLIC HIGHWAY APPROX. 5m

LON BORO OF HILLINGDON
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 - 5 OCT 2010
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REV.	DATE	REMARKS	BY	CHK.
A	13.07.10	SITE ID AND ANTENNAS REVERSED	VC	BJ

CELL NAME	OPTION	DRAWN	CHECKED	APPROVED	DATE	SCALE
CYGNET WAY STREETWORKS	A	VENY	AKSESS	CA	20.04.10	AS SHOWN

SITE ADDRESS	CORNERSTONE ID	HOST ID	SHARER ID
CYGNET WAY YEADING MIDDLESEX UB4 9DX	CS - 10470	02 - 44624	VF - 76303

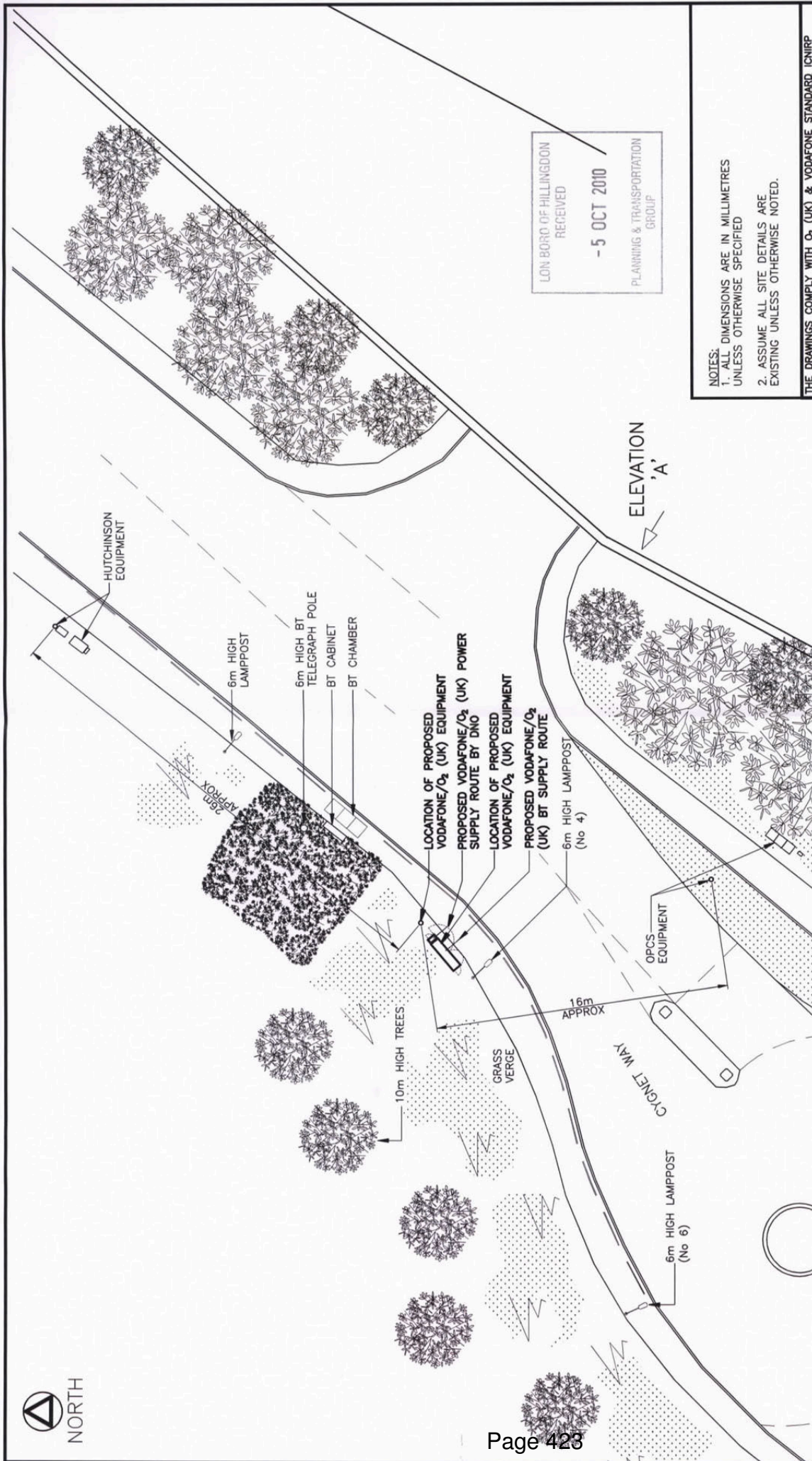
DRAWING TITLE	PURPOSE OF ISSUE	DRAWING No.	REVISION
SITE LOCATION MAPS	PLANNING	100	A

Tyco Electronics UK International Ltd
Hemel Hempstead
Chesham Way
Bucks HP8 4NY
Telephone 01492 878 900 Fax 01492 878 901

CORNERSTONE PROJECT



NORTH



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GROUP

NOTES:
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THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE STANDARD ICNIRP GUIDELINES.
DESIGNED IN ACCORDANCE WITH CORNERSTONE DOCUMENT: CORN/09/013

CERTIFIED BY CORNERSTONE RADIO PLANNER	NAME	SIGNATURE	DATE
OPTION A	DRAWN VENY	CHECKED AKSESS	APPROVED CA
SCALE AS SHOWN	CORNERSTONE ID CS - 10470	HOST ID 02 - 44624	SHARER ID VF - 76303
PURPOSE OF ISSUE PLANNING	CONSULTANT REF No. 1293/020		DRAWING No. 200
REVISION			A

SITE LOCATION PLAN
SCALE 1:200

Tyco Electronics
Tyco Electronics UK Telecommunications Ltd.
Hemel Hempstead
Chesham, Bucks
HP8 4JY
Telephone 01628 878 900 Fax 01628 878 901

