



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 15 MARCH 2011

Time: 7.00 PM

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

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

To Councillors on the Committee

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

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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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A useful guide for those attending Planning Committee meetings

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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 previous meeting
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	London School of Theology, Green Lane, Northwood 10112/APP/2010/2915	Northwood	Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/ 707 dated 14/07/2009: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part outline application - Phase 2.) RECOMMENDATION: APPROVAL	7 - 40

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	135 Field End Road, Eastcote 5910/APP/2010/2346	Eastcote & East Ruislip;	Application for variation of condition 6 (hours of operation) of planning permission ref: 5910/C/96/ 0074 dated 15/01/1996: Change of use from Class A1 (Shop) to Class A3 (Food and Drink.) RECOMMENDATION: REFUSAL	41 - 46
8	Footway Adjacent to Autocentre Northwood, Pinner Road, Northwood 67084/APP/2011/136	Northwood Hills;	Installation of a 13.8m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) RECOMMENDATION: REFUSAL	47 - 56
9	37 Edwards Avenue, Ruislip 65680/APP/2011/36	South Ruislip;	Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling. RECOMMENDATION: APPROVAL	57 - 78
10	41 Raisins Hill, Eastcote 64909/APP/2010/2668	Northwood Hills;	Part two storey, part single side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store. RECOMMENDATION: APPROVAL	79 - 88

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
11	Land Adjacent To Bus Shelter, Junction Of Bury Street And Plough Farm Close, Ruislip 67082/APP/2011/135	Eastcote & East Ruislip;	Installation of an 11.8m high telecommunications pole, associated equipment cabinet and ancillary development works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.) RECOMMENDATION: REFUSAL	89 - 96
12	1-8 (Inclusive), Breakspear Mews, Breakspear Road North, Harefield 7902/APP/2009/2480	Harefield;	Regularisation of building work that has already been carried out within Units 1 and 2, involving the removal of two courtyard dormers and completion of the car ports. RECOMMENDATION: APPROVAL	97 - 112
13	1-8 (Inclusive), Breakspear Mews, Breakspear Road North, Harefield 7902/APP/2009/2481	Harefield;	Regularisation of building work that has already been carried out within Units 1 and 2 (Application for Listed Building Consent.) RECOMMENDATION: APPROVAL	113 - 122
14	138 High Street, Ruislip 7855/APP/2010/2832	West Ruislip;	Change of use from Retail (Class A1) to Hot Food Takeaway(Class A5) RECOMMENDATION: APPROVAL	123 - 136

Part 2 - Members Only

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

- 15 High Road, Eastcote ENF/148/09
ENFORCEMENT REPORT
- 16 Any Items Transferred from Part 1
- 17 Any Other Business in Part 2

Plans for North Planning Committee

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Minutes

NORTH PLANNING COMMITTEE

22 February 2011

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Edward Lavery (Chairman), Alan Kauffman (Vice-Chairman), David Allam (Labour Lead), Jazz Dhillon, Michael Markham, David Payne and Brian Stead.</p> <p>LBH Officers Present: James Rodger – Head of Planning Meg Hirani – Planning Advisor Nikki Deol – Legal Advisor Natasha Dogra – Democratic Services Officer</p> <p>Also Present: Cllr Andrew Retter (Items 10 – 13)</p>	
108.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Cllr Carol Melvin, Cllr Brian Stead substituted.</p>	Action by
109.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>From the public gallery Cllr Andrew Retter declared a personal interest in item 10 “Haydon School, Wiltshire Lane, Eastcote”, as his son attended the school. Cllr Retter did not speak, vote on or discuss this item with the Committee.</p>	Action by
110.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the previous meeting were agreed as an accurate record.</p>	Action by
111.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>No matters had been identified as urgent or in advance of the meeting.</p>	Action by
112.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items on the agenda were marked Part 1 and were considered in public</p>	Action by

113.	<p>SOUTHBOURNE DAY CENTRE, 161 ELLIOT AVENUE, RUISLIP 66033/APP/2010/2523 (<i>Agenda Item 6</i>)</p> <p>This application was withdrawn by the Applicant prior to the meeting. This application was not discussed by the Committee.</p>	Action by
114.	<p>LAND ADJOINING 12 GLADSDALE DRIVE, 65761/APP/2010/2707 (<i>Agenda Item 7</i>)</p> <p>Erection of a single storey detached one-bedroom dwelling with associated parking and amenity space</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> • The style of the development was out of character with the surrounding dwellings • The development would create a less sustainable community • The development would destroy the harmony of the cul-de-sac • The application would not be balanced with the other dwellings in the cul-de-sac. <p>The applicant was not present at the meeting.</p> <p>Members agreed that the application was out of character with the area and believed the proposal to appear cramped and squashed.</p> <p>Members stated that the report summed up the reasons for refusal and were concerned that further proposals may arise if this was granted.</p> <p>It was moved, seconded and was unanimously agreed that the application be refused.</p> <p>Resolved –</p> <p>That the application be refused as set out in the officer's report and addendum.</p>	Action by
115.	<p>56 THE DRIVE, ICKENHAM 4496/APP/2009/2765 (<i>Agenda Item 8</i>)</p> <p>Two storey six-bedroom detached dwelling with basement level and habitable roofspace with detached garage to front, involving the demolition of existing dwelling.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> • The style of the development was out of character with the 	Action by

	<p>surrounding dwellings</p> <ul style="list-style-type: none"> • The size and site of proposal were overdeveloped and were detrimental to the street scene. • Petitioners believed there was an issue with overshadowing on neighbouring properties. • Should the proposal be approved it would create a precedent for future developments in the area. <p>The applicant was not present at the meeting.</p> <p>Members believed it would be dangerous to turn down the application when the surrounding dwellings were already large in size.</p> <p>Members stated that the report summed up the reasons for approval.</p> <p>It was moved, seconded and was unanimously agreed that the application be approved.</p> <p>Resolved –</p> <p>That the application be approved as set out in the officer’s report and addendum.</p>	
116.	<p>19 GROVE ROAD, NORTHWOOD 27846/APP/2010/2916 (<i>Agenda Item 9</i>)</p> <p>Part two storey, part single storey rear extension, single storey side/front extension, front porch, alterations to existing elevations and conversion of roofspace for habitable use with 2 rear, 2 side, and 3 front rooflights and 3 skylights.</p> <p>In accordance with the Council’s constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> • The objectors were concerned and disappointed with the proposed application • The depth of application and the roof space were too large for the site and would appear out of character with the surrounding dwellings • The extension would be over-dominant on the street • The proposal failed to meet Council requirements <p>In accordance with the Council’s constitution three representatives of the three petitions received in support of the proposal were invited to address the meeting.</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> • The street was not in a conservation area and residents were therefore able to propose changes to their properties, within reason • The street scene has changed since the houses were first built 	Action by

	<p>and would continue to change in the future</p> <ul style="list-style-type: none"> • Planning requirements had been adhered to by the applicants • The increases roof space did include a substantial increase in space but the crown roof part was not a substantial increase and would not have had an impact on neighbouring properties. • Many neighbouring properties had very large over ground and underground extensions. • The original HIP roof had been retained on either side of the property <p>The applicant was present and addressed the Committee:</p> <ul style="list-style-type: none"> ▪ Many of the residents on the street had been consulted and signed petitions supporting the application ▪ Three letters of support had also been submitted to the Council ▪ The applicant had held discussion with neighbours regarding the proposed extension ▪ There were no issues with overlooking from the dwelling. <p>Members agreed that the applicant had done enough to satisfy the Council’s planning policies and the proposed application met Council requirements. The Committee agreed that the proposed application was no worse than other sites on the street which were much larger and grossly over-developed. Members said the proposal was therefore not out of character with the surrounding dwellings and there was no justification of refusal.</p> <p>Members stated that the report summed up the reasons for approval.</p> <p>It was moved, seconded and was unanimously agreed that the application be approved.</p> <p>Resolved –</p> <p>That the application be approved as set out in the officer’s report and addendum.</p>	
117.	<p>HAYDON SCHOOL, WILTSHIRE LANE, EASTCOTE, 9556/APP/2010/2490 (<i>Agenda Item 10</i>)</p> <p>Details in compliance with condition 4 (fence colour) of planning permission ref: 9556/APP/2010/1370 dated 06/08/2010: Installation of mesh fence and automatically locking gate and new window to existing elevation.</p> <p>In accordance with the Council’s constitution a representative of the petition received in support of the proposal was invited to but did not address the Committee.</p> <p>Members were in agreement over the new installation of mesh fencing and the colour of the fence.</p> <p>Members stated that the report summed up the reasons for approval.</p> <p>It was moved, seconded and was unanimously agreed that the</p>	Action by

	<p>application be approved.</p> <p>Resolved –</p> <p>That the application be approved as set out in the officer’s report and addendum.</p>	
118.	<p>41 RAISINS HILL, EASTCOTE 64909/APP/2010/2668 (<i>Agenda Item 11</i>)</p> <p>Part two storey, part single storey side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store.</p> <p>In accordance with the Council’s constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> • The style of the development was out of character with the surrounding dwellings • The symmetry of the pair of houses had already been damaged by earlier decisions. • The proposal exacerbated the symmetrical imbalance and neither house was in harmony with the street scene. <p>In accordance with the Council’s constitution the agent was invited to address the meeting.</p> <p>Points raised by the agent:</p> <ul style="list-style-type: none"> ▪ The only loss of light was from secondary windows. ▪ The property would create a balance in the street scene. <p>A Ward Councillor was present and raised the following points:</p> <ul style="list-style-type: none"> • The proposed site failed to harmonise with the surrounding area • The application was unsymmetrical and therefore did not harmonise with the surrounding area. • Car parking arrangements were inadequate <p>Members asked Officers whether car parking spaced were adequate, to which Officers said they were satisfied with the proposed parking arrangements.</p> <p>Members agreed that they could not make a decision without visiting the area and witnessing the dwelling for themselves. The Committee agreed that the symmetry of the roof could only be judged if they were to visit the site and look at neighbouring dwellings</p> <p>It was moved, seconded and was unanimously agreed that the application be deferred until a site visit had taken place.</p> <p>Resolved –</p>	Action by

	That the application be deferred until a site visit had taken place by the Committee.	
119.	<p>ST JOHN'S SCHOOL, POTTER STREET HILL, NORTHWOOD 10795/APP/2011/91 (<i>Agenda Item 12</i>)</p> <p>The Head of Planning had advised that due to a large influx of correspondence and numerous petitions since the Committee agenda was published the decision was taken to withdraw this application from the agenda. The Committee did not discuss this application.</p>	Action by
120.	<p>BREAKSPEAR HOUSE, BREAKSPEAR ROAD NORTH, HAREFIELD 7610/APP/2010/2608 (<i>Agenda Item 13</i>)</p> <p>Application for alterations to the previously approved scheme for the residential units 1-4 of the enabling development (previously approved within scheme ref: 7610/APP/2002/1816 dated 28/01/2008 for the conversion of the existing Breakspear House to 10 flats, the erection of 7 dwellings and erection of single storey extension to Lower Lodge, incorporating conversion of existing house to 9 flats, erection of 8 dwellings and erection of a two storey extension to Lower Lodge, single storey extension to Upper Lodge together with surface level and underground parking) involving alterations in the internal residential room layouts and the design and layout of the rear gardens.</p> <p>Members stated that the report summed up the reasons for approval.</p> <p>It was moved, seconded and was unanimously agreed that the application be approved.</p> <p>Resolved –</p> <p>That the application be approved as set out in the officer's report and addendum.</p>	Action by
121.	<p>ANY ITEMS TRANSFERRED FROM PART 1 (<i>Agenda Item 14</i>)</p> <p>None.</p>	Action by
122.	<p>ANY OTHER BUSINESS IN PART 2 (<i>Agenda Item 15</i>)</p> <p>None.</p>	Action by
	The meeting, which commenced at 7.00 pm, closed at 8.45 pm.	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Natasha Dogra on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Agenda Item 6

Report of the Head of Planning & Enforcement Services

Address LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

Development: Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/ 707 dated 14/07/2009: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part outline application - Phase 2.)

LBH Ref Nos: 10112/APP/2010/2915

Drawing Nos: Report on Phase 1 Desk Study, Ref. 51127, dated May 2008
Report on Phase 2 Site Investigation, Ref. 51127C, dated June 2008
Transport Statement, August 2008
1628.S.01
1727 PL 002 Rev: A
1727 PL 003 Rev: C
1727 PL 101 Rev: B
1727 PL 300 Rev: B
Planning Document, April 2009
1727 PL 301 Rev: B
1727 PL 102 Rev: B
1727 PL 004 Rev: B
1727 PL 005
1727 PL 200 Rev: B
1727 PL 400 Rev: A
1727 PL 401
Flood Risk Assessment, October 2008
Arboricultural Implications Assessment, November 2008
Archaeological Desk-based Assessment, April 2008
Preliminary Ecological Assessment, April 2008
Bat Scoping Survey, July 2008
Bat Survey, October 2008
Preliminary Arboricultural Method Statement, November 2008
Report on Phase 1 Site Investigation, Ref. 51127D, dated June 2008
1628.S.01
Addendum Access Statement
Covering Letter dated 15/12/2010
1727 PL 100 Rev. E

Date Plans Received: 17/12/2010 **Date(s) of Amendment(s):**

Date Application Valid: 14/01/2011

1. SUMMARY

This application seeks to extend the time limit of a hybrid application (part outline, part full application) for the erection of a two storey teaching block to the north west side of the main college buildings (Phase 1 - Full) and a new chapel and foyer to the south east side of the main college buildings and ancillary highway works to Green Lane to provide improved site access and layout (Phase 2 - Outline) that was presented to the North Planning Committee meeting on the 23rd June 2009. Following the completion of a S106

Agreement, permission was granted on the 14th July 2009.

The proposed extensions to the main college buildings are of an appropriate design and are sufficiently separated from surrounding residential properties so that their amenities would not be adversely affected. Significant trees on site would be adequately protected and the landscape and ecology of the site would be enhanced through the provision of a landscape masterplan and ecology management plan. The proposal would not result in additional pupil numbers attending the school complex and a green travel plan would seek to minimise overall use of the private car. The highway works would improve pedestrian access to and from the site from Green Lane and are acceptable.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Trading Standards and Environmental Protection, to grant planning permission, subject to the following:

a) That the Council enter into a deed of variation with the applicants to ensure this s73 planning application is tied into the original s106 Agreement to ensure:

(i) 10 Year Green Travel Plan in accordance with TfL guidance.

(ii) Highway improvements, to include a separate footpath at the entrance of the site on Green Lane.

b) That the applicant meets the Council's reasonable costs in the preparation of the deed of variation and any abortive work as a result of the deed of variation not being completed,

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

d) That if by 15th April 2011, the deed of variation has not been completed, delegated powers be given to the Director of Planning and Community Services to refuse planning permission for the following reason:

1. The development is not considered to have made adequate provision, through planning obligations, for a Travel Plan and junction improvements. Given that a legal agreement or unilateral undertaking has not been secured to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document for Planning (Adopted July 2007).

f) That on completion of the deed of variation, the application be deferred for determination by the Head of Planning, Trading Standards and Environmental Protection under delegated powers,

g) That the application is approved, subject to the conditions outlined below.

1 T8 Time Limit - full planning application 3 years

Phase 1 - Full Permission

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 OUT1 Time Limit- outline planning application

Phase 2 - Outline Permission

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

REASON

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

3 OUT2 Reserved matters - submission

Phase 2 - Outline Permission

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

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

REASON

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

4 OUT4 Reserved matters - submission and approval

Phase 2 - Outline Permission

Plans and particulars of the reserved matters referred to in condition 3 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

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

5 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).

6 AR3 Sites of Archaeological Interest - scheme of investigation

No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in

accordance with the approved scheme. The archaeological works shall be carried out by a suitably qualified body acceptable to the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 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).

8 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

9 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 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.

10 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 and the dates for re-instatement of any land used for the storage of plant or materials;
- (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 and to ensure any disturbance to the playing fields on site is minimised, in accordance with Policies OE1 and R4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, 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).