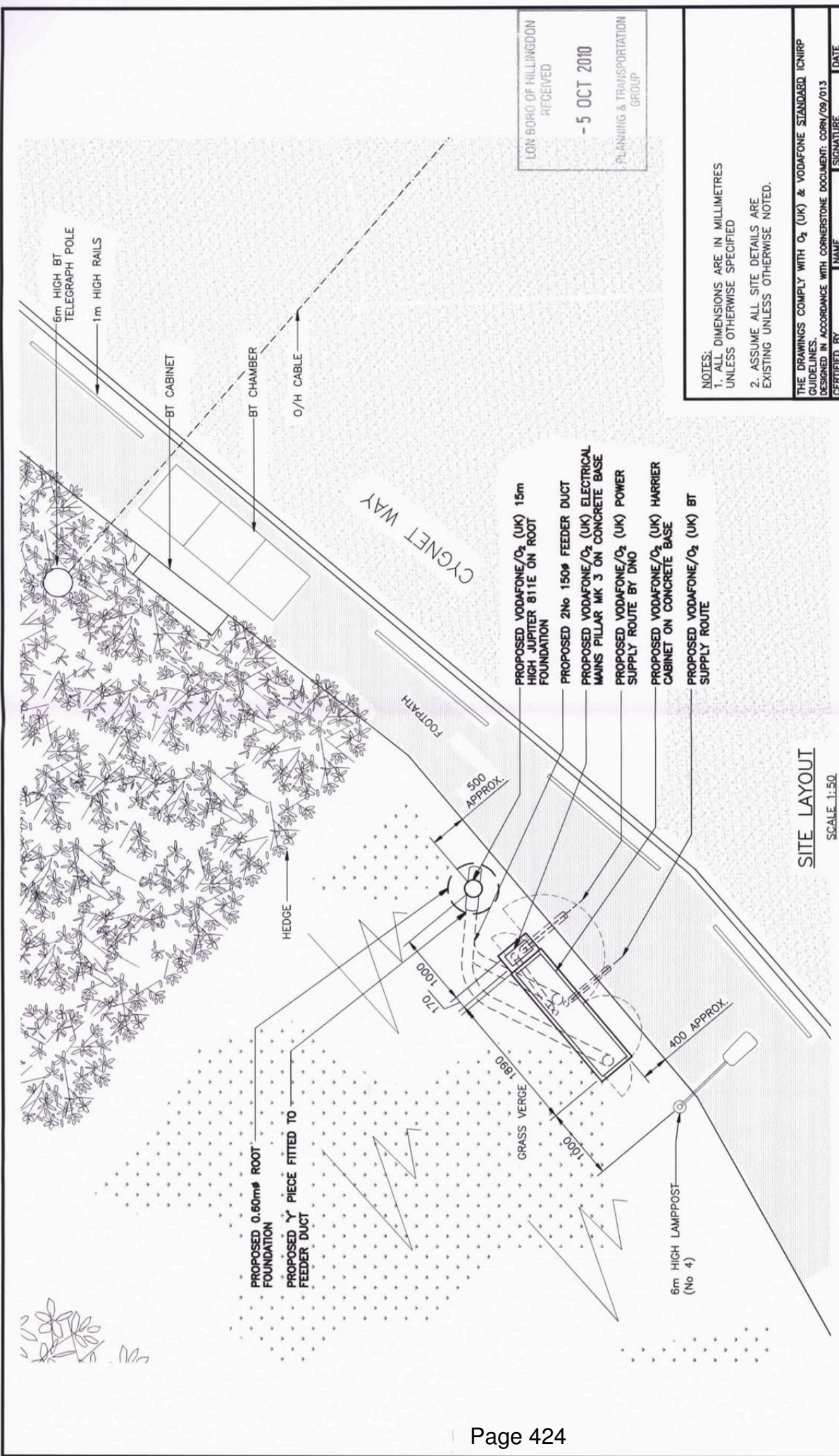
O₂
CORNERSTONE PROJECT

REV.	DATE	SITE ID AND ANTENNAS REVISIONS	BY	CHK.	REMARKS
A	13.07.10		VC	BJ	

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- 5 OCT 2010
PLANNING & TRANSPORTATION
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EXISTING UNLESS OTHERWISE NOTED.

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CERTIFIED BY CORNERSTONE PLANNER	SIGNATURE
OPTION	DATE
A	20.04.10 AS SHOWN
DRAWN	CHECKED
VENY	AK/SSS
CORNERSTONE ID	HGST ID
CS - 10470	02 - 44624
CONSULTANT REF No.	SHARER ID
1293/020	VF - 76303
PURPOSE OF ISSUE	DRAWING No.
PLANNING	400
REVISION	REVISION
	A



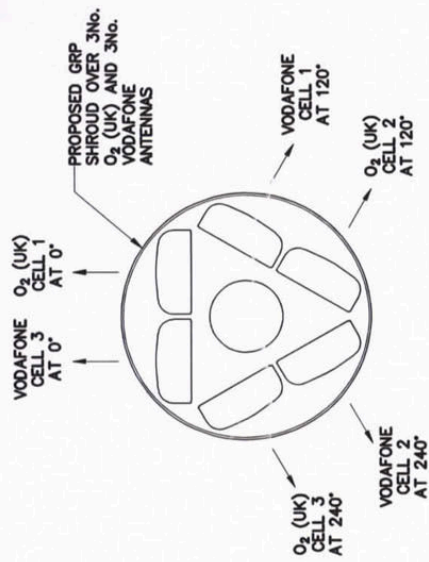
SITE LAYOUT
SCALE 1:50

CELL NAME	CYGNET WAY STREETWORKS
SITE ADDRESS	CYGNET WAY YEADING MIDDLESEX UB4 9DX
DRAWING TITLE	SITE LAYOUT PLAN

Tyco Electronics
Tyco Electronics UK International Ltd.
Harlow House
Harlow Road
Chesham
MK74 0BT
Telephone 01832 878 800 Fax 01832 878 801