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 R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

13 NONSC Non Standard Condition

Development shall not begin until a detailed surface water drainage scheme for the site, based on the principles set out in the Flood Risk Assessment (FRA) for the site dated October 2008, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

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, improves and protects water quality, improves habitat and amenity, and ensures future maintenance of the surface water drainage system, in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12, 4A.13 and 4A.17 of the London Plan (February 2008) and PPS25.

14 NONSC Non Standard Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

REASON

To prevent pollution to controlled waters in accordance with policy 4A.17 of the London Plan (February 2008).

15 NONSC Non Standard Condition

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site, based on the Phase 1 Habitat and Protected Species Scoping Survey dated February 2009. This should include the following elements:

- (i) Agreement and implementation of best practice techniques identified to avoid impacts during construction
- (ii) Detailed design of mitigation enhancement, including species, numbers and grades
- (iii) Completion of a detailed Landscape Management Plan incorporating the ecological mitigation strategies identified above.
- (iv) Provision for future management of the site to maintain its biodiversity interest.

The scheme shall be carried out in accordance with the approved Ecological Management Plan.

REASON

To ensure that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

16 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

18 TL3 Protection of trees during site clearance and development

Phase 1 - Full Permission

No site clearance works or development shall be commenced until the protective fencing, shown on Plan Ref. 486.1/0010/KG included as part of the Preliminary Arboricultural Method Statement, dated November 2008 (HAD ref. 486.1) has been erected in accordance with these details. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

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

Phase 1 - Full Permission

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,
- Details of the levels/contours and landscaping/tree planting on the area between the proposed building and the adjacent protected group of trees.

REASON

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

20 TL6 Landscaping Scheme - implementation

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

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

with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

21 TL7 Maintenance of Landscaped Areas

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

REASON

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

22 NONSC Non Standard Condition

Phase 1 - Full Permission

Prior to the commencement of works on site, a detailed Demolition, Construction and Tree Protection Method Statement shall be submitted to and approved by the Local Planning Authority. The Phase 1 development shall be carried out in strict accordance with the approved statement.

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).

23 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).

24 TL4 **Landscaping Scheme (outline application)**

Phase 2 - Outline Permission

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No. *

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).

25 NONSC **Non Standard Condition**

Phase 2 - Outline Permission

Prior to the commencement of works on the Phase 2 development, a detailed Demolition, Construction and Tree Protection Method Statement shall be submitted to and approved by the Local Planning Authority. The Phase 2 development shall be carried out in strict accordance with the approved statement.

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).

26 NONSC **Non Standard Condition**

All construction traffic associated with the proposed development shall access and exit the site from Green Lane.

REASON

To safeguard highway safety, in accordance with policy AM7 of the adopted Hillingdon

Unitary Development Plan Saved Policies (September 2007).

27 NONSC Non Standard Condition

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 scheme shall include such combination of physical, administrative and other 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 OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

28 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

29 NONSC Non Standard Condition

Before any part of the development is commenced, the applicant shall carry out and submit details of a gas survey for the ground at the development site. Some of the gas tests within the survey shall be taken below the proposed footprint of any new building. If gas is found, the applicant shall submit remediation measures to prevent gas ingress to any buildings on the development site, to be approved in writing by the Local Planning Authority and thereafter the applicant shall implement the approved remediation measures.

REASON

The gas survey information submitted with the application is incomplete. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works, which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 4A.33 of the London Plan (February 2008).

30 NONSC Non Standard Condition

Prior to the commencement of works on site, a Site Waste Management Plan, to include details of covered and secure separate waste and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure that adequate facilities are provided, in accordance with 4A.22 of the London Plan (February 2008).

31 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled Energy and Sustainability Statement, incorporated within the Planning Document, dated April 2009 shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

32 NONSC Non Standard Condition

10% of all parking provision on site shall satisfy the Council's disabled parking space standards.

REASON

To ensure that adequate facilities are provided, 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), London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5 and the Council's adopted car parking standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).

33 NONSC Non Standard Condition

Prior to the commencement of works on site, details including levels, of the interface between the Phase 1 development/surrounding terrace and the adjoining landscaped grounds shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance in its landscape setting and protected trees are safeguarded, in accordance with policy BE13 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all

relevant material considerations, including the London Plan (February 2008) and national guidance.

PPS1	Delivering Sustainable Development
PPG13	Transport
PPG17	Planning for Open Space, Sport and Recreation
PPS9	Biodiversity and Geological Conservation
PPS10	Planning for Sustainable Waste Management
PPS22	Renewable Energy
PPS25	Development & Flood Risk
LP	London Plan (February 2008)
EC5	Retention of ecological features and creation of new habitats
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE10	Proposals detrimental to the setting of a listed building
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
R4	Proposals that would involve the loss of recreational open space
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	HDAS 'Accessible Hillingdon, January 2010'
SPD	Planning Obligations Supplementary Planning Document, July 2008

3 11 **Building to Approved Drawing**

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

4 **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).

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 **111** **The Construction (Design and Management) Regulations 1994**

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

7 **112** **Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

8 **114** **Installation of Plant and Machinery**

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

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

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

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

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

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

You are advised that in order to discharge condition 11, the Environment Agency will also require any scheme to include the following:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other SUDS features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.

b) Confirmation of the critical storm duration.

c) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.

d) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.

e) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change in line with Planning Policy Statement 25. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

12

Advice on conditions 29 and 30 should be obtained from the Council's Environmental Protection Unit on 01895 250155 or alternatively, in the case of the latter, from the

Building Control Officer.

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of approximately 3.14ha and is situated on the north side of Green Lane, some 35m to the west of the edge of the Northwood Town Centre. It comprises an existing theology college located in extensive grounds, which has occupied the site since 1970, although the existing main buildings were erected in the 1950s. More recent buildings comprise the octagonal chapel, student centre, periodicals room on the western side of the building and the Guthrie building adjacent to the tennis courts at the north-west side of the site. A detached building, No. 15 Green Lane and known as Aldis Hall on the eastern side of the site is also locally listed.

The site has a 220m frontage along Green Lane although the main buildings are set well back from the road and is bounded to the sides and rear by predominantly residential development in Green Lane, Rickmansworth Road, College Way, Dene Road, Firs Walk and Welcote Drive. The main vehicular access to the site is from Green Lane, although there is a secondary access from College Way which is presently not used. There is a significant change in levels across the site, with the higher ground to the north. The site is located approximately 400 metres from Northwood underground station and has a Public Transport Accessibility Level of 2 on a scale of 1 to 6 where 1 represents the lowest level of public transport accessibility.

A small corner of the site adjoining Firs Walk on the northern boundary forms part of the Dene Road Area of Special Local Character as does the adjoining Sunshine House School on this boundary. The remainder of the site forms part of the 'developed area' as identified in the UDP (Saved Policies) and it is also covered by TPO_481. On the opposite side of Green Lane, residential properties form part of The Glen Conservation Area.

3.2 Proposed Scheme

The application is a hybrid application and seeks full planning permission for the demolition of a number of existing buildings on site and the erection of a two storey teaching block to the north side of the main college buildings (Phase 1) and outline planning permission for the erection of a new chapel and foyer to the south east side of the main buildings and ancillary highway works to Green Lane, involving the creation of a separate pedestrian footpath into the site (Phase 2). With respect to the outline part of the application, details of access are supplied for determination, with appearance, landscaping, layout and scale being reserved for subsequent approval.

The applicant has advised that the primary objective of the proposals is to provide new teaching facilities and a new chapel as the existing chapel is not sufficient to allow the whole of the school to meet in one place. The acoustics and internal environment are also poor and the existing building is considered to be inflexible. The proposed chapel, foyer and teaching facilities would provide more flexible accommodation and improved facilities for both staff and students.

The proposed teaching block would be located to the north west of the existing library and chapel involving demolition of an existing single storey teaching block. The proposed chapel would be located at the south eastern end of the main college buildings and be a maximum of two storeys in height. It would occupy land currently used as car parking. A

single storey foyer is also proposed which would link the new chapel to the main entrance of the college. The proposal would result in a net increase in floor space of 940 sq metres and a net reduction in car parking spaces on site from 122 to 100, to include 2 disabled spaces.

The applicant has submitted various technical papers that describe the development and assess various impacts of the proposal. These are summarised below:

* Planning Document

This document incorporates a planning statement, design statement, energy and sustainability statement, an environmental noise survey and access statement. The planning statement provides a description of the site and surroundings; details of the planning history of the site; a description of the proposal; the relevant planning policy framework; and the planning issues arising from the proposal. The design and access statement provides a brief written and diagrammatic history of the site and describes in diagrammatic terms how the layout and design approach to the development has evolved and details the key design principles of the scheme. The energy and sustainability statement provides an energy analysis for the proposed development and advises that the buildings would incorporate ground source heating systems in order to meet the Council's requirement for 20% of the development's energy needs to be met from renewable sources. The environmental noise survey presents the results of a survey to establish existing background noise levels on the site and proposes appropriate noise levels in relation to mechanical plant and building envelope design. The access statement describes existing access to the site. As regards Phase 1, the teaching block has been design to provide level access to existing and adjacent buildings. To achieve this, the ground floor level of the building would be 500mm above the external ground level to the south, where the main entrance would be located. Here, ramp and stairs would be provided. Currently there is no disabled access to the first floor of the library, although an access lift in the lobby provides access to most of the first floor. The new teaching block would allow a second lift to be provided, providing access to the first floor which would link through to the first floor of the library. The Phase 2 development is in outline only, but given the differences in ground level, a ramped and steeped approach will be required.

* Preliminary Ecological Assessment

This report provides a preliminary ecological assessment of the site. It describes the site and the methodology used. It concludes that whilst the majority of the site appears to be of negligible nature conservation importance, the numerous scattered mature trees which occur across the site are of local nature conservation importance which should be retained within the landscape structure of the proposed development. Subject to appropriate enhancement measures, such as the provision of bat and bird boxes within the retained trees, there are considered to be no overriding nature conservation constraints precluding development of the site.

* Bat Scoping Survey

This report describes a bat scoping survey of the site. It concludes that a number of buildings and trees within the site have the potential to support roosting bats. It therefore recommends that a series of further surveys are carried out to determine whether bats are using buildings and trees for roosting and the importance of the site for foraging and commuting bats.

* Bat Survey

This report describes a bat activity survey of the site. It concludes that no bats were seen emerging from, or entering parts of buildings, affected by the development proposals and therefore it is considered highly unlikely that bats are roosting within these parts of the buildings or are likely to occupy these areas in the near future. It therefore considers that no mitigation or licensing is currently required for works to these areas with respect to bats. However it advises that the development should give consideration to maintaining future opportunities for roosting bats that would otherwise be lost, for instance through the installation of bat roosting units on new buildings and the creation of gaps between tiles, fascias and soffit boxes.

* Archaeological Assessment

This desk-based assessment forms an initial stage of archaeological investigation of the area of the proposed development. It recommends that a programme of archaeological evaluation should take place in order to determine more fully the survival, character and extent of any archaeological deposits, structures and features which may remain on the site.

* Phases 1 and 2 Site Investigation and Phase 1 Desk Study Reports

These reports provide an assessment of ground conditions on the site and advise on an appropriate remediation strategy during the course of development.

* Transport Statement

This report seeks to address the traffic, access and parking issues arising from the proposed development. It concludes that the proposed development would have no discernable impact on either the operation of the local highway network or the environmental condition of the surrounding area, as there would be no increase in traffic compared to the existing use on the site.

* Flood Risk Assessment

This report examines the potential risk of flooding to the site, discusses methodology and assesses the potential increase in site runoff from the proposed development. It considers SUDS techniques to reduce surface water runoff. It concludes that the development complies with Planning Policy Statement 25 (Development and Flood Risk) and therefore there is no reason to prevent the development from proceeding from a flooding perspective.

* Tree Survey

This report describes the results of a tree survey carried out on the site.

* Arboricultural Implications Assessment

This report describes the results of a tree implications assessment of the site and advises on the impact on existing trees as a result of the proposed development.

* Arboricultural Method Statement

This report provides a preliminary arboricultural method statement highlighting the issues that will be considered and the sequence of operations that will be undertaken in order to safeguard the existing trees on site during the course of development.

* Addendum Access Statement

This has been prepared to support the renewal application in response to recent legislation and design guidance, namely the Equality Act 2010 and the Council's HDAS: 'Accessible Hillingdon, January 2010'. It advises that the Equality Act 2010 brings together nine pieces of separate legislation together and aims to simplify and strengthen the law. The implications for the proposal of the Council's new HDAS: 'Accessible Hillingdon, January 2010' are described, as well as a commentary of how these will be satisfied.

3.3 Relevant Planning History

Comment on Relevant Planning History

The original application for this development (10112/APP/2009/707) was approved on the 14th July 2009.

A previous application (10112/APP/2008/2564) was refused on the 3rd March 2009, but this scheme also included a multi-use games area and two houses on the site, the impacts of which resulted in the application's two reasons for refusal. These elements have been omitted from the original application (10112/APP/2009/707) which this application is seeking to renew.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|---|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area. |
| PT1.7 | To promote the conservation, protection and enhancement of the archaeological heritage of the Borough. |
| PT1.9 | To seek to preserve statutory Listed Buildings and buildings on the Local List. |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere. |
| 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. |
| PT1.39 | To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed. |

Part 2 Policies:

PPS1	Delivering Sustainable Development
PPG13	Transport
PPG17	Planning for Open Space, Sport and Recreation
PPS9	Biodiversity and Geological Conservation
PPS10	Planning for Sustainable Waste Management
PPS22	Renewable Energy
PPS25	Development & Flood Risk
LP	London Plan (February 2008)
EC5	Retention of ecological features and creation of new habitats
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE10	Proposals detrimental to the setting of a listed building
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
R4	Proposals that would involve the loss of recreational open space
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	HDAS 'Accessible Hillingdon, January 2010'
SPD	Planning Obligations Supplementary Planning Document, July 2008

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th February 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

159 neighbouring properties have been consulted, the application has been advertised in a local paper and a site notice has been displayed on site.

2 responses have been received, making the following comment:

(i) As stated previously, we would not object to the proposal providing that College Way is not used for construction traffic and any traffic thereafter as it is unsuitable and its use would have associated risks. Subject to this control/condition, we would not object to the proposal.

Dene Road Residents' Association: No response received.

Northwood Residents' Association: No response received.

Sport England:

It is understood that the development is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or is on land that forms part of, or constitutes a playing field, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (SI 2010/2184) Schedule 5. Sport England responds to this application as a statutory consultee on the basis that the land has been used as a playing field at any time in the last five years and remains undeveloped; or has been allocated for use as a playing field in a development plan; or involves replacement of the grass surface of a playing pitch on a playing field with an artificial surface.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The Policy states that:

"Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies".

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

This being the case, Sport England does not wish to raise an objection to this application subject to the following condition(s) being attached to the decision notice (if the Council are minded to approve the application):

"Prior to the commencement of development, details of construction compounds and phasing to be

erected on site shall be submitted to and approved in writing by the Local Planning Authority and provided to Sport England for consultation. Such a document must detail the dates of phasing and included the date of removal of any construction compound created for construction purposes and the land uses for such purposes returned to original use."

If the Council decided not to attach the above condition(s), Sport England would wish to maintain/lodge a statutory objection to this application. Should the Council be minded to approve the application without the above conditions, then in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Government Office.

If you wish to amend the wording of the conditions or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Natural England:

This consultation is in respect of an application for a new planning permission to replace extant planning permission reference 10112/APP/2009/707 dated 14 July 2009, and to ensure compliance with the Equality Act 2010, together with the Hillingdon Accessibility Supplementary Planning Document January 2010. After careful consideration of the information provided it is our opinion that this proposal does not affect any priority interest areas for Natural England, therefore we do not object to the proposal. However, we would remind the Council of their duty under Section 40 of the Natural Environment and Rural Communities Act 2006, which imposes an important duty on all public authorities to have regard to biodiversity.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

Background: The site is in the vicinity of a locally listed building, Aldis Hall, also part of London School of Theology. Designed in Arts and Crafts style, it is a two storey brick building with tiled roof included bonnet details to the ridges.

Comments: Phase 1 of the development proposed is to the rear of the main building of the school, and would have no impact on the setting of the locally listed building. There are, therefore no objections to the renewal of the planning permission for the same.