O₂
CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	13.07.10	SITE ID AND MIDDLESSEX REVISED	VC	BJ



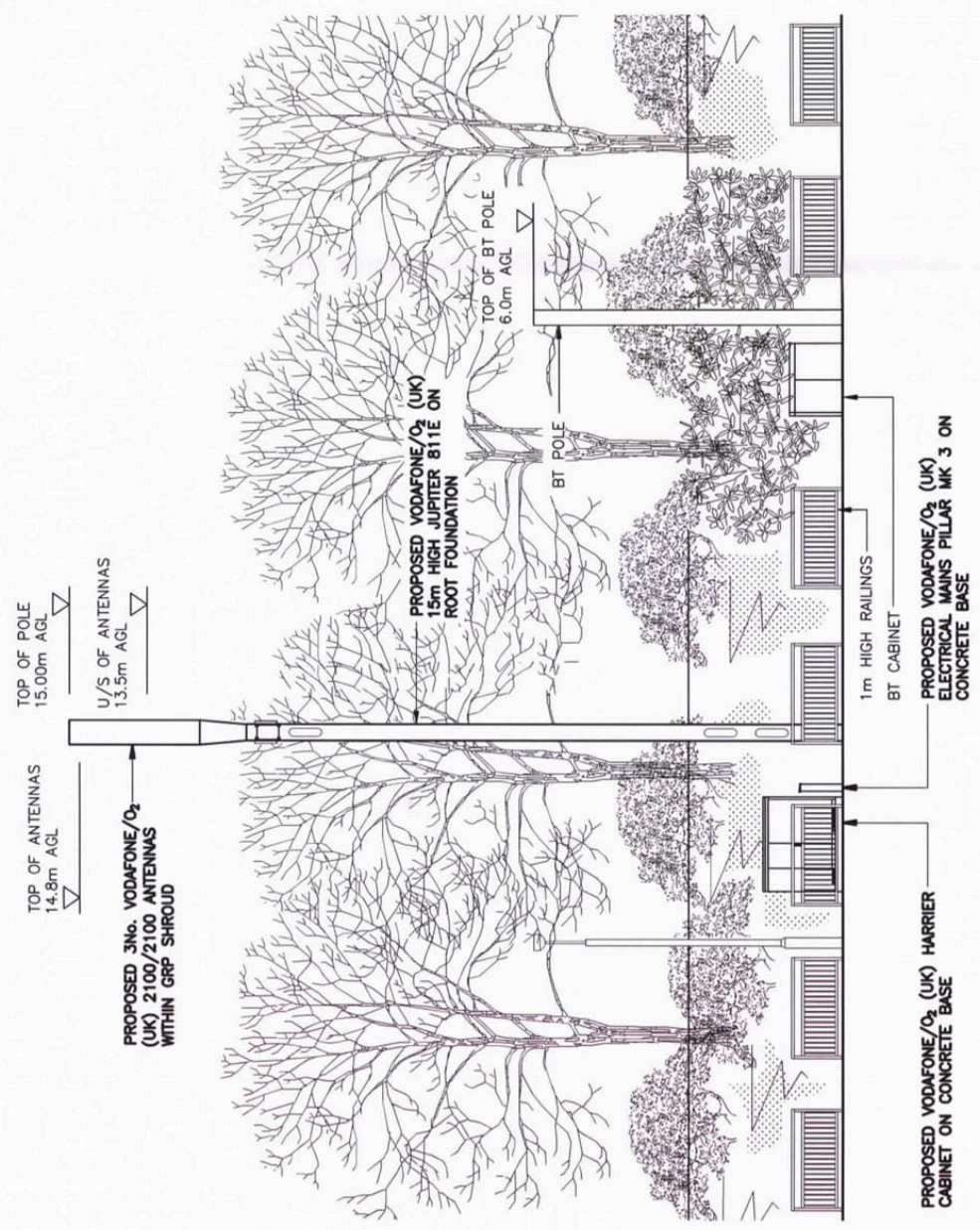
PROPOSED VODAFONE/O₂ (UK) ANTENNA PLAN
SCALE 1:10

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- 5 OCT 2010
PLANNING & TRANSPORTATION
GROUP

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CERTIFIED BY CORNERSTONE RADIO PLANNER

OPTION	DRAWN	CHECKED	APPROVED	DATE	SCALE
A	VENY	AKSESS	CA	20.04.10	AS SHOWN
CORNERSTONE ID	HOST ID	SHARER ID			
CS - 10470	02 - 44624	VF - 76303			
CONSULTANT REF No. 1293/020					
PURPOSE OF ISSUE: PLANNING					
DRAWING No. 300					
REVISION A					



ELEVATION 'A'
SCALE 1:100

Tyco Electronics
Tyco Electronics UK Industries Ltd.
Head Office
Chesham, Bucks
MK45 8DT
Telephone 01628 875 900 Fax 01628 875 901

CORNERSTONE PROJECT

CELL NAME	CYGNET WAY STREETWORKS			
SITE ADDRESS	CYGNET WAY YEADING MIDDLESEX UB4 9DX			
DRAWING TITLE	SITE ELEVATION 'A'			
REV.	DATE	REMARKS	BY	CHK.
A	13.07.10	SITE ID AND ANTENNAS REISED	VC	BJ