The proposed Chapel as part of the Phase 2 of the development is much closer to the locally listed building, and would need to be assessed once details are submitted.

Conclusion: No objections to the renewal of planning permission ref- 10112/APP/2009/707.

TREES AND LANDSCAPE OFFICER (Original Comments on 10112/APP/2009/707):

Many of the trees on the site are protected by TPO 481, and many trees and groups of trees are features of merit that should be retained (saved policy BE38 of the UDP).

The application includes a comprehensive (November 2008) tree survey report and information about the root protection areas, which is translated to the layout plan. The layout/design of the scheme has been informed by this report and the arboricultural (tree) implication assessment (AIA - November) to BS 5837. Furthermore, the application includes a tree protection plan (based on the report and the AIA) (TPP - November), which is relevant to the Phase 1 works (layout determined), and a preliminary arboricultural method statement (AMS - November) to BS

5837. The Masterplan scheme retains most of the trees, and where lower value (category C) trees (not protected by TPO 481) are lost they will be replaced.

The layout of the Phase 1 development (teaching block) retains (and protects) all of the valuable trees, including the individuals and groups protected by TPO 481, and reserves space for large-scale tree planting and landscaping.

Subject to conditions TL1 (excluding tree protection), TL2, TL3 (modified to refer to the approved tree protection plan), TL5, TL6 and TL7, and conditions requiring the submission to and approval by the LPA (prior to works commencing) of a detailed 'Demolition, Construction and Tree protection' method statement (for Phase 1) and that the Phase 1 works be carried out in accordance with the approved statement, Phase 1 of the masterplan scheme is acceptable in terms of saved policy BE38 of the UDP.

Phase 2 (only access to be determined at this stage) of the development (chapel, foyer and car parks) makes provision for the retention of the best trees, including the mature Oak (T38 on TPO 481) and others covered by the order, and for tree planting and landscaping to integrate the proposed buildings into the existing landscape setting. The access, shown in the access statement, involves the modification of the existing pavement to the main entrance to the site (off Green Lane). The layout shown on the 'illustrative' plans for phase 2 indicates that a few low grade trees forming part of larger groups (not protected by TPO 481) are lost, and identifies areas of potential development impacts on trees. Whilst there is no objection to the loss of a few low value trees, the actual retention/removal of trees would depend on the design of the layout (and associated changes in levels, and the extent of hard-standing), which should avoid the impacts on trees and secure the long-term retention of the features of merit.

Subject to conditions OUT2 (d), OUT3 (landscaping), OUT4, TL1, TL2, TL3, TL4, TL6 and TL7, and conditions requiring the submission to and approval by the LPA (prior to Phase 2 works commencing) of a 'Demolition, Construction and Tree protection' method statement (for Phase 2) and that the Phase 2 works be carried out in accordance with the approved statement, the Phase 2 access is also acceptable in terms of saved policy BE38 of the UDP.

The comprehensive landscaping scheme for the site should be based on a landscape masterplan/strategy, which should be required by a condition based on TL4. Furthermore, if the Masterplan for the development of the site is approved, a long-term management plan for the site should be secured by condition (based on model condition 31 of the Circular - 11/95?).

Additional Comments on 10112/APP/2009/707 (following receipt of detailed levels adjacent to Phase 1 proposal):

Whilst the revised proposal is an improvement on the previous scheme for this part of the site (with a very steep bank between the trees and the new block), it still involves a significant change to the natural slope, which is undesirable in landscape terms. However, this impact could be mitigated by extensive landscaping/tree planting on the 1:2 slope and the existing bank, which would mask the change.

The one proposed spot height (72.200, existing 72.400) appears to be wrong, and should in any event be the same as the existing spot height so that there is no change to the contour. This information (together with the landscaping referred to above) could, however, be required by a condition or as part of the landscaping condition (TL5 modified to include details of the levels/contours and landscaping/tree planting of this part of the site).

HIGHWAYS ENGINEER (Comments on 10112/APP/2009/707):

Relevant comments on the previous application (10112/APP/2008/2564) were as follows:

The proposals for the college are intended to improve facilities for existing students rather than attracting additional students. Car parking on site is being reduced from 122 spaces to 100 and with the implementation of a travel plan no significant impact on traffic generation on the adjoining highway network is envisaged.

The main site access off Green Lane is to be improved including the provision of a 2 metre wide footway. A legal agreement under Section 278 of the Highways Act 1980 is required for the delivery of the off-site highway works.

All construction access must be off Green Lane, and this should be secured by an appropriate planning condition.

ENVIRONMENTAL PROTECTION OFFICER:

No objection is raised to this proposal and would advise that EPU's comments remain unchanged as per the memo submitted dated 27th May 2009 in response to 10112/APP/2009/707.

Should planning permission be granted, please ensure the Construction Site Informative (I15) is added in respect of the construction phase;

Original Comments on 10112/APP/2009/707:

EPU does not wish to object to this application.

Should planning permission be recommended for approval, I would wish to see the following recommended condition applied:

1. 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 scheme shall include such combination of physical, administrative and other 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.

Contaminated Land

I note that the applicant has ticked Part 15 of the application form to indicate contamination is present. I have raised this with my colleagues in Contaminated Land who may contact you under separate cover.

Also the Construction Site Informative is recommended.

EPU (Land Contamination)

Soil Contamination

The investigation was quite limited, with four window samplers and two boreholes. The only contamination of significance identified in the report was an area of organic contamination in shallow soils indicating elevated Polycyclic Aromatic Hydrocarbons (PAHs) levels including elevated Benzo(a)pyrene and slightly elevated hydrocarbons in the vicinity of WS4. The report

suggests no remediation of this hot spot is required, as the development will result in the area being covered in hard standing.

Note: further information is required in respect to this as the maps provided do not indicate the location of WS4, or the nature of the development proposed in this area (building, hard standing or soft landscaping).

Gas Monitoring

Two rounds of gas monitoring were undertaken on the 2nd and the 18th June 2008, all at atmospheric pressure of and above 1000mB. Flow rates were recorded as 0 l/hr. Slightly elevated carbon dioxide were recorded in both boreholes, the highest recorded level being 4.6% v/v. The risk from ground gas appears to be low based on limited information, however at least one more round of monitoring is required at low/falling pressure as a minimum.

Note: further information is required in respect to the gas monitoring as the maps provided do not indicate the location of BH1 and the report acknowledges further monitoring is needed.

It would be preferable if they can provide the above information before planning permission is given, as the attachment of conditions for land contamination may be onerous. If this is not possible, the following conditions can be attached as a minimum to deal with the residual contamination and to ensure the remaining gas monitoring information is provided and gas protection measures are incorporated into the building, if required.

Condition to minimise risk of contamination from garden and landscaped area

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Landfill gas condition for use for Major and Minor Applications where gas risk is considered significant and monitoring is required

Before any part of the development is commenced, the applicant shall carry out and submit details of a gas survey for the ground at the development site. Some of the gas tests within the survey shall be taken below the proposed footprint of any new building. If gas is found, the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority. The condition will not be discharged until verification information has been submitted for the remedial works.

REASON

The gas survey information submitted with the application is incomplete. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works, which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Advice on this condition can be obtained from the Environmental Protection Unit on 01895 250155 or the Building Control Officer.

Accessibility Officer:

In light of the Addendum Access Statement received 14/01/2011 and the issues considered and addressed within, the application is satisfactory from an accessibility viewpoint.

Sustainability Officer:

There are no objections to the proposed development as submitted.

S106 Officer:

Proposal: Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/707 dated 14/07/2009: erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part Outline Application - Phase 2).

Proposed Heads of Terms: Transport: in line with the SPD a s278 may be required to address any and all highways matters please liaise with Syed Shah in the first instance. Also given that this is a learning facility there may be a need to update or establish, if there isn't one already, a travel plan for the entire school. Please liaise with Emma Chapman in the first instance on this matter.

Construction Training: in line with the SPD if the construction period is to exceed 3 months and the construction cost exceeds £2m then a contribution towards construction training may be required. Please advise as to the size of the development proposal and the time for construction.

Project Management and Monitoring: In line with the SPD if a s106 agreement is entered into then a contribution equal to 5% of the total cash contributions should be secured to enable the management and monitoring of the resulting agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

It was previously considered that the existing buildings to be demolished were of little or no historical interest and no objections were raised to their demolition.

Furthermore, Policy R10 of the UDP Saved Policies September 2007 generally encourages the provision of new education buildings.

Policy R4 states that planning permission will not normally be granted for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space. The proposal would mainly involve currently developed land and only involves a small area of land, less than 10m², that provides ancillary playing space that can not be used for playing field purposes. On this basis, Sport England still raise no objection to the proposal, subject to the imposition of a condition requiring that any use of the playing fields for demolition and construction storage is controlled.

7.02 Density of the proposed development

Not applicable to this application.

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

As regards archaeology implications, English Heritage previously advised that the site is situated in an area where archaeological remains are known to be present, mainly due to

the presence of a 13th century medieval monastic grange to the immediate west of the site. Map and documentary regression shows that the Northwood area gradually developed throughout the medieval period, although the site was likely to have formed pasture or used as arable land for much of that period. They advised that in order to safeguard the archaeological position, an appropriate condition should be attached to any permission. An appropriate condition has been attached.

In terms of the impacts of the development upon the locally listed Aldis Hall, the adjoining Dene Road Area of Special Local Character and The Glen, Northwood Conservation Areas, the proposed development would be too far removed to have any material impact. The Council's Urban Design/Conservation Officer raises no objection to the proposal. As such, the proposal complies with Policies BE4 and BE10 of the saved UDP.

7.04 Airport safeguarding

There are no airport safeguarding implications for this application.

7.05 Impact on the green belt

The application site does not form part of or adjoin any Green Belt land.

7.06 Environmental Impact

These have been discussed in the other relevant sections of this report.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development complements and improves the character and amenity of the area.

It was previously advised that the site does not fall within a conservation area although it is situated adjacent to the Dene Road Area of Special Local Character. With regard to the proposed two storey teaching block (Phase 1), full details have been provided for determination. With regard to the new chapel and foyer (Phase 2), details of appearance, landscaping, layout and scale are reserved for subsequent approval. However the illustrative details submitted with the application enable an initial assessment to be made of the impact of both phases of the scheme on the character and appearance of the area. The proposed teaching block would be located towards the rear of the site and would not be readily visible from Green Lane. It would be situated to the rear of existing dwellings in College Way and therefore have no impact on the street scene in this road. The siting and design of the proposed chapel and foyer at the front of the site are considered appropriate and would not adversely impact on the street scene in Green Lane. The Urban Design Officer was previously of the view that both phases of the development would be well integrated into the existing building pattern and topography of the site. Subject to a condition requiring the submission of details of materials, no objection was therefore raised in terms of the impact of the scheme on the character and appearance of the area. There has been no change in circumstance to suggest that such a consideration is no longer appropriate and the Council's Urban Design/Conservation Officer raises no objects to this application to extend the time limit of the permission.

7.08 Impact on neighbours

It was previously considered that with respect to Phase 1 of the scheme, the proposed 2 storey teaching block would be sited approximately 42m from the rear boundary of properties in College Way and approximately 48m from the flank boundary of No.9 Green Lane, the nearest residential properties to this phase of the proposal. These distances greatly exceed the guidelines in the Supplementary Planning Document HDAS: Residential Layouts and are sufficient to avoid any loss of light, outlook or privacy to the occupiers of these properties. With respect to Phase 2 of the scheme, the new chapel and foyer would be separated from neighbouring residential properties in Firs Walk by the

main college buildings and service yard and therefore there would be no undue impact on the amenities of the occupiers of these properties. There has been no change in policy or site circumstances to suggest that such an assessment is no longer appropriate. As such, the scheme complies with Policies BE20, BE21 and BE24 of the saved UDP.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The applicant has advised that given the nature of the proposed extensions to the college buildings, which are intended to improve facilities for existing students rather than attracting additional students, there would be no increase in student numbers. On this basis the Council's Highways Engineer raised no objection to the development in terms of the traffic generated on the highway network or the proposed reduction in car parking spaces on the site from 122 to 100. This would be subject to the implementation of a Green Travel Plan for the site which would be secured by a S106 Agreement.

With regard to the construction of the proposed development, previously the Highways Engineer had requested that all construction traffic be from Green Lane. A condition has been added to require that all vehicular traffic accessing the site be taken from Green Lane.

No objections are raised to the extension of a pedestrian footpath along the main access into the site which would improve highway and pedestrian safety.

7.11 Urban design, access and security

The proposed teaching block would be two storeys in height and have a rectangular footprint sited to the west of the octagonal chapel building, between the two storey 'Laing' block to the north and the library building to the south, but extending beyond them to the west. The building would remain separate from the surrounding blocks, only joined to the north and south blocks by two storey glazed links. The building would be set into the sloping ground, which rises to the north and would be surrounded by hardstanding with steps to the north providing access to the higher ground.

It was previously considered that the building would appear visually separate from the surrounding blocks, which assists with the integration of the block with the modern block to the north and the more traditional library building to the south by providing a visual break between these contrasting elements. The building would have a contemporary, understated design, which sits well between the two blocks, matching the eaves height of the modern block, but below the more imposing library building so as not to detract from it.

The proposed foyer and new chapel building would be sited to the east of the building, at the other end of the Laing building. Although these elements have been submitted in outline form, with only access to be determined at this stage, a proposed site plan and perspective drawing shows the new chapel to have a similar footprint and height to that of the new teaching block, with a single storey foyer extension linking this with the existing main teaching block. The buildings would integrate satisfactorily with the siting, mass and scale of existing buildings on site and whilst the proposed chapel building would be visible from Green Lane, it would still be set back from the site's frontage and offers an opportunity to create a more dramatic entrance to the site.

Revised plans have been received which show the levels at the eastern end of the building. The Urban Design/Conservation previously was satisfied that the building would sit comfortably within the landscape and raised no further concerns with the scheme. There has been no change in this assessment.

7.12 Disabled access

No objections were previously raised to the scheme on accessibility grounds.

There have been recent changes to legislation since the previous submission in the form of the Equality Act 2010 and the Council's HDAS: 'Accessible Hillingdon', and to this end, an Addendum Access Statement has been submitted as part of the renewal application. This advises that the scheme will include a new pedestrian footpath into the site; at grade entrances and where this is not possible, ramped entrances; internal layout of all buildings to provide for disabled access; a new platform lift to provide access to first floor library and disabled parking close to entrances. The Council's Accessibility Officer advises that with the latest submission, no objections are raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Trees and Landscape Officer previously considered that the scheme makes adequate provision for the protection and long-term retention of the existing trees on the site as part of the development subject to conditions relating to the protection of the trees during construction and the provision of a landscaping scheme. No objection was therefore raised to the proposal on trees and landscaping grounds. The only previous issue involved the re-modelling of the site's slope adjoining the new teaching block and adjoining hardstanding area and the protected group of trees to the west. The tree survey condition has been amended seeking further details on this point.

Policy EC5 of the Unitary Development Plan Saved Policies September 2007 seeks to retain on-site ecological features in new developments and to enhance the nature conservation and ecological interest of sites through the use of appropriate planning conditions. Whilst the ecological assessment accompanying the application concludes that the majority of the site appears to be of negligible nature conservation importance, it recommends a number of enhancement measures to safeguard and enhance wildlife interest on the site. It is therefore considered appropriate to require an ecological management plan for the site to be submitted to, and approved by the Local Planning Authority in the event of planning permission being granted. Based on the information submitted, Natural England does not raise any objection to the proposal and the Council's Sustainability Officer also raises no objection on biodiversity grounds. Subject to the imposition of the suggested condition, there are considered to be no reasons to withhold planning permission for the scheme on tree protection or nature conservation grounds.

7.15 Sustainable waste management

A condition has been added covering this issue.

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan (Renewable Energy) requires major developments to show how the development would generate a proportion of the site's electricity or heat needs from renewables, wherever feasible. In line with advice from the Greater London Authority, the Council requires major developments to meet 20% of energy needs from renewable sources. The application is accompanied by an energy statement which includes proposals for renewable energy measures to provide at least 20% of the predicted energy requirements for the development. This requirement can be secured by an appropriate planning condition.

7.17 Flooding or Drainage Issues

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding.

A Flood Risk Assessment has been submitted as part of the application taking into consideration the principles of Planning Policy Statement 25 (PPS25) and other relevant regional and local policies.

The assessment identifies the site to be within Flood Zone 1, an area with little or no risk of flooding with an annual probability of flooding of less than 0.1% a year. It states that given that the site is outside of the extreme event flood plain, the development will have no impact on flooding elsewhere. The surface water drainage system will be designed to prevent flooding of the site itself and designed to enable a small decrease in peak flows passing to the existing public surface water drain. To this end, it reviews SUDS techniques and suggests that permeable pavements on the car parking areas and access road will have a very limited impact in reducing peak flows, given the low permeability of the underlying clay. Storage ponds and basins are also not appropriate on the site, given the lack of available land space. It concludes that underground tanks with swales are the only viable SUDS solution.

Previously, the Environment Agency advised that the proposal is acceptable, subject to details of the surface water drainage scheme based on the principles of the Flood Risk Assessment being submitted and that no further contamination, not previously identified is found.

These conditions are recommended and the scheme is therefore considered to be acceptable, in accordance with policy OE8 of the saved UDP, policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) and PPS25.

7.18 Noise or Air Quality Issues

The Council's Environment Protection Unit recommends that a condition be attached to control noise emanating from the site. This has been attached. As the proposed development would not involve increased pupil numbers at the site, there are no implications for air quality.

7.19 Comments on Public Consultations

As regards the responses received from neighbouring properties, condition 27 would prevent construction traffic using College Way.

7.20 Planning Obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

Should the application be approved, a planning obligation would be sought to mitigate the impact of the development which would cover the provision of a Green Travel Plan and improvements to the Green Lane junction, to provide a separate pedestrian footpath.

The applicant has agreed to the proposed Heads of Terms, which are to be secured by way of a S106 Agreement/Unilateral Undertaking/S278 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP and relevant supplementary planning guidance.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues raised by this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

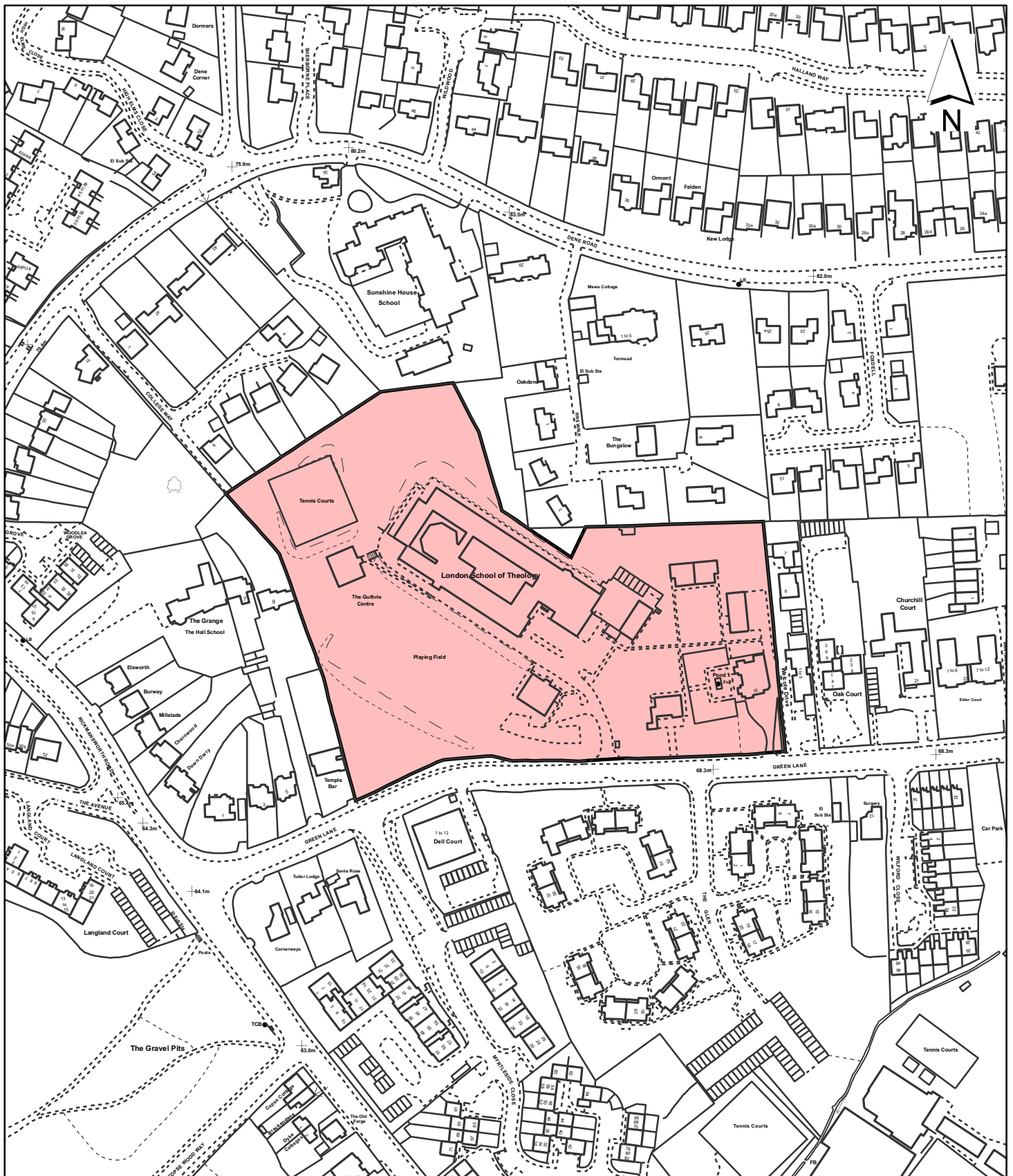
This application is to extend the time limit of the permission originally granted on the 14th July 2009. There has been no change in legislation or site circumstances to suggest that the grant of permission is no longer appropriate and it is recommended for approval.

11. Reference Documents

London Plan (February 2008)
Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 9: Biodiversity and Geological Conservation
Planning Policy Guidance Note 13: Transport
Planning Policy Guidance Note 17: Open Space, Sport and Recreation
Planning Policy Statement 25: Development and Flood Risk
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
Hillingdon Supplementary Planning Document, July 2007: Planning Obligations
Letters making representations

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**London School of Theology
Green Lane
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:
10112/APP/2010/2915

Scale
1:2,500

Planning Committee
North Page 39

Date
March 2011



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 135 FIELD END ROAD EASTCOTE PINNER

Development: Application for variation of condition 6 (hours of operation) of planning permission ref: 5910/C/96/ 0074 dated 15/01/1996: Change of use from Class A1 (Shop) to Class A3 (Food and Drink.)

LBH Ref Nos: 5910/APP/2010/2346

Drawing Nos: Location Plan (Land Registry) to Scale 1:1250
Location Plan to Scale 1:1250
OL/123

Date Plans Received: 06/10/2010 **Date(s) of Amendment(s):**
Date Application Valid: 15/10/2010

1. **SUMMARY**

Planning permission is sought to extend the hours of operation of an existing take-away use. The proposed hours, into the early hours of the morning are considered to be excessive and are likely to result in unacceptable noise, disturbance and general activity. The application is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed hours of operation are likely to result in noise, disturbance and general activity above the level acceptable in this area at that time in the morning given that the site is in close proximity to residential properties. The proposal is therefore contrary to Policy OE1 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.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Field End Road and comprises a ground floor hot food take-away use within class A5, forming part of a terrace of ground floor commercial units with two upper floors in residential use, accessed from the rear. The street scene is commercial in character and appearance and the application site lies within the Eastcote Town Centre, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission was granted in the July 1996 for the change of use from class A1 to class A3. Condition 6 states:

"No persons other than staff shall be permitted to be on the premises between the hours of 2330 hours and 0800 hours.

REASON: To ensure that the amenity of the occupiers of neighbouring or nearby properties is not adversely affected."

The application seeks to vary condition 6 to allow the premises to open between the following hours:

0800 hours to 0100 hours between Sundays to Wednesdays and 0800 hours to 0200 hours between Thursday and Saturday.

These trading times reflect the premises license. The applicant has advised that the premises has been trading under these hours for at least 5 years.

3.3 Relevant Planning History

5910/C/96/0074 135 Field End Road Eastcote Pinner
Change of use from Class A1 (Shop) to Class A3 (Food and Drink)

Decision: 19-07-1996 Approved

Comment on Relevant Planning History

As above

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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

area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

46 adjoining and nearby properties have been consulted. 1 letter of support, 1 letter raising concerns and 2 petitions with 168 and 12 signatures in support have been received making the following comments:

Letters in support:

- (i) The premises is a well established part of the fabric of the centre;
- (ii) The premises has been operating under these hours of some time.
- (iii) This is good for business
- (iv) Very convenient for local residents.

Letter of objection:

- (i) The shops are an integral part of the fabric of the building and there is noise transmission through the walls including banging of doors and the extractor fan;
- ii) There has been music from car radios at excessive volume and gathering of youths making noise;
- iii) Noise, disturbance and anti-social behaviour late at night.

Petition (1):

"We confirm that we like 'SAMS CHICKEN' at 135 Field End Road Pinner Middlesex HA5 1QH to be open for service until 1.00am on Sundays to Wednesdays and until 2.00 am on Thursdays to Saturdays each week.

We are in favour of this because these types of retail outlets are unavailable in the locality for servicing during the time period mentioned above. It would be of great assistance if the above shop is allowed to continue service past midnight as many customers are devoid of options for food at late night. We as customers feel that this area is certainly lacking in choice in post midnight food services. Allowing 'SAMS CHICKENS' to continue their service would be of great benefit to the locality.

Furthermore we also have the area residents' interests at heart. We are certain that the noise levels would be minimal and the opening of the shop between 1am - 2am would not be of a nuisance to local residents.

Ultimately we confirm SAMS CHICKEN at 135 Field End Road Pinner Middlesex HA5 1QH should be allowed to remain open during 1.00 am - 2.00am we sign below is in support of our petition.

Petition (2):

" I write in support of both applications to vary hours of operation re planning permission ref:

5910/C/96/0074 and change of use from Class A1 to Class A3.

The applicant Mr Varatharasan t/a Sam's Chicken has traded from the premises since July 2008 and to the best of my knowledge has done so without incident.

The applicant's business is the only late night 'take away' business in Eastcote and as such meets a demand serving customers leaving licensed premises.

I would respectfully submit that both applications should be granted."

Eastcote Conservation Panel:

The above application for Planning Permission to extend trading hours, until 1am Sunday - Wednesday and until 2am Thursday to Saturday.

It would appear that these trading hours have been carried out for the past 5 years, so this should be a retrospective application. A trading licence for these hours was granted in August 2008. I have been given to understand that there have been concerns raised at the Police Ward Panel of anti-social behaviour taking place late at night in Eastcote.

It would be desirable for the Police Ward Panel to be asked to give their views on this application before planning permission is granted.

Internal Consultees

Environmental Protection Unit: There is no history of complaint of nuisance under the Environmental Protection Act 1990 related to the operation of these premises as an A3 use. Therefore, no objections are raised.

7. MAIN PLANNING ISSUES

7.08 Impact on neighbours

Condition 6, of planning permission 5910/C/96/0074 granted in July 1996 for the change of use of the premises from retail use to a food and drink use, restricted the hours of opening so that the latest that the premises could trade was 23.30. This condition was imposed in order to safeguard the residential amenities of adjoining and nearby properties. There are residential properties above and adjacent to the application property and within the side roads adjacent to the parade of commercial units. Take-away and restaurant uses, by their very nature, are designed to attract customers. The coming and going of customers, the general noise of customers talking, cars arriving and departing, car doors banging allied to the general activity within the unit, which even with sound insulation will still result in some transmission of noise, means that at the times proposed by the application, 1am Sunday-Wednesday and 2am Thursday-Saturday, there would be noise and disturbance at a time when there is not the general activity associated with a commercial area. This is likely to result in an unacceptable impact on the amenities of the residential occupiers of properties within the vicinity of the site.

Whilst there have not been any complaints to the Council's Environmental Protection Unit, this would relate to statutory nuisance and thus any issues of gathering of people, general noise in the early hours of the morning, the banging of car doors, transmission of noise from the premises to the units above and adjoining etc would not normally result in a complaint and it is this which is of greater concern and results in a deterioration of residential amenity.

As such, given the above, objections are raised to the extended hours of use and it is

considered that the proposal would not comply with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.19 Comments on Public Consultations

The third party comments are addressed in the report.

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'.

10. CONCLUSION

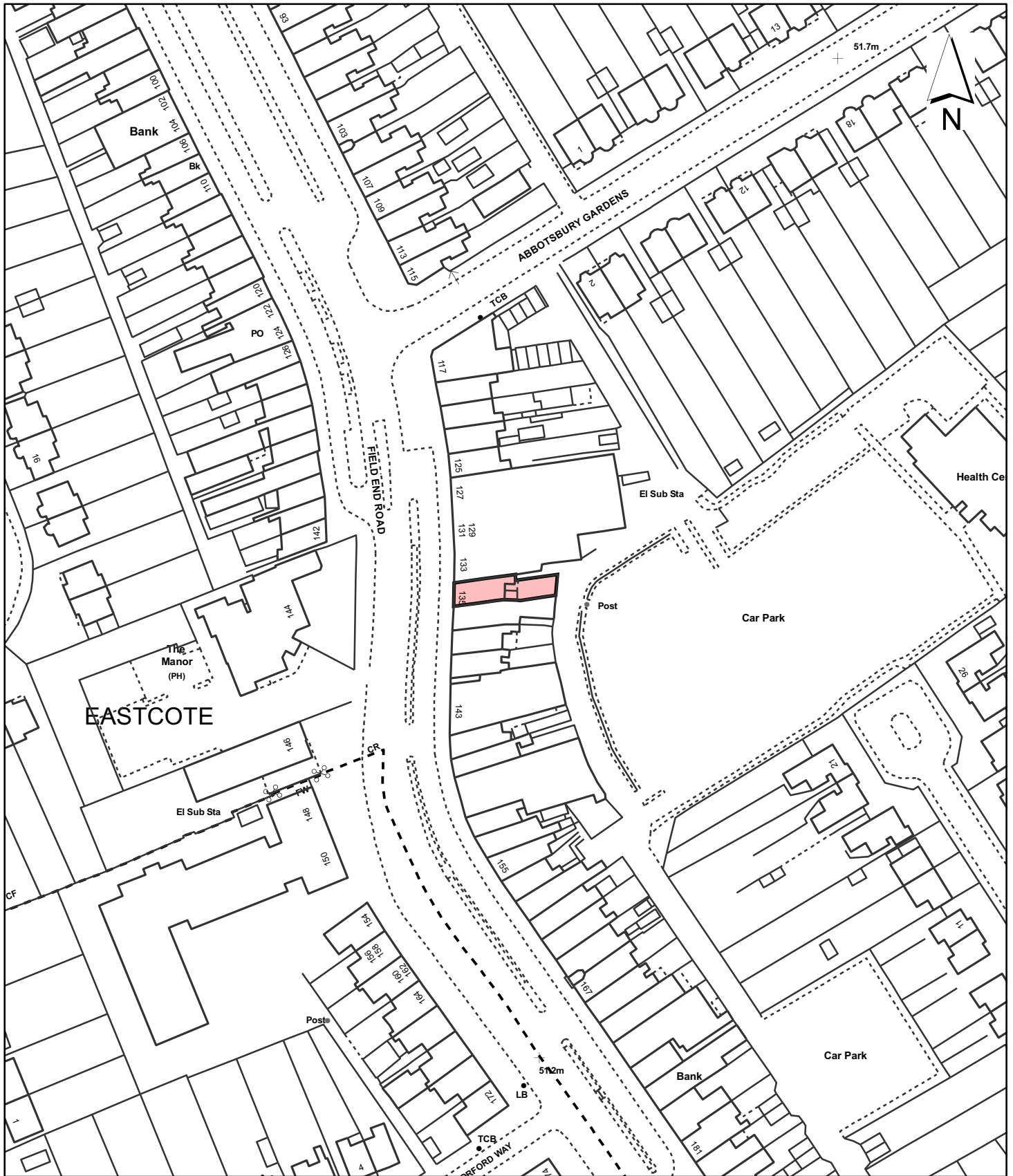
The proposed hours of operation, into the early hours of the morning are considered to be excessive and are likely to result in unacceptable noise, disturbance and general activity to the detriment of the residential occupiers of adjoining and nearby properties. The application is therefore recommended 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

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Site Address	
135 Field End Road Eastcote	
Planning Application Ref:	Scale
5910/APP/2010/2346	1:1,250
Planning Committee	Date
North Page 46	March 2011

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 FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD NORTHWOOD

Development: Installation of a 13.8m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 67084/APP/2011/136

Drawing Nos: 76292_0/001 Rev. B
76292_0/002 Rev. B
76292_0/003 Rev. B
76292_0/004 Rev. B
76292_0/005 Rev. B
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

Date Plans Received: 21/01/2011 **Date(s) of Amendment(s):**

Date Application Valid: 21/01/2011

1. SUMMARY

This application has been submitted by Vodafone and 02 Orange and seeks to determine whether prior approval is required for the siting and design of an 13.8m high monopole supporting 3 number Vodafone antennas and 3 number 02 antennas, the installation of an associated radio equipment cabinet and ancillary development works.