This Photograph shows as existing



Image Prepared For:
M25
In association with:
Pico Consultants
07795 486654

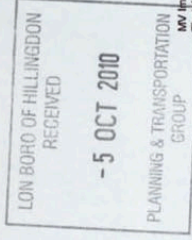


This Photomontage shows as proposed



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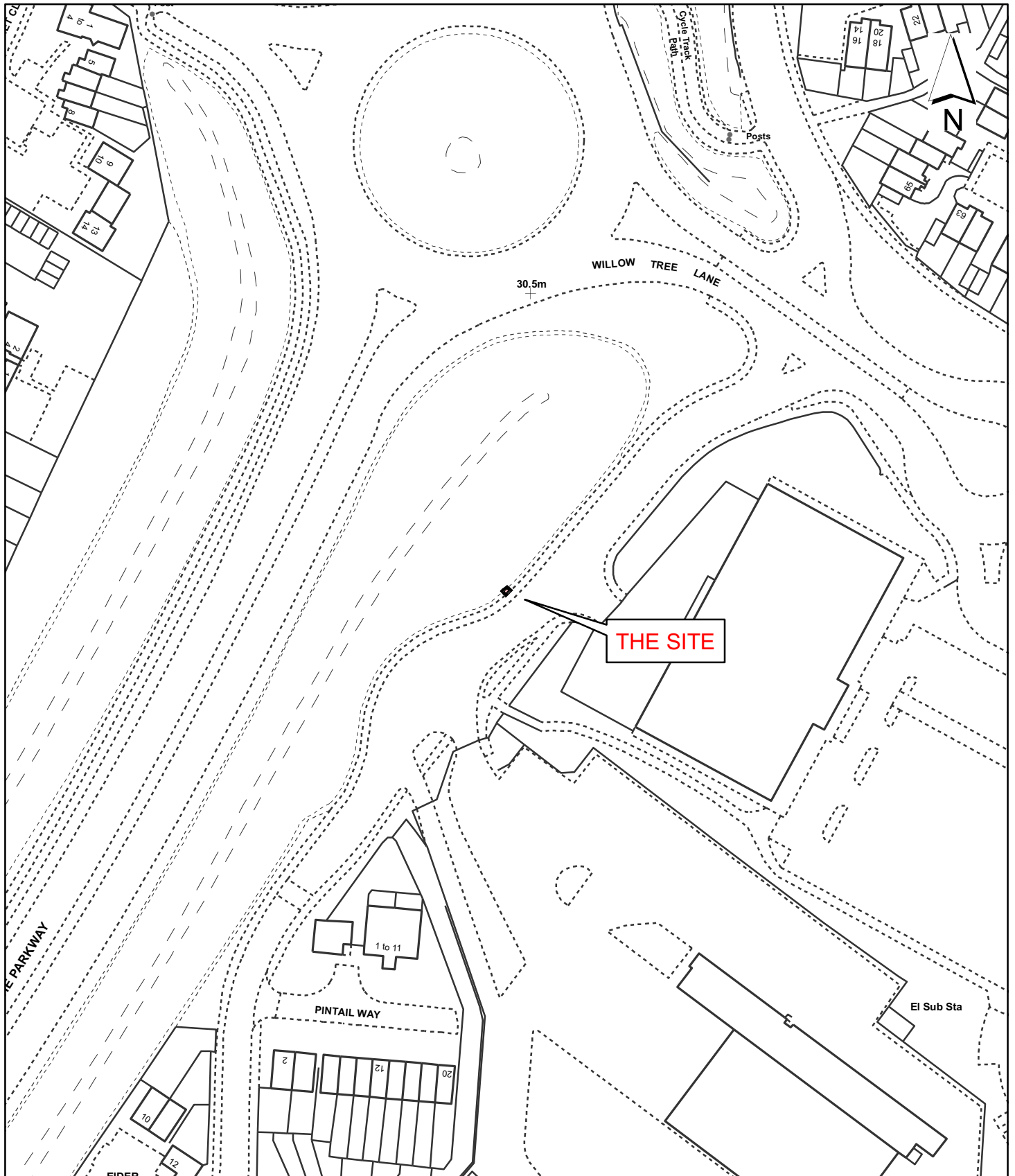
Structure: 15m overall street pole, coloured Grey.
Antenna Spec: 3no Vodafone/O2 panel antennas at 13.6m AGL, concealed within a GRP shroud at the top of the structure.
Cabinets: 1no Vodafone 1.84m x 0.44m x 1.55m high, 1no meter cabinet 0.38m x 0.17m x 0.85m high coloured Green.




Cell Site: 10470-Cygnat Way
Site Location: Cygnat Way, Yeading, Middlesex UB4 9DX
NGR: E 511713 N 181865

Viewpoint: Looking North from Cygnat Way
Camera to antenna distance: @ 75m
Photographs: MV Imaging Ltd
Date : 21/07/10

MV Imaging Ltd
Theobalds
Berkshire
RG18 3DQ
mark.vetta.imaging@live.co.uk
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 London Borough of Hillingdon
 100019283 2010

Site Address	
Land at grass verge opposite rear of Comet Warehouse Cygnet Way, Hayes	
Planning Application Ref:	Scale
67034/APP/2010/2309	1:1,250
Planning Committee	Date
Central and South	November 2010

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address B & Q WAREHOUSE GLENCOE ROAD HAYES