The proposed installations would be located at the back of the pavement in close proximity to a zebra crossing. The land immediately behind the site is occupied by a blank flank wall to a car sales office located next to the railway embankment. Due to its height, position, design and appearance together with the existence of a large number of other structures within close proximity of the proposed mast the proposal is considered to have a detrimental visual impact. Furthermore its location in relation to the zebra crossing and the reduction in the width of the footway will result in conditions prejudicial to highway and pedestrian safety. As such, refusal, is recommended.

2. RECOMMENDATION

RECOMMENDATION (A) That prior approval of siting and design is required.

RECOMMENDATION (B) The details of siting and design are refused for the following reason:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its siting and design, in conjunction with the existing street furniture and other paraphernalia would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter, which would

be detrimental to the visual character of the street scene and surrounding area. The proposal is therefore contrary to Policies Pt 1.10, pt1.11, BE13, BE37, and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

2 NON2 Non Standard reason for refusal

The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road and would result in the reduction of the width of the footway to approximately 1.2m. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on to the carriageway. The servicing of the equipment will also result in parking in front of/close to it which is likely to interfere with the free flow of traffic and have a detrimental effect on highway safety. Consequently, the proposal is considered to be detrimental to highway and pedestrian safety and the free flow of traffic contrary to Policy AM7 of the UDP Saved Policies September 2007.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to raise an 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 an 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.

OE1	Protection of the character and amenities of surrounding properties and the local area
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE37	Telecommunications developments - siting and design
AM7	Consideration of traffic generated by proposed developments.

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises the public footway on the south side of Pinner Road, fronting an existing Autocentre. The proposed installation would be located to the rear of the footway approximately 2.5m to the west of the vehicular crossover serving the Autocentre and approximately 2.5m to the east of the lamppost adjacent to the existing Pelican Crossing.

To the rear of the site the existing autocentre comprises a single storey building and a yard with parked vehicles for sale, enclosed by black railings approximately 2m in height.

There is an existing 15m high T-Mobile (UK) Ltd installation on the south side of Pinner Road, to the west of the application site, and a 10.8m high Orange PCS Ltd telecommunications installation on the north side of Rickmansworth Road, to the west of the railway bridges.

Pinner Road has a downward slope to the west, with the ground levels reducing by 2m between the junctions with Chestnut Avenue and High Street, and continuing to reduce towards the railway bridge.

The 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 13.8m high (including antennas) monopole mobile phone mast incorporating six antennas to provide coverage for Vodafone and O2. An equipment cabinet, with dimensions of 1.84m by 0.44m by 1.55m high, would be located near (1m to the west) the mast at the rear of the footway and an electrical mains pillar 0.38 x 0.17 x 0.85m high. The mast would be silver grey in colour and the cabinet and pillar dark green. The mast would consist of a single pole that would thicken in dimension towards the top to from height of 10.5m to a diameter of 475mm for the top 2.6m

3.3 Relevant Planning History

Comment on Relevant Planning History

APP/R5510/A/06/2031826: Appeal against the Council's decision to refuse a 15m high street furniture column and associated radio equipment cabinet (Located on the south side of Rickmansworth Road to the west of the railway bridge). Dismissed on the 13th March 2007. The Inspectors concluding paragraphs were:

'The overall thrust of PPG8 is to encourage the development of telecommunications networks whilst keeping environmental impact to a minimum. I conclude that the proposal would have an unacceptable and harmful environmental impact on the streetscene and would fail to provide a design that respects the character and appearance of the area. It would also have a detrimental impact on the outlook from the rear of properties in Athena Place. The lack of full consideration of other possible alternatives within the search area to identify alternative sites or designs also weigh against the appeal. The proposal would be contrary to Policies Pt 1.10, Pt 1.11, BE13, BE37 and OE1 of the adopted Hillingdon Unitary development Plan 1998 which seek to ensure that new developments do not have an adverse effect on the character and appearance of the area and that all telecommunications proposals should minimise environmental impact.

On balance, I consider that the need for the proposal and lack of evidence of harm to health do not outweigh the visual harm to the streetscene, the harm to the living conditions of the residents of Athena Place and the lack of full consideration of alternatives for provision in this area. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.'

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature 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:

- OE1 Protection of the character and amenities of surrounding properties and the local area
- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE37 Telecommunications developments - siting and design
- AM7 Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **18th February 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed and 141 adjoining owner/occupiers were consulted. 26 individual responses and a petition with 25 signatures have been received objecting to the proposal on the following grounds:

- (i) The proposed mast would be detrimental to health;
- (ii) The mast and equipment would be an eyesore;
- (iii) Lack of consultation;
- (iv) Negative affect on property prices;
- (v) The density of the masts in the area surrounding the railway bridge would be too high;
- (vi) Impact on business as cabinet will obscure cars for sale;
- (vii) Footpath will be narrowed and the site adjoins a zebra crossing which together will result in pedestrians being endangered;
- (viii) Danger to drivers who will be distracted;
- (ix) Will affect the ability to redevelop adjoining sites;
- (x) Proximity to residential properties.

Internal Consultees

CONSERVATION OFFICER:

BACKGROUND: The site lies to the south of the Old Northwood Area of Special Local Character. Whilst unlikely to have a major impact on the overall appearance of this area, the location of the proposed pole antenna is rather exposed, which will make it quite visible in the streetscape of the immediate locality. Ideally, this structure should be pushed slightly north-west so that it sits

closer to the hoarding and trees, which would give a denser backdrop. There is already a similar antenna close to the railway bridge. Will this new pole replace the other? If so, it would be good to have the existing pole removed.

RECOMMENDATIONS: Revise location if possible.

HIGHWAY ENGINEER:

The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road, which is a Classified Road and is designated as London Distributor Roads within the Council's UDP.

Given the residential and commercial uses nearby, the pedestrian crossing and the footway are considerably used.

The width of the footway where the telecommunication apparatus is proposed is approximately 2m and will be reduced to approximately 1.2m if the apparatus is installed. The footway width will be further reduced to 0.65m when cabinet doors are opened for servicing works. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on the carriageway, having a detrimental effect on highway safety.

It is common for service vehicles to park in front of/close to telecommunication equipment. Such parking in this case is likely to interfere with the free flow of traffic and have a detrimental effect on highway safety.

Consequently, the proposals are considered to be detrimental to highway safety and free flow of traffic and are recommended to be refused, as they are contrary to the Council's Policy AM7 of the UDP.

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 application.

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

The site is not located within an archaeological priority area, the green belt or within a conservation area.

7.04 Airport safeguarding

The proposed mast will have no impact on airport safeguarding.

7.05 Impact on the green belt

The proposed mast is not located within and will not be visible from the Green Belt.

7.06 Environmental Impact

No environmental impact resulting from the proposals.

7.07 Impact on the character & appearance of the area

The application has been assessed principally against Saved 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. Also relevant is the recent planning history for similar telecommunications apparatus adjacent to this site.

The proposed site is located opposite a mixture of uses including as public house, commercial units on the ground floor with residential above and a couple of two storey residential properties. Beyond these properties, on the main Pinner Road frontage, are similar mix of uses on the High Street.

Saved Policy BE37 requires that telecommunications development should not seriously harm the appearance of the townscape or landscape. In the proposed location, the 13.8m metre high monopole mast and equipment cabinet would be clearly visible to users of Pinner Road and the surrounding roads and properties. This would be further accentuated by the fact that the mast is located towards the top of a slope on Pinner Road which would result in the mast appearing taller than the 15m high T-mobile telecommunications mast, some 10m to the east, and significantly taller than the 8m high railway bridge and the nearby streetlights. Combined with its height, the proposed design of the mast, being approximately 0.3m in diameter expanding to a shroud diameter of 0.5m for a 4.5m section at the top of the mast, would not reflect that of the surrounding street furniture appearing significantly more bulky within the street scene. At 1.55 metres, the proposed cabinet would be comparable in height to some adults. The sizeable equipment cabinet is considered to significantly add to the overall impact of the installation, drawing attention to the mast and adding to its visual impact. Furthermore, the cabinet would also appear incongruous with nearby structures of a similar type and purpose, being a different colour and greater in bulk, which would further draw attention to the installation and add to the street clutter along this part of Pinner Road.

Whilst a monopole design has been chosen to mimic the design of nearby street lights, it is considered that the proposed mast would stand out and be at odds with the shorter street light poles. At 13.8m high, the proposed mast would be taller than the nearby 10m high streetlights. In addition, the proposed mast would be significantly bulkier than both the existing mast and nearby street lighting columns, particularly at the top of the pole, where the 6 antennae would be housed.

In addition, the proposed mast would be located only 15 metres away from the existing T-Mobile mast and 5.5 metres away from an existing light/beacon column and 10m from an existing street light column. The current proposal would result in 5 equipment cabinets, two masts, one street lighting column, one beacon/light column associated with the zebra crossing, two very large illuminated advertisement hoardings and various street signs and posts all within a 15m stretch of highway. It is considered that the close proximity to the existing antenna and its cabinets and the other equipment and paraphernalia would result in an unacceptably cluttered appearance to the street scene within the immediate area. It is considered that this would have an overbearing impact on this part of Pinner Road. This is contrary to Saved Policies BE13 and BE37 of the Hillingdon Unitary development Plan Saved Policies September 2007.

It is acknowledged that the proposal would house antennae for two service providers and that PPG8 encourages mast sharing in order to reduce the number of installations and

associated impacts. However, this is not considered to outweigh the detrimental environmental impacts which would arise from the proposal in terms of its location, bulk and height.

It is also acknowledged that the applicant has demonstrated that there is a clear need for an installation in this area and discounted numerous sites. In this instance the applicant has provided details of twelve different sites, which have been investigated within the desired search area, together with reasons for discounting them. However, given the issues outlined above, in relation to the visual impact of the proposal, it is considered that the proposal in this location is unacceptable.

In conclusion, it is considered that the proposed development by reason of its siting and design would result in an incongruous and visually obtrusive form of development, which would be out of keeping with the visual character of the adjoining street scene. The proposal is therefore contrary to Policies pt1.11, BE13, BE37, and OE1 of the Hillingdon Unitary Development Plan.

7.08 Impact on neighbours

The nearest residential properties to the proposed development are on the opposite side of Pinner Road and of a sufficient distance not to be affected by the proposal in terms of overshadowing and loss of light. The visual impact of the proposal are set out in section 7.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road, which is a Classified Road and is designated as a London Distributor Road within the Council's UDP.

There are residential and commercial uses nearby resulting in the pedestrian crossing and the footway being used considerably. The width of the footway, where the telecommunication apparatus is proposed is approximately 2m and will be reduced to approximately 1.2m if the apparatus is installed. The footway width will be further reduced to 0.65m when cabinet doors are opened for servicing works. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on the carriageway.

It is common for service vehicles to park in front of/close to telecommunication equipment. Such parking in this case is likely to interfere with the free flow of traffic and have a detrimental effect on highway safety.

Consequently, the proposals are considered to be detrimental to highway and pedestrian safety and the free flow of traffic contrary to Policy AM7 of the UDP Saved Policies September 2007.

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

Points (i), (ii), (v), (vii), (viii), and (x) have been addressed in the report. With regard to point (iii) a site notice was displayed and 141 adjoining owner/occupiers were consulted, points (iv) and (vi) are not considered to be a material planning considerations and (ix) the redevelopment of adjoining sites will need to be considered on their own planning merits and in the light of the Council's policies and standards.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

HEALTH ISSUES

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.

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.

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

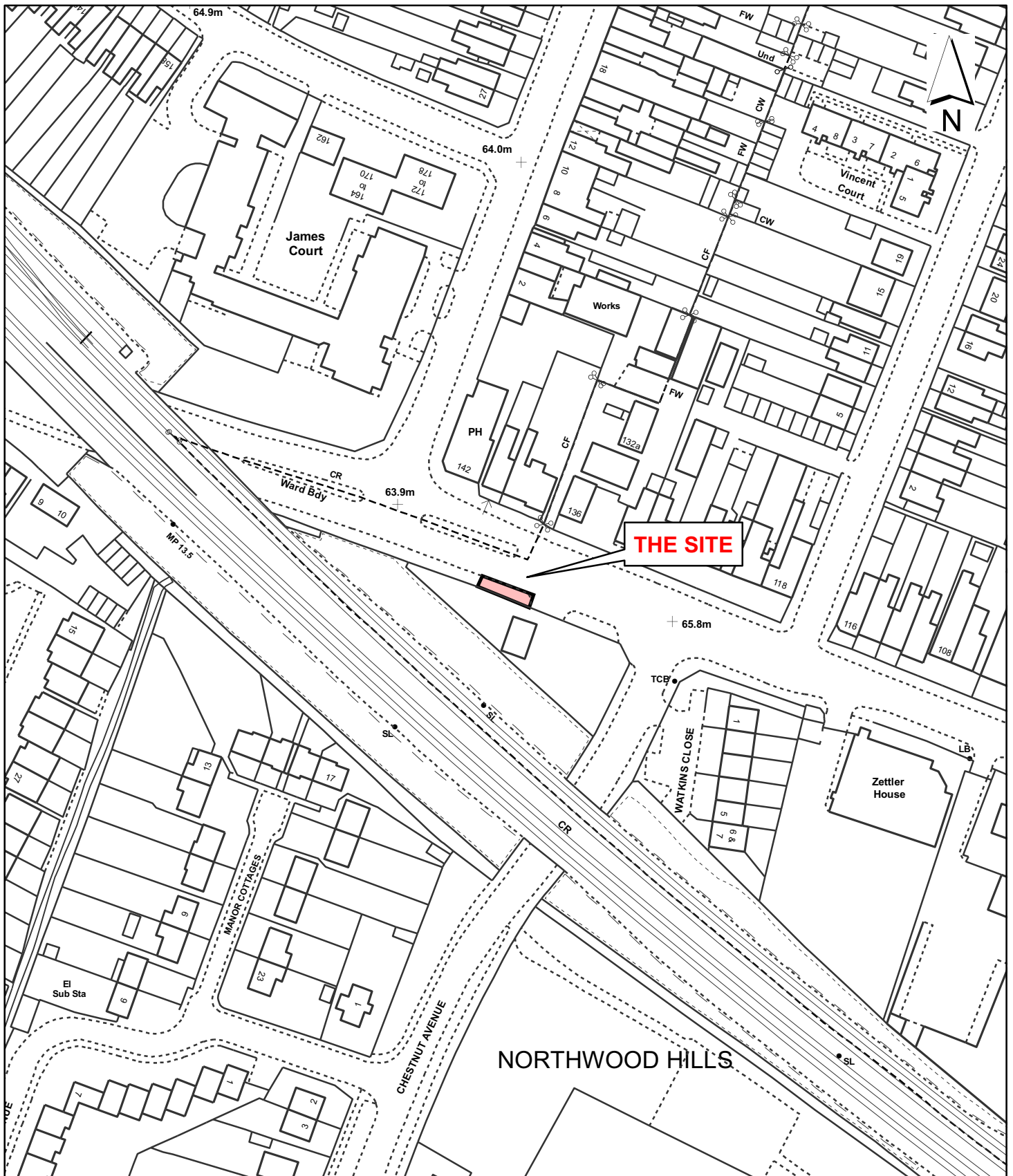
The proposed installations would be located at the back of the pavement in close proximity to a zebra crossing. The land immediately behind the site is occupied by a blank flank wall to a car sales office located next to the railway embankment. Due to its height, position, design and appearance together with the existence of a large number of other structures within close proximity of the proposed mast the proposal is considered to have a detrimental visual impact. Furthermore its location in relation to the zebra crossing and the reduction in the width of the footway will result in conditions prejudicial to highway and pedestrian safety. As such, refusal, is recommended.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies (September 2007).
PPG8: Telecommunications

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
Footway adjacent to Autocentre Northwood, Pinner Road Northwood	
Planning Application Ref:	Scale
67084/APP/2011/136	1:1,250
Planning Committee	Date
North Page 56	March 2011

**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 37 EDWARDS AVENUE RUISLIP

Development: Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling.

LBH Ref Nos: 65680/APP/2011/36

Drawing Nos: 2008/110/202A
2008/110/103
2008/110/201A
Design and Access Statement

Date Plans Received: 10/01/2011

Date(s) of Amendment(s):

Date Application Valid: 10/01/2011

1. **SUMMARY**

Planning permission is sought for the erection of 4 two bedroom attached houses, two of which would front Edwards Avenue, while two would be to the rear of these. The proposal would involve the demolition of a 2 bedroom bungalow. A total of 4 parking spaces and secure cycle parking are to be provided on site. Individual rear gardens are proposed for each dwelling.

The current scheme is identical in terms of built form, scale, massing and siting to the previous scheme for 4 flats which was allowed on appeal, and the subsequent approval for a pair of semi detached dwellings on this site.

Good environmental conditions will be provided for future occupants, while there would not be an unacceptable loss of residential amenity to surrounding occupiers. Highway and pedestrian impacts are considered to be acceptable. The application is therefore 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 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 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 or in accordance with a timetable agreed in writing by the Local Planning Authority. 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).

4 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.

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.

5 OM1 Development in accordance with Approved Plans

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

REASON

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

6 D5 Extensions/Erection of Garages

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no extension to any dwellinghouse(s) or garage(s) shall be erected without the prior written permission of the Local Planning Authority.

REASON

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

7 D9 Enlargement to Houses Consisting of Roof Additions

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no additions to the roof of any dwellinghouse shall be constructed without the prior written consent of the Local Planning Authority.

REASON

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

8 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 35 and 39 Edwards Avenue.

REASON

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

9 A17 Levels

Development shall not begin until details of finished levels relative to the surrounding area have been submitted to and approved by the Local Planning Authority.

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).

10 H5 Sight Lines - submission of details

The development hereby permitted shall not be commenced until details of the sight lines at the point of the vehicular access to the highway have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved sight lines have been implemented and thereafter, the sight lines shall be permanently retained and kept clear of obstructions exceeding 0.6 metres in height.

REASON

To ensure that adequate sight lines are provided and thereafter retained in the interests of highway safety in accordance with Policy AM7 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

11 NONSC Non Standard Condition

Notwithstanding the submitted plans, details of the front garden area, including hard surfacing for car parking, landscape buffers, pedestrian access and surface drainage shall be submitted to and be approved by the Local Planning Authority, prior to commencement of the development hereby approved. The works, including the parking areas shall be constructed in accordance with the approved details and shall be permanently maintained for so long as the development remains in existence.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality, in the interests of highway safety and to ensure that surface water run off is handled as close to its source as possible in accordance with Policies BE13, BE19, BE38, AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007), together with Chapter 3C and policies 4A.12 and 4A.13 of the London Plan. (February 2008).

12 H14 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 each dwelling have been submitted to and approved in

writing by the Local Planning Authority. Thereafter, the development shall not be occupied until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

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

13 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).

14 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.

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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I1 Building to Approved Drawing

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

2 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).

3 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.

4 I23 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

5 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.

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).

7 145 **Discharge of Conditions**

Your attention is drawn to conditions 2, 3, 9, 10, 11, 12, 13, 14 and 15 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

8 147 **Damage to Verge**

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

9 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.

10 152 **Compulsory Informative (1)**

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

11 153 **Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS	Residential Layouts Accessible Hillingdon
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
PPS1	Delivering Sustainable Development

12 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.

13 I21 Street Naming and Numbering

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

14 I4 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential development. 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).

15 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 1980.

16

In seeking to discharge conditions 11 and 15, you are advised that the bin stores as shown do not allow sufficient space for pedestrian access and should be either relocated or removed. Furthermore the front garden area should be amended to provide increased areas of soft landscaping on each side of the front boundaries. It is suggested that a new small tree (such as Silver Birch or Rowan) could be planted in each of these areas.

3. CONSIDERATIONS

3.1 Site and Locality

The site is situated on the western side of Edwards Avenue and comprises a detached bungalow, which is to be demolished. The site abuts the rear gardens of 3 and 5 Manor Gardens to the west. The northern boundary of the site abuts the boundary with a row of terraced houses 39, 39a and 41 Edwards Avenue and the southern boundary abuts the curtilage of 35 Edwards Avenue. Detached bungalows are located on the opposite side of Edwards Avenue. The area is characterised by a mixture of semi-detached and terraced houses and detached bungalows.

3.2 Proposed Scheme

Planning permission is sought to demolish the existing detached bungalow and erect four duplex 2 bedroom back to back houses in a single building. Two of the houses would front onto Edwards Avenue, while the remaining two would be located to the rear of these, but with access provided at either side. The footprint of the building would be 12.9m wide, 13.9m deep at its maximum extent, whilst the height would be 5.4m to eaves level with hipped roofs.

Four parking spaces are proposed to the front of the proposed building with a new crossover onto Edwards Avenue. Refuse storage areas for each house would be provided at the front of the site. Each property would benefit from an individual rear garden and secure cycle storage.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was refused (Ref: 65680/APP/2009/63) on the 20th March 2009 for the erection of 4, two bedroom flats for the following reasons:

1. The proposal fails to provide car parking and cycle storage provision in accordance with the Council's adopted parking standards and would give rise to conditions prejudicial to highway and pedestrian safety contrary to Policies AM7 (ii) and AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

2. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of

places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Unitary Development Plan.

3. The use of the communal garden area by the future occupiers of the first floor flats would fail to protect the privacy, or provide adequate private amenity space for the future occupiers of the proposed ground floor flats. The development is therefore contrary to Policies BE19, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

4. The proposal would give rise to an unacceptable further increase in the number of flatted developments on this street, which already exceeds the 10% threshold set out in this Council's Supplementary Planning Document HDAS: Residential Layouts. It is considered therefore that the proposal would have a detrimental impact on the character and amenity of the area, and as such would be contrary to Policy BE19 of the adopted Hillingdon Unitary Development Plan 'Saved Policies' 2007 and the Hillingdon Design and Accessibility Statement Supplementary Planning Document for Residential Layouts (Section 3.3).

The application was the subject of an appeal, which was allowed on 5th March 2010.

A subsequent application for a pair of two storey, 3 bedroom semi detached houses was approved on 7th. August 2009 (ref:65680/APP/2009/1264).

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:

- | | |
|------|---|
| AM14 | New development and car parking standards. |
| AM15 | Provision of reserved parking spaces for disabled persons |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM9 | Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities |
| BE13 | New development must harmonise with the existing street scene. |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |

H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS	Residential Layouts Accessible Hillingdon
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
PPS1	Delivering Sustainable Development

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

66 adjoining occupiers were consulted and 19 letters of objection have been received with the following comments:

- (1) The proposal would result in the loss of an existing sound bungalow;
- (2) The building would be out of character with the street scene;
- (3) The proposal is too large in relation to surrounding properties;
- (4) Inadequate parking;
- (5) Crossover would prevent on street parking;
- (6) Will put a strain on existing services;
- (7) The height and footprint would be intrusive;
- (8) The proposal would change the character of the surrounding area;
- (9) Loss of daylight/sunlight;
- (10) Loss of privacy;
- (11) The proposal will increase congestion and would be prejudicial to highway safety;
- (12) Inadequate parking;
- (13) The proposal is contrary to Policies BE13, BE19 BE20, BE21, BE23 and BE24 of the Hillingdon Unitary Development Plan Saved Policies September 2007;
- (14) The number of redevelopments on Edwards Avenue is already considered to be excessive;
- (15) Increase in population density;
- (16) Misrepresentation of the scheme in the description;
- (17) Overdevelopment of the site;
- (18) Extends further to the rear than adjoining properties;
- (19) Amenity area of front houses too far away;
- (20) Cycle store location should be closer to the building;
- (21) Excessive footprint/hard surfacing will decrease natural drainage and lead to localised flooding;
- (22) Bin store location inappropriate;
- (23) Excessive hard surfacing of front garden;
- (24) Dropped curb too long;
- (25) Development rule should be upheld.

In addition, a petition bearing 28 signatures has been received. Objections on the following grounds (as set out in the petition cover sheet):

- (1) The proposal would result in the demolition of a sound development;
- (2) The proposal does not harmonise with the existing street scene and would detract from the character of the area;
- (3) Loss of daylight/sunlight;
- (4) The proposal is too large;
- (5) Loss of privacy;
- (6) The proposal would adversely affect current services;
- (7) Inadequate parking;
- (8) Multiple crossovers would prevent on street parking;
- (9) Does not respect rear building line;
- (10) Increased flood risk;
- (11) Increased carbon footprint;
- (12) Rubbish generated would create an eyesore;
- (13) 10% redevelopment rule should be upheld;
- (14) Increase in carbon footprint.

SOUTH RUISLIP RESIDENTS' ASSOCIATION: No response.

MINISTRY OF DEFENCE SAFEGUARDING: No safeguarding objections.

NATIONAL AIR TRAFFIC SAFEGUARDING: No safeguarding objections.

CROSSRAIL: No comments to make on this application.

Internal Consultees

EDUCATION DIRECTORATE

The applicant has previously challenged the contribution requested for this site and a contribution was agreed and paid for application 65680/APP/2009/63 in 2009.

WASTE MANAGER

Hillingdon is not a wheeled Borough. The current waste and recycling collection systems are weekly refuse waste and recycling using sacks and fortnightly green garden waste collection using specially marked reusable bags.

The waste and recycling should be presented near the curtilage of the properties on allocated collection days.

ENVIRONMENTAL PROTECTION UNIT

No objections are raised to this proposal.

Should planning permission be granted, please ensure that the standard Construction Site Informative is added in respect of the construction phase.

TREES AND LANDSCAPE OFFICER

This site is not covered by a TPO, nor within a Conservation Area. There are no trees on/adjacent to the site, although there is a large laurel shrub to the rear of the existing garage, however it is not a constraint to development in terms of Saved Policy BE38.

The layout plan shows a large area of hard standing, for car parking, at the front of the site, with very little room for soft landscaping. The layout plan should be amended to show an increased area for soft landscaping (at least 25% of the front garden area should be soft landscaped) to conform to HDAS. No details have been provided to show that the hard standing conforms to SUDS, however this can be dealt with by condition at a later stage. To mitigate the visual impact of the proposed development, a new small tree (such as Silver Birch or Rowan) should be planted on each of the front, side boundaries. The layout plan should be amended to show the location/species of two new trees.

(Note: The revised layout to provide landscaped buffers is secured by condition).

ACCESS OFFICER

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010.

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

1. The plans should indicate the location of a future through the ceiling wheelchair lift. However, given the restrictive floorspace, concern is raised that it may not be feasible to incorporate a through-ceiling-lift, in which case the Lifetime Home Standards would not be achieved.

Conclusion: On the basis of their revised/additional plans are submitted and approved, I would raise no objection to the proposed development.

(Note This matter is covered by condition).

HIGHWAY ENGINEER

Edwards Avenue is accessed from West End Road and leading into Great Central Avenue which is an unclassified road. The proposed dwelling is located in a residential area nearest to Great Central Avenue which is a no through road.

Edwards Avenue is surrounded by a mixture of single and double storey residential dwellings. The proposal is to erect 4 x two storey two bedroom semi-detached properties with total of four parking spaces having a shared vehicle access of eleven meters long leading to hardstanding in the front garden area and two secured cycle storage for each dwelling located at the rear of proposed properties. The proposal is therefore in compliance with Policy AM14 of the Council's UDP.

The proposal also includes two refuse communal bin store to be located in the north east and south west front garden corners. A gap of approximately 0.5m has shown between the building wall and corner of proposed communal bin stores walls leading to house nos. 3 and 4.

Applicant has failed to provide construction detail of communal bin stores, and a 0.5m gap is clearly insufficient for pedestrian/resident movement. It is recommended to either relocate the bin stores to allow sufficient gap for residents to enter/exit the proposed dwelling or eradicate the proposal of communal bin storage area, which seems to be unnecessary for what seem to be dwellings.

Consequently, there is no objection on the highways aspect of the proposal, subject to the following condition being applied;

1. amend drawing to allow sufficient gap between building wall and proposed communal bin store or remove proposed bin stores in front garden.
2. The use of the land for vehicle parking shall not be commenced until the details of the hardstanding area, surface drainage and access for proposed dwellings have been constructed in accordance with the details to be submitted and approved in writing by the LPA and shall be permanently maintained and available for the parking of vehicles at all times.

(Note: These matters are covered by condition).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The surrounding area is predominantly residential in character and comprises a mixture of maisonettes, bungalows and terraced houses. The site is located within the developed area, as identified in the Council's adopted Unitary Development Plan (UDP) Saved Policies September 2007. General policies are supportive of residential accommodation in principle, subject to compliance with a number of detailed criteria.

The principle of a more intensive residential use on this site has already been established by virtue of the of appeal decision relating to the application for the erection of 4, two bedroom flats and the 2009 consent for 2, three bedroom houses on this plot.

The current scheme replaces one family dwelling with four, 2 bedroom back to back houses. There is therefore a net gain of 3 dwelling units and no flats are proposed. Even if the argument that the current scheme could usefully be described as duplex flats (which is alluded to in the Design and Access Statement) could be sustained, the comments of the Inspector in allowing the appeal for the flatted scheme, which has a similar built form to the current proposal, are relevant. The Inspector stated that he was satisfied that the proposal would not adversely affect the appearance of the local area and would not therefore conflict with Saved Policy BE19 of the UDP. As a result and in the absence of any identified harm, the very minimal overrun of the 10% figure in the SPD, for the proportion of redevelopments as flatted developments within this street would not, in his view, justify refusal of permission in this case.

There is therefore no objection in principle to the intensification of the residential use on the site, subject to the proposal satisfying other saved policies within the UDP.

7.02 Density of the proposed development

The scheme would have a residential density which equates to approximately 229 habitable rooms per hectare (hr/ha), or 38 units per hectare (u/ha). The proposed density is therefore within the London Plan recommended guidelines (150-250 hr/ha or 35-65 u/ha in a suburban setting), as indicated in Table 3A.2 of the London Plan (2008), having regard to the site's Public Transport Accessibility Level (PTAL) of 2. there is therefore no objection to the proposed density of the scheme, subject to compliance with other policies in the Plan.

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

Not applicable in this case.

7.04 Airport safeguarding

Both the Ministry of Defence Safeguarding and National Air Traffic Safeguarding have raised no objections.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The current scheme is identical in terms of built form, scale, massing and siting to the previous scheme for 4 flats, which was allowed on appeal, and the subsequent approval for a pair of semi detached dwellings. The proposed building would not project forward of the front building line of adjoining properties and is not therefore considered to unacceptably intrude into the street scene.

In addition, the flank wall of the proposed two-storey building would be inset by a minimum distance of 1.2m from the side boundaries, in compliance with Saved Policy BE22. It is considered that sufficient distance has therefore been maintained between the flank walls of the new houses and those of the adjoining properties, to ensure that the building would not appear cramped in the street scene. It is considered that the overall size, bulk and design of the proposed development would also relate satisfactorily to adjoining properties and the surrounding area.