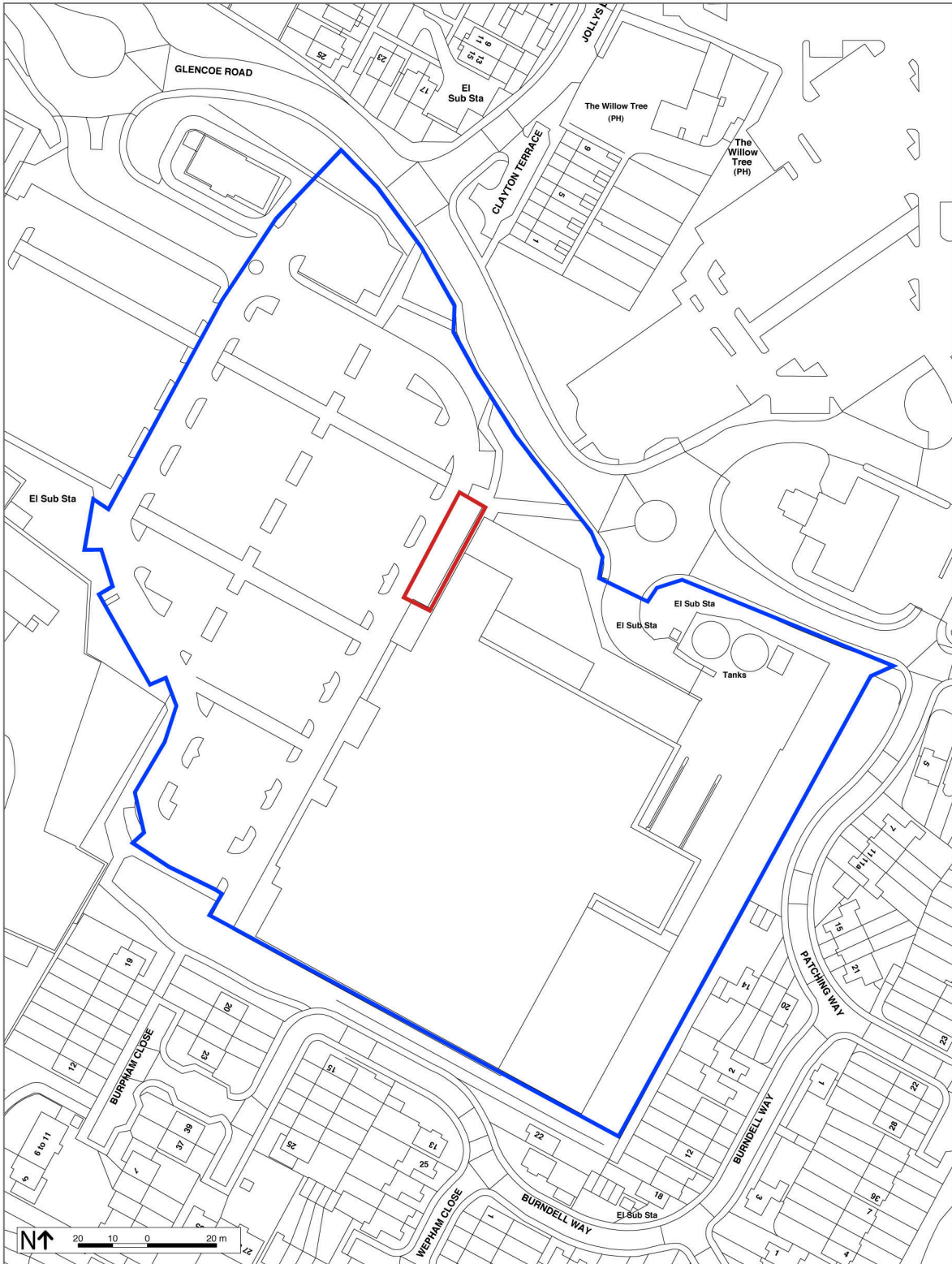
Development: Creation of a temporary/seasonal display area for horticultural products to front (Retrospective application.)

LBH Ref Nos: 56099/APP/2010/1411

Date Plans Received: 16/06/2010

Date(s) of Amendment(s):

Date Application Valid: 21/06/2010



**Site Location Plan - BandQ
Warehouse, Yeading, UB4**



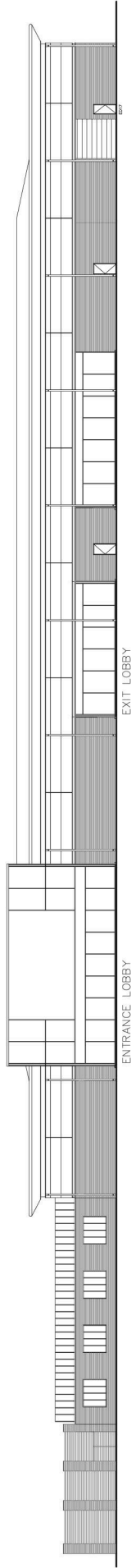
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Date 16/06/10

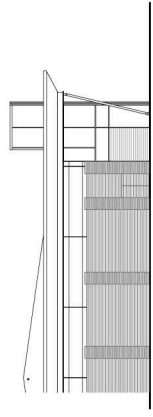


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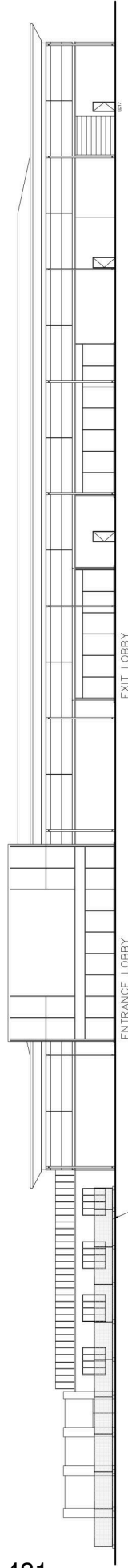
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 All works shall conform to the current editions of the Building Regulations and other relevant standards.
 All materials and workmanship shall conform with the relevant British Standard Specifications and Codes of Practice.
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EXISTING WEST FACING ELEVATION

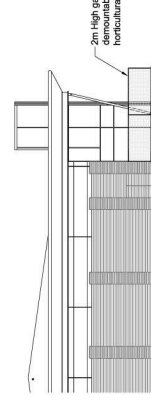


EXISTING NORTH FACING ELEVATION



PROPOSED WEST FACING ELEVATION

2m High galvanneal mesh Heras demountable fence panels to form horticultural display area



PROPOSED NORTH FACING ELEVATION

2m High galvanneal mesh Heras demountable fence panels to form horticultural display area

REV	DATE	DESCRIPTION	BY
A	19.05.10	Final mesh raised	AG

HEAD, ROBERTS & ASSOCIATES
 100, Park Road
 Shepperton, Middlesex
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 Tel: 01892 711100
 Fax: 01892 711100
 Email: mail@headroberts.co.uk