This view is consistent with the conclusions of the Inspector in allowing the flatted scheme. Here, the Inspector held that the proposal would not affect the appearance and character of the area, would respect the general street building line and would not appear cramped within this plot.

The only external changes to the approved schemes are the treatment of the hard surfaced areas at the front of the plot to provide car parking, the provision of side entrances to the rear facing houses and the sub-division of the rear garden to provide individual amenity areas to each house. It is not considered that the provision of the side entrances or the sub division of the rear garden would not detract from the character and appearance of the area. However, concerns are raised regarding the large area of hard standing for car parking, at the front of the site, with very little room for soft landscaping. However, it is noted that this matter was satisfactorily addressed for the 2 house scheme, where 4 parking spaces were approved, with the proposed hard surfaced area to the front of the building inset from the boundaries of the application site and sufficient space provided between the hard surfaced area and the boundaries of the application site to create an adequate landscaping buffer.

The plot has a 15.3 metre frontage to Edwards Avenue. Adequate width therefore exists to provide these landscaped buffers, to mitigate the visual impact of the proposed development. It is therefore recommended that should the application be approved, a condition be imposed requiring the submission of details of the frontage layout. Subject to a satisfactory scheme being agreed, it is considered that the surface of the car parking area in front of the proposed dwellings would not visually impinge on the building's setting and would not detract from the open character and appearance of the area.

The proposal is therefore considered to comply with Policies BE13, BE19, BE22 and BE38 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.08 Impact on neighbours

The Council's Supplementary Planning Document HDAS: Residential Layouts requires a minimum distance of 21m to ensure that overlooking to adjoining residents is minimised. No windows are proposed in the flank elevations which face towards 35 and 39 Edwards Avenue. The windows in the rear elevation, which would face Nos. 5 and 7 Manor Gardens, would be situated some 30m from the rear of these properties. As such, the proposal would not result in additional loss of privacy to justify refusal and the proposal would comply with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies

September 2007.

The proposed building would be located to the north of 35 Edwards Avenue and would not result in the overshadowing of the rear garden of this property. With regard to No.39, the proposal is likely to increase the length of shadow to this property in the morning. However, no overshadowing would occur after approximately 13:00. It is therefore considered that the proposal would not result in loss of light or overshadowing of these properties sufficient to justify refusal. The proposal would therefore comply with Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The Council's SPD HDAS: Residential Layouts advises that for two storey buildings adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings. The proposed rear elevation of the proposed two storey element, which would directly face nos.3 and 5 Manor Gardens, would be situated 30m from the rear of these properties, in excess of the 15m guideline.

No.35 Edwards Avenue has a single storey rear extension and the proposed development would project 2.6m beyond the rear building line of this extension. The proposed development would not project beyond a 45 degree line taken from the mid-point of the nearest habitable room window.

The flank wall of the proposed building which would face no.39 would not project beyond the rear building line of this property. The proposal is not therefore considered to result in an over-dominant form of development in relation to surrounding properties. The proposal therefore complies with Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.09 Living conditions for future occupiers

All of the units would benefit from an acceptable level of privacy, outlook and light. Private amenity space is provided in the form of individual gardens, ranging between 60sqm and 69sqm. in area, which complies with the Council's 60sq. metre amenity space standards for 2 bedroom houses as set out in SPD HDAS: Residential Layouts.

The SPD HDAS: Residential Layouts requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standard for 2 bedroom houses is 63sq.m. Each unit would be approximately 73sq.m and the development thus exceeds the SPD recommended floor space standards and that lifetime home standards can be met for each of the dwellings. A condition is recommended to ensure compliance.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE20, BE23, BE24, OE1 and OE5 of the UDP Saved Policies September 2007, HDAS: Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Edwards Avenue is accessed from West End Road and leading into Great Central Avenue which is an unclassified road. The proposed dwellings are located in a residential area nearest to the Great Central Avenue which is a no through road. It is considered that a net gain of three, two bedroom units would not give rise to a significant increase in congestion such as to justify refusal.

In this case, 4 off-street parking spaces are provided (one for each unit). The parking spaces would be provided on hardstanding in the front garden area and would be accessed via a shared access having an eleven meter long dropped kerb. The Highway Engineer raises no objections to this arrangement, which is similar to that approved for the pair of semi detached dwellings. The Council's Highways Engineer considers that the proposed number of spaces would be adequate, whilst this level of provision complies with the Council's maximum parking standards, and Saved Policy AM14 of the UDP. In addition, independent access is provided to secure cycle parking in the rear gardens, in compliance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

The Highway Engineer has however raised concerns relating to the location of proposed bin stores on either side of the development, which would impede access to the rear houses. He therefore recommends that the bin stores be either relocated or removed altogether, to allow sufficient access and egress for future residents. This matter is addressed by the imposition of a condition requiring a revised layout of the front garden area. The applicant has also been advised by way of an informative.

Overall it is considered that the proposal is unlikely to give rise to additional on-street parking or detriment of highway and pedestrian safety, in compliance with Policies AM7 and AM14 (ii) of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.11 Urban design, access and security

See section 7.07.

7.12 Disabled access

DDA compliant level thresholds and a gentle gradient to paths not exceeding 1:20 are to be provided for each unit. The Access Officer is satisfied with the level of facilities provided subject to minor revisions to the internal layout of the units to ensure full compliance with all 16 Lifetime Home standards (as relevant).

The Access Officer has noted that due to the restrictive floorspace, it may not be feasible to incorporate a through-ceiling-lift in the proposed units. However, the submitted floor plans do indicate downstairs w/c and bathroom facilities for each house, capable of being used by people with disabilities, whilst the internal layout could easily be converted to downstairs living space. Therefore the difficulty in providing a through ceiling lift is not considered to be a sustainable reason to refuse this application.

Subject to a condition to ensure compliance with Lifetime Home standards, it is considered that proposed development is in accord with the aims of Policies 3A.4, 4B.5 of the London Plan, the Hillingdon Design and Access Statement (HDAS) Accessible Hillingdon and Policy AM15 of the UDP.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Tree and Landscape Officer notes that there are no trees or other landscape features within the garden, or close to it. However, the layout plan shows a large area of hard standing for car parking, at the front of the site, with very little room for soft landscaping. In this regard, it is noted that the plot has a 15.3 metre frontage to Edwards Avenue. Adequate width therefore exists to provide landscaped buffers, to mitigate the visual impact of the proposed development. This matter was satisfactorily addressed for the 2 house scheme, where 4 parking spaces were approved, with the proposed hard surfaced

area to the front of the building inset from the boundaries of the application site and sufficient space provided between the hard surfaced area and the boundaries of the application site to create an adequate landscaping buffer.

Conditions are recommended requiring a revised layout of the front of the site and the submission of a landscaping scheme, to provide landscaped buffers, which could include the planting of two small trees on either side of the car parking area. Subject to the submission and approval of such a scheme, it is considered that the proposal would comply with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

The energy performance minimum requirements of Building Regulations Part L will be met for the new development. A condition is proposed to ensure that the houses meet level 3 compliance of the Code for Sustainable Homes.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies September 2007 seek to ensure that new development incorporates appropriate measures to mitigate any potential risk of flooding.

Consideration has been given to the risk of flooding resulting from an increased area of hard standing on the application site as a result of the proposed development. A condition is recommended requiring the incorporation of Sustainable Urban Drainage Systems (SUDS) to limit the surface run-off from the site. Such measures will include permeable paving surfaces. This will ensure that the potential risk of flooding resulting from surface run-off from the proposed development is negligible.

Subject to the recommended condition, it is considered that development would not increase the risk of flooding and therefore is in accordance with Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies September 2007, Policy 4B.6 of The London Plan (February 2008) and Planning Policy Statement 25: Development and Flood Risk.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

With regard to the letters of objection received, points (1) loss of an existing bungalow,, (6) strain on existing services and (12) Inadequate parking, are not considered sufficient reasons to justify the refusal of this application.

Points (2) out of character, (3) proposal is too large, (5) inadequate parking, (7) The height and footprint would be intrusive, (8) change the character, (9) Loss of daylight/sunlight, (10) Loss of privacy, and (11) increased congestion are addressed in the main body of the report.

With regard to the petition received, in addition to those points covered above, Points (10) increased flood risk, (11) increased carbon footprint, (12) rubbish generated would create an eye sore,(13) inadequate facilities for people with disabilities, are addressed in the main body of the report.

Point (14) dwellings could be converted to multiple occupation, is not applicable to the

determination of this application as there is no permitted change from Class C3 (Dwelling Houses) to multiple occupation and such a use would thus require further permission.

7.20 Planning Obligations

The applicants have already met the obligations for education contributions on the previous scheme which is of a similar scale to the current proposals. As such, it is not considered necessary to re-visit the issue of planning obligations, which have been satisfactorily addressed.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other planning issues relevant to this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

No objections are raised to the principle of replacing the existing family dwelling unit with 4, two bedroom units.

The proposal respects the established building lines, whilst sufficient distance has been maintained between the flank walls of the new building and those of the adjoining properties to ensure that the building would not appear cramped in the street scene.

It is considered that the proposed development would provide adequate parking and is therefore unlikely to give rise to conditions which would be prejudicial to highway and pedestrian safety.

Good environmental conditions are provided for future occupiers, whilst the residential amenity of surrounding residents would not be adversely affected by the proposal.

The applicants have already meet the costs to address the pressure for school places in the locality arising from the proposal.

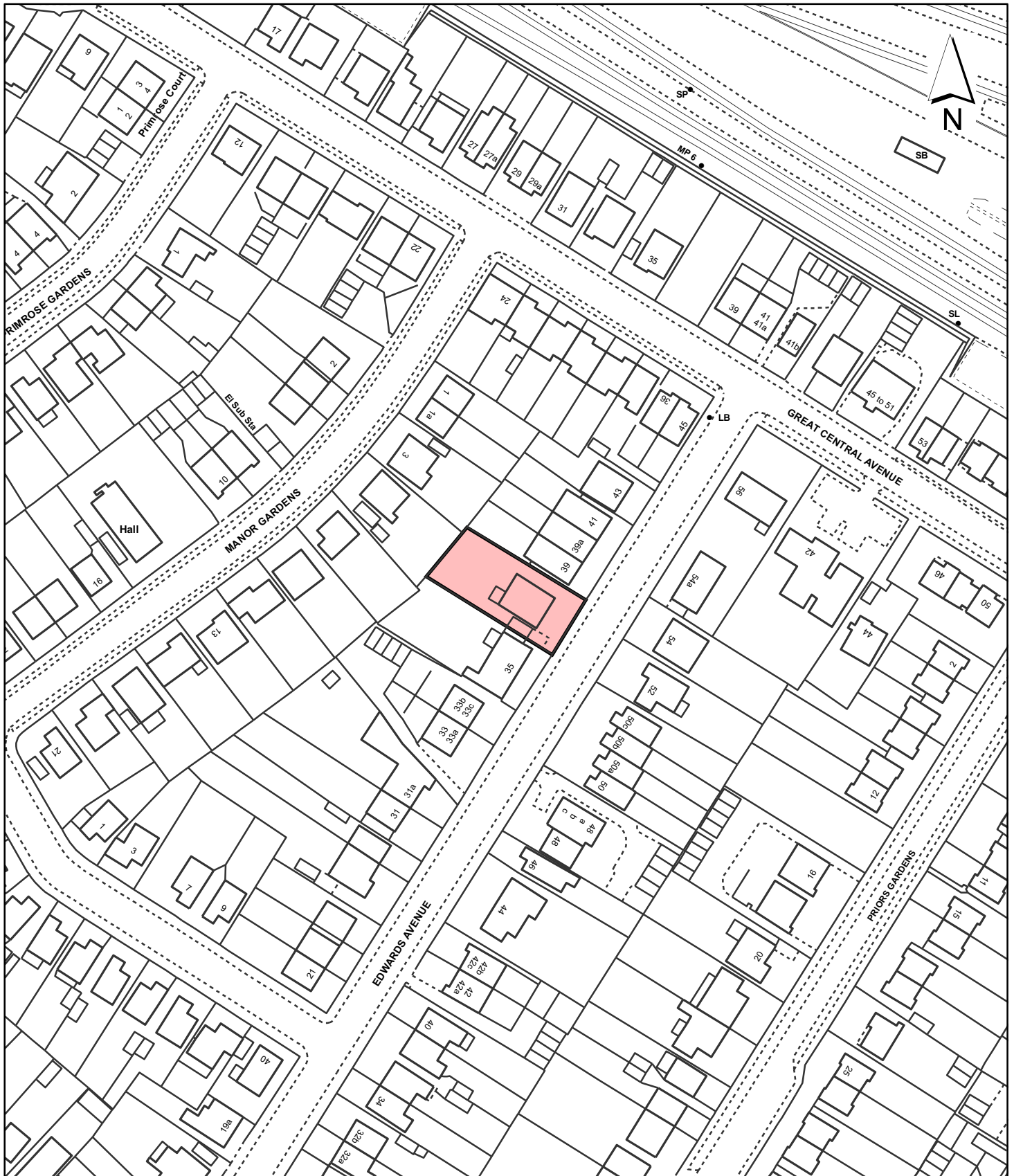
It is considered that the current proposal meets the Council's policies and standards and is thus recommended for approval.

11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
London Plan (2008)
HDAS: Residential Layouts
HDAS: Accessible Hillingdon
Letters of objection and petition.

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address	
37 Edwards Avenue Ruislip	
Planning Application Ref:	Scale
65680/APP/2011/36	1:1,250
Planning Committee	Date
North Page 77	March 2011

**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 41 RAISINS HILL EASTCOTE MIDDLESEX

Development: Part two storey, part single storey side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store.

LBH Ref Nos: 64909/APP/2010/2668

Drawing Nos: 10034 P 01.01 Rev. D

Date Plans Received: 22/11/2010 **Date(s) of Amendment(s):** 28/01/2011

Date Application Valid: 01/12/2010

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the west side of Raisins Hill and comprises a two storey semi-detached dwelling with a fully hipped roof and bay window detail to both the front and rear elevations. An original attached garage with store room behind is located on the north west elevation. The garage is set 0.6m from the boundary with the adjacent property no.43 and flush with the front elevation of the main house. The house is set back 8m from the road with a 5m wide front driveway and lawned area with hedge separating the site from the adjoining semi (no.39). A 22m garden runs to the rear. The adjoining property, No.39, has recently carried out a hip to gable loft conversion with rear dormer, under permitted development, and is currently completing a single storey side, front and rear extension approved in September 2010. The street scene is residential in character and appearance and the application site lies within the developed area, as identified in the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

1.2 Proposed Scheme

Planning permission is sought to demolish the existing garage and store to the side and construct a part two storey side extension and a part two storey/part single storey rear extension plus conversion of the roof to habitable space.

To the rear, the proposed single storey extension would measure 3.6m deep with a 3m high flat roof. The two storey element would commence 3.2m from the boundary with the adjoining property (no.39) and measure 2.6m deep. The two storey extension would measure 4.9m wide projecting out from the side elevation by 2.2m, stopping 1m away from the boundary with no.43 and wrapping around the side elevation to continue to stop flush with the front elevation of the house. To the side of the house, the roof of the proposed two storey extension would be at full height with the rear roof set 1m beneath

the ridge.

A single storey extension is proposed to the front, measuring 5m wide and 1m deep that would wrap around the front elevation and be 0.5m wider than the first floor continuing for a depth of 8.4m. 2 no. parking spaces are identified on the existing front driveway.

1.3 Relevant Planning History Comment on Planning History

None.

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

11 neighbouring properties and the Northwood Hills Residents Association have been consulted. 11 individual letters and a petition with 31 signatories has been received objecting to the proposal on the following grounds:

- i) A 5 bed house and the extension would be too large for the plot and is overdevelopment of the site that would create an unacceptable precedent;
- ii) Loss of garage will lead to inadequate parking provision on site for such a large house, leading to congestion;
- iii) The front extension is forward of the building line;
- iv) The extension would shadow garden/patio of the neighbouring property;
- v) Loss of southerly views;
- vi) Destruction of street scene;
- vii) Loss of light;
- viii) The sewerage and water services will not be able to cope.