Client: **B&Q plc**
 Job Title: **B&Q Warehouse, Yeading**
 Drawing Title: **Horticultural Display - Elevations**
 Drawing No.: **3813/01**
 Scale: **1:200@A1** Date: **17.05.10** Drawn By: **AG** Checked By: **AG**

B&Q HORTICULTURAL DISPLAY PHOTOS



Photo H1



Photo H2



Photo H3



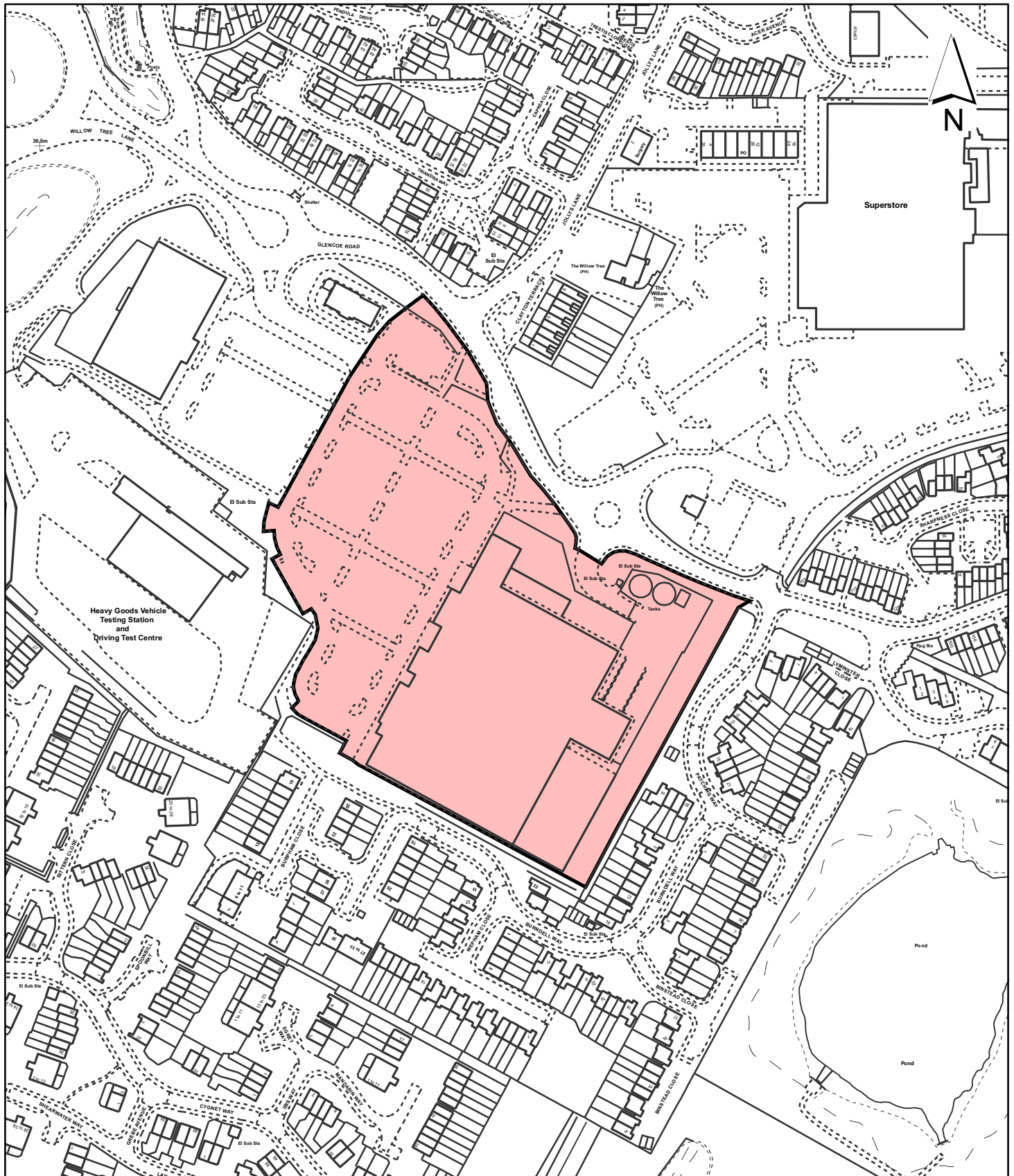
Photo H4




Photo H5



Photo H6



Notes

 Site boundary

For identification purposes only.

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Site Address	
B&Q Warehouse Glencoe Road Yeading	
Planning Application Ref:	Scale
56099/APP/2010/1411	1:2,500
Planning Committee	Date
Central and South	November 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

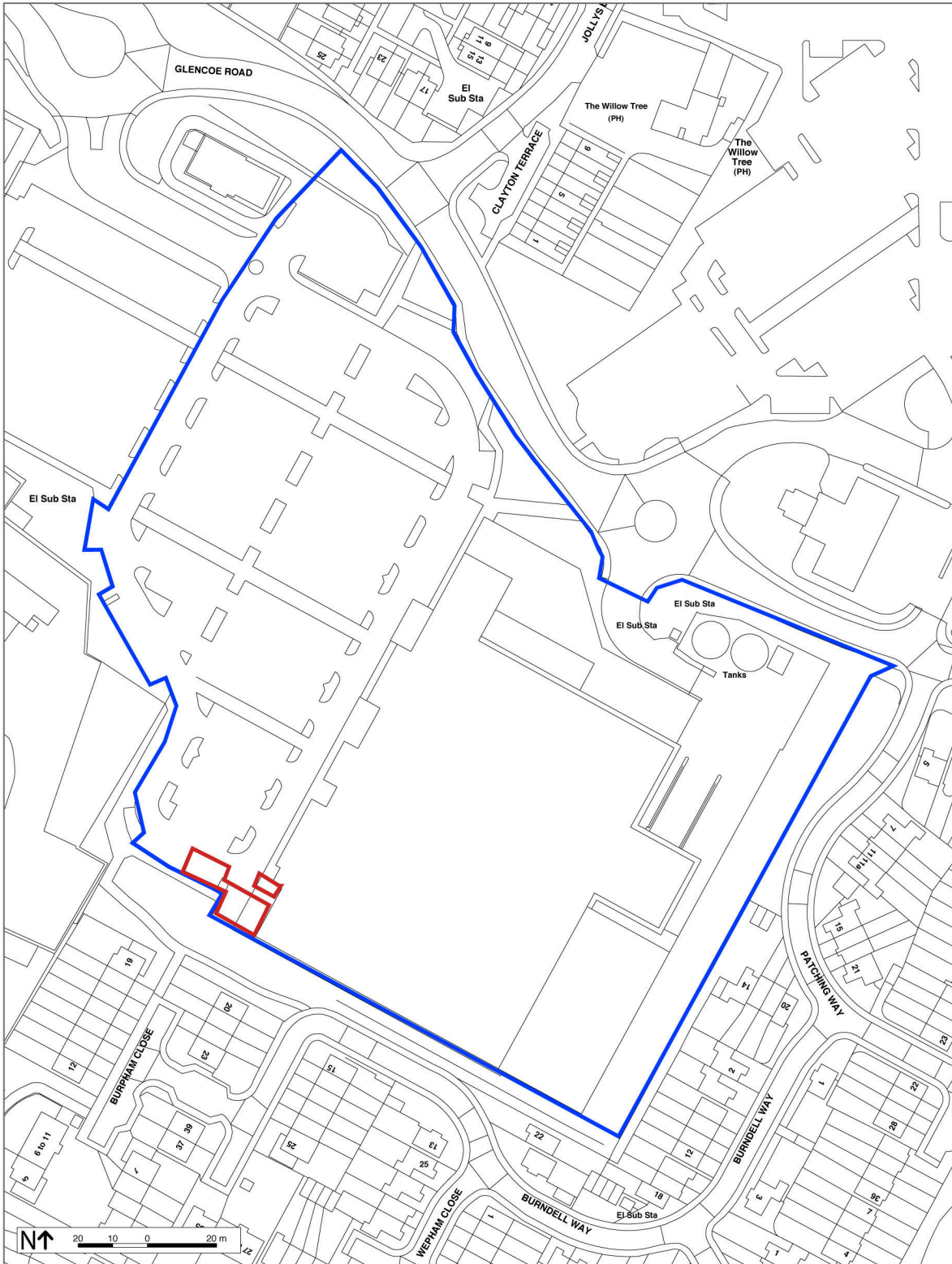
Address B & Q WAREHOUSE GLENCOE ROAD HAYES

Development: Creation of a external storage area adjacent to Trade entrance
(Retrospective application.)