Officer Comments: The issues raised are considered in the main body of the report.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| AM14 | New development and car parking standards. |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. MAIN PLANNING ISSUES

The main planning issue in respect of this application is considered to be the design of the proposed development, its impact upon residential amenity and the provision of adequate parking at the site.

Visual Amenity

Policy BE13 of the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007) requires that the layout and appearance of new development must harmonise with the existing street scene whilst policy BE15 requires extensions to be in-keeping with the scale, form and architectural composition of the building. Policy BE19 seeks to ensure new development complements or improves the amenity and character of the area. Policy BE22 requires two storey extensions to be set back a minimum of 1m from the side boundary. Guidance is also found within the London Borough of Hillingdon Supplementary Planning Document (SPD) HDAS: Residential Extensions.

For two storey side extensions to be acceptable, the SPD requires such extensions for semi-detached properties to be set in from the boundary with neighbouring properties by at least 1m, be set back 1m from main front elevation and have a roof set beneath the main ridge by at least 0.5m to ensure a sub-ordinate appearance. For two storey rear extensions the SPD states that the depth must not exceed 3.6m, that the first floor must comply with 45 degree rule and that the roof height should not exceed the height of the main roof. Whilst section 8 of the Residential Extensions SPD refers to front extensions, canopies and bay windows and states that front extensions, including porches, should not extend across the entire frontage of a property and if combined with a garage conversion should not project further than 1m forward.

In general, it is expected that a two storey side extension on a semi-detached property is set back from the front elevation with a lower roof to that of the main house. In this instance however, the adjoining semi has carried out a hip to gable roof conversion under permitted development, that has already unbalanced the symmetry of the pair of houses. By continuing the two storey extension at the same height, a far more simple front elevation is maintained rather than further unbalancing the pair of houses with an additional roof pattern. For this reason it is considered that the proposed side extension is acceptable by seeking to ensure some form of composition for the pair of semi-detached properties is retained.

To the rear, the two storey extension at 2.6m deep with a lowered and fully hipped roof is considered to respect the architectural form of both the original house and the surrounding area.

The flat roof single storey rear extension is of a simple design that meets the size and

height requirements of the SPD. The front extension although slightly forward of the existing bay window is reminiscent of a porch/garage conversion extension and also echoes the extension and canopy approved on the adjoining property.

On balance therefore, whilst the side extension is at full height and depth and not in general accordance with the SPD guidance, the work carried out to the adjoining semi-detached property means that a traditional design response for a pair of semi-detached properties would not ensure symmetry is retained. In all other respects the proposed extension follows the recommended HDAS guidance for extensions regarding size and scale and thus is not considered to be an overdevelopment of the site. The use of matching materials is also proposed and this would ensure further harmony with the existing street scene. For these reasons it is considered that the proposal meets the requirements of the SPD and policies BE13, BE15 and BE19 of the UDP (Saved Policies September 2007).

Residential Amenity

Policy BE20 of the UDP seeks to ensure that adequate daylight and sunlight can penetrate into and between buildings and that amenities are safeguarded whilst policy BE21 of the UDP precludes development that would result in a significant loss of amenity due to a proposals siting, bulk and proximity. Policy BE22 continues that extensions should be a minimum of 1m from the side boundary. With regard to adjoining property (no.39), the proposed single storey rear extension would be directly alongside the conservatory recently permitted that would measure the same depth. The two storey extension, set 3.2m from the boundary with no.39 would not affect the 45 degree line taken from the nearest habitable room rear window.

With regard to adjacent property (no.43), the submitted drawings clearly show that the proposed two storey extension would also not break a 45 degree line taken from the nearest window at first floor whilst the side window in no.43 serves a landing/stairwell. The proposal is therefore not considered to impact unduly on the adjoining properties in terms of loss of light and overshadowing. The proposed two storey element is located 1m from the boundary with no.43, as per policy BE22, with no. 43's attached garage alongside the front half of the side extension. Thus, whilst there would be some impact upon the residents of no.43, it would not be of such significance as to warrant a refusal of planning permission. Given the depth of the proposed rear extension it is not considered that no.43 would suffer such a loss of view from the rear patio that would justify the refusal of planning permission.

Given the above, it is considered that there would be no significant loss of amenity as a result of the proposal in accordance with policies BE20, BE21 and BE22 of the Hillingdon UDP, saved policies, September 2007.

With regard to privacy, the two windows proposed within the side elevations of the proposed two storey element are to serve bathrooms and are shown as high level opening with obscure glazing. To ensure this is retained a condition to retain them in this state is recommended plus a further condition restricting the insertion of further openings.

A distance of 22m separates the front of the proposed extension with the house directly opposite (a bathroom window is proposed at first floor) exceeding the SPD requirement of 21m. The rear garden also provides sufficient distance to the properties to the rear. The proposal would consequently accord with Policy BE24 of the UDP (Saved Policies

September 2007) and with the SPD.

It is considered that all the proposed habitable rooms and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 4A.3 of the London Plan (2008).

Over 100sqm of private amenity space would be retained in compliance with paragraph 5.13 of the SPD and policy BE23 of the UDP (Saved Policies September 2007).

Car Parking

Policy AM14 of the UDP (Saved Policies September 2007) requires new development to accord with the Council's adopted car parking standards. For a 2 plus bedroom house, the standards require 2 car parking spaces be provided. A plan indicating that two spaces can be provided on the existing driveway has been submitted. The application therefore meets the Council's adopted standard parking standards and is in accordance with policy AM14 of the UDP (Saved Policies September 2007).

6. **RECOMMENDATION**

APPROVAL subject to the following:

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

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

REASON

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

2 HH-OM1 Development in accordance with Approved Plans

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

REASON

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

3 HH-M2 External surfaces to match existing building

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

REASON

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

4 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 39 and 43 Raisins Hill.

REASON

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

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

The window(s) facing 43 Raisins Hill shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

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

7 H7 Parking Arrangements (Residential)

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

REASON

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

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.

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

- 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).

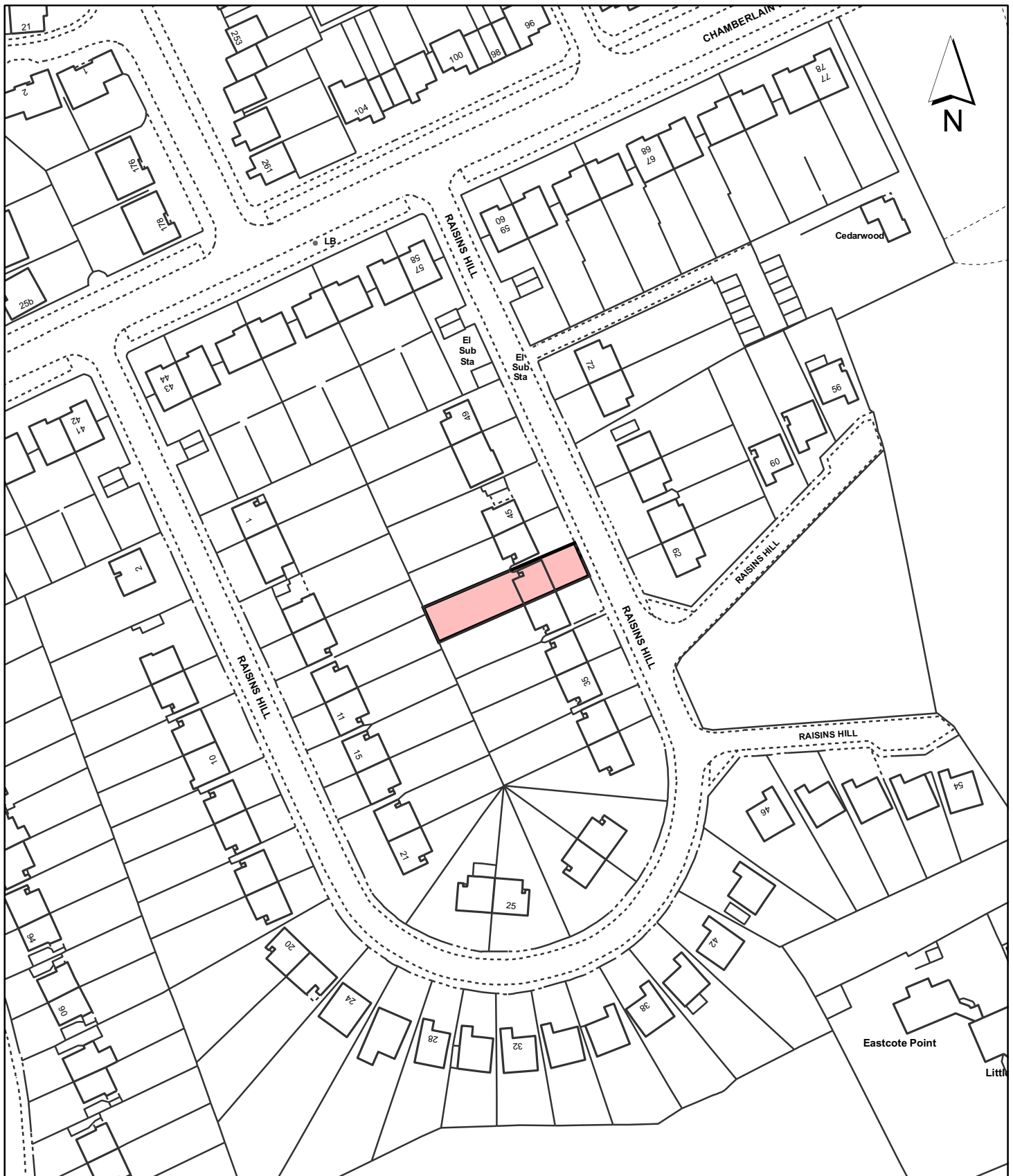
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure 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: Ceri Porter

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 2011</p>	<p>Site Address</p> <p style="text-align: center;">41 Raising Hill Eastcote</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;">64909/APP/2010/2668</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;">North Page 88</p>	<p>Date</p> <p style="text-align: center;">March 2011</p>	

Report of the Head of Planning & Enforcement Services

Address LAND ADJACENT TO BUS SHELTER, JUNCTION OF BURY STREET AND PLOUGH FARM CLOSE RUISLIP

Development: Installation of an 11.8m high telecommunications pole, associated equipment cabinet and ancillary development works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 67082/APP/2011/135

Drawing Nos: 76294_0/002 Rev. B
76294_0/003 Rev. B
76294_0/004 Rev. B
76294_0/001 Rev. B
76294_0/005 Rev. B
Site Specific Supplementary Information
Health and Mobile Phone Base Stations
General background Information on Radio Network Development for Planning Applications
Cornerstone: Supporting Technical Information for o2 and Vodafone

Date Plans Received: 21/01/2011 **Date(s) of Amendment(s):**

Date Application Valid: 21/01/2011

1. **SUMMARY**

It is proposed to install an approximately 11.8m high (including antennas) monopole mobile phone mast incorporating six antennas to provide coverage for Vodafone and O2. One equipment cabinet, with dimensions of 0.9m x 1.9m x 1.6m high, would be located near the mast at the rear of the footway.

It is considered that given the sensitivity of the site, located close to listed buildings, the Local Planning Authority would need to be convinced that all other possible options for an alternative siting had been explored which the application fails to do. Furthermore, it is considered that a more appropriate design for the mast could be achieved.

It is recommended that the prior approval of the siting and design of the mast is required and that the details of siting and design are refused.

2. **RECOMMENDATION**

RECOMMENDATION (A) That prior approval of siting and design is required.

RECOMMENDATION (B) The details of siting and design are refused for the following reason:

1 NON2 **Non Standard reason for refusal**

The proposed development by reason of its siting and design would result in an incongruous and visually obtrusive form of development which would be out of keeping with the visual character of the adjoining street scene, the surrounding area and to the

setting of the adjoining listed buildings. Alternative siting solutions have not been fully investigated. The proposal is therefore contrary to Policies Pt 1.10, Pt1.11, BE10, BE13, BE37, OE1 and AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to raise an 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 an 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.

OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
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.
PPG8	Telecommunications
BE10	Proposals detrimental to the setting of a listed building

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The site comprises the public footway on the east side of Bury Street, approximately 6m to the south east of the junction with Plough Farm Close, in Ruislip. A row of mature trees and vegetation is located to the rear of the footway.

The proposed mast and cabinets would be located to the rear of the footway just to the north of the existing bus stop. The nearest residential properties to the site are located approximately 30m to the east with their curtilage being immediately to the rear of the footpath.

The site falls within the developed area, as shown on the Hillingdon Unitary Development Plan Proposals Map. However, no. 144 Bury Street (located approximately 30m to the east), Woodman's Farmhouse (located approximately 50m to the north east and accessed via Plough Farm Close) and The Plough Public House (located approximately 50m to the north) are all grade II Listed Buildings.

3.2 Proposed Scheme

It is proposed to install an approximately 11.8m high (including antennas) monopole mobile phone mast incorporating six antennas to provide coverage for Vodafone and O2. One equipment cabinet, with dimensions of 0.9m x 1.9m x 1.6m high, would be located near the mast at the rear of the footway. The mast would be coloured grey and the cabinets would be coloured green.

3.3 Relevant Planning History

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:

- 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:

- OL5 Development proposals adjacent to the Green Belt
- BE13 New development must harmonise with the existing street scene.
- BE37 Telecommunications developments - siting and design
- 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.
- PPG8 Telecommunications
- BE10 Proposals detrimental to the setting of a listed building

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 18th February 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed, 47 adjoining owner/occupiers and the Ruislip Residents Association were consulted. 26 responses have been received objecting to the proposal on the following grounds:

- (i) The proposed mast would be detrimental to health;

- (ii) The mast and equipment would result in a negative visual impact;
- (iii) The mast is located close to listed buildings and will have a negative impact on their setting;
- (iv) Negative affect on property prices and future sale of properties;
- (v) Mobile reception in the area is fine - no need for another mast;
- (vi) Footpath will be narrowed which will result in pedestrians being endangered;
- (vii) Proximity to residential properties.

Internal Consultees

CONSERVATION OFFICER:

BACKGROUND: The site lies very close to The Plough and Woodman's Farm, both of which are timber framed, grade II listed buildings. The setting of these buildings would be detrimentally affected by this proposal.

RECOMMENDATIONS: Objection

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 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 application.

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

The site is not located within an archaeological priority area, the green belt or within a conservation area.

7.04 Airport safeguarding

The proposed mast will have no impact on airport safeguarding.

7.05 Impact on the green belt

The proposed mast is not located within and will not be visible from the Green Belt, the nearest designation being Park Wood to the rear of properties fronting the east of Bury Street.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed site is located in a relatively prominent and sensitive location along a busy main road and in very close proximity to a number of Grade II Listed Buildings. Nevertheless, it would not be directly overlooked by residential properties and benefits 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. That said, there are numerous other locations within the vicinity which would also benefit from a backdrop of vegetation and which would not be so prominently located in the immediate vicinity of

listed buildings.

In design terms it is not considered the proposed location would be acceptable unless a thorough site search had been carried out and it could be sufficiently demonstrated that there were no other more suitable sites available, which would be capable of providing the required coverage, have less visual impact and be located further from buildings with merit in terms of conservation.

It is noted that a monopole design mast has been chosen to reflect the character of the nearby lamp posts and street signs. However, it is considered that the proposed mast would appear as utilitarian and clumsy in its design, particularly given its large bulky head frame. A slimline design, with a less obvious antenna shroud, would be visually more acceptable. Given the backdrop of vegetation and vast nearby areas of open space, a telegraph pole design may be more appropriate in this location, despite the nearby street furniture.

The currently proposed design is unlikely to be acceptable in this location unless it can be sufficiently demonstrated that there are no other options available which would be technically viable.

It is acknowledged that this is a sensitive area in which to find a site. Nevertheless, a thorough site search should be carried out to fully demonstrate that all relevant options have been explored and that there are no less sensitive locations which would be better suited in terms of highways safety and which would be visually less prominent. Coverage plots should be provided with any future submission to help justify the site selection. It is noted that there are numerous similar sites benefiting from a vegetative