LBH Ref Nos: 56099/APP/2010/1409

Date Plans Received: 16/06/2010 **Date(s) of Amendment(s):**

Date Application Valid: 16/06/2010



**Site Location Plan - BandQ
Warehouse, Yeading, UB4**

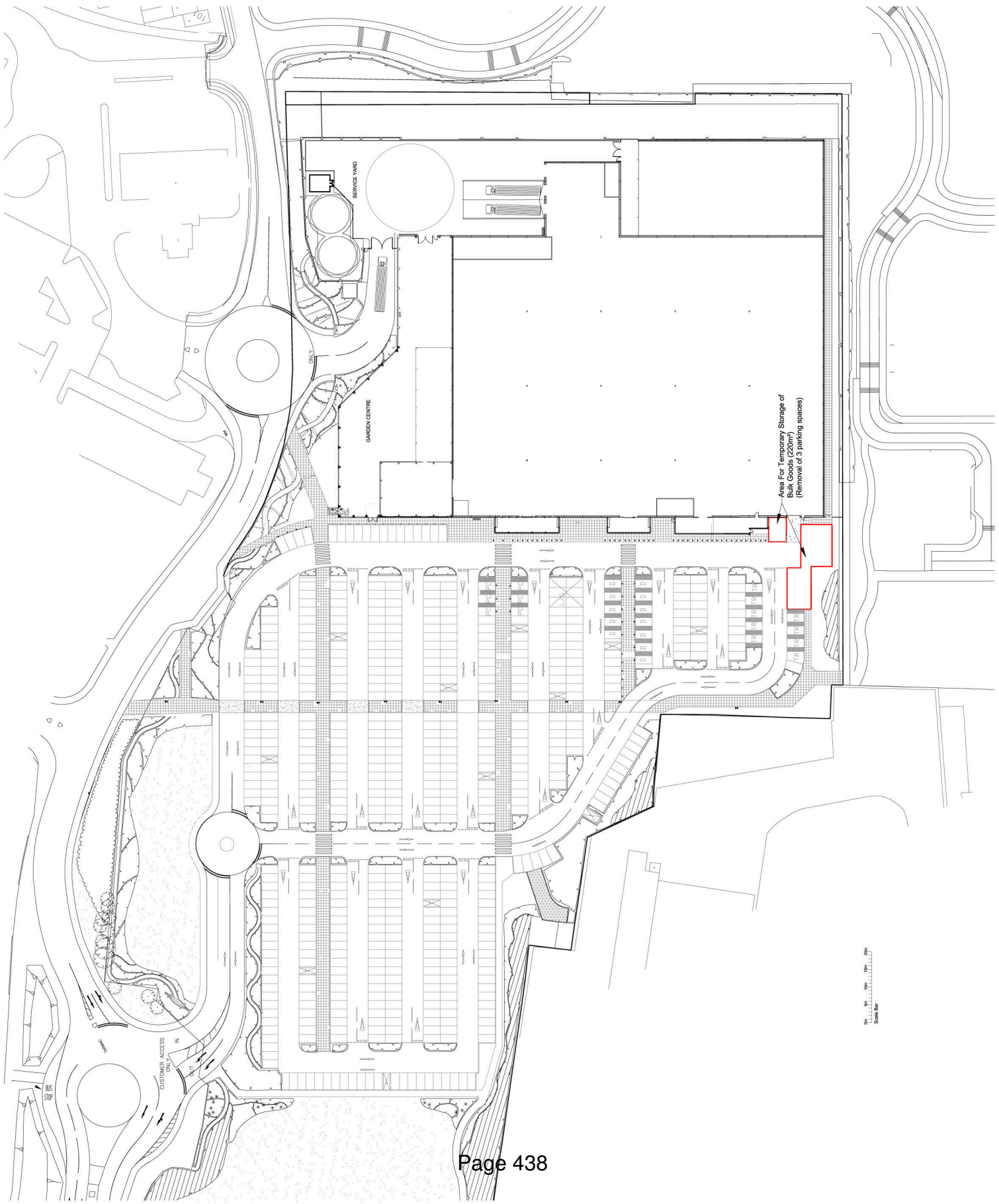


Scale 1:1,250

Date 16/06/10



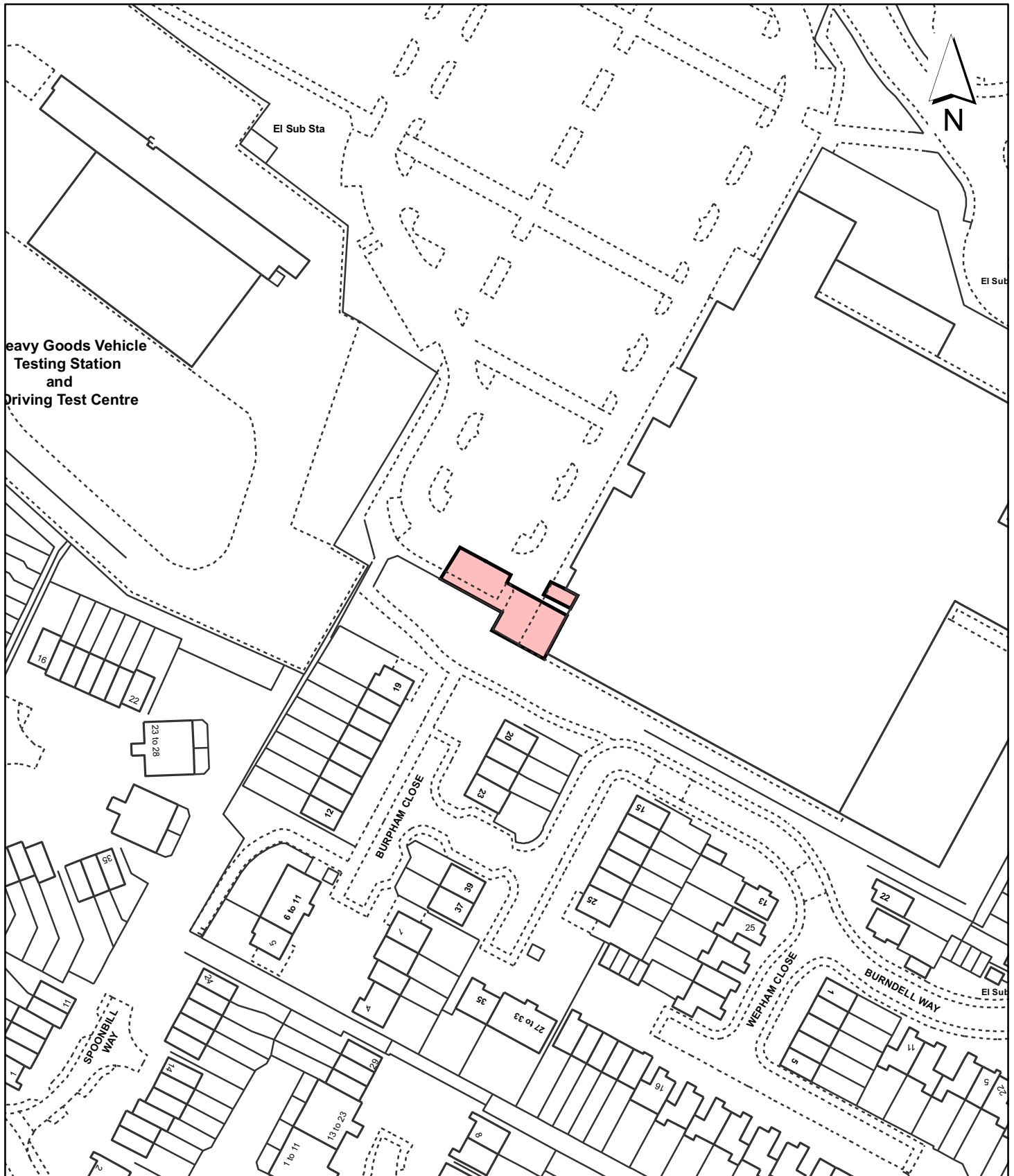
This drawing shall not be used for planning purposes.
 All dimensions to be checked on site where applicable, prior to commencement on site.
 Differences between drawings, and between drawings and specification or bills of quantities to be referred to the Architect for clarification.
 All works shall conform to the current editions of the Building Regulations and other relevant standards.
 All materials and workmanship shall conform with the relevant British Standard Specifications and Codes of Practice.
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REV	DATE	DESCRIPTION	BY

HEAD, ROBERTS & ASSOCIATES
 15, The Quadrant,
 Shoreham, Sussex,
 BN11 1AB
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 Fax: 01323 711100
 Email: mail@headroberts.co.uk

Client: **B&Q plc**
 Job Title: **B&Q Warehouse, Glencoe Road, Yeading**
 Drawing Title: **Bulk Storage Area**
 Drawing No.: **3813/03**
 Scale: **1:500@A1** Date: **15.06.10** Drawn By: **AG** Checked By: **-**



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	<p>Planning Application Ref:</p> <p align="center">56099/APP/2010/1409</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">Central and South</p>	<p>Date</p> <p align="center">November 2010</p>	

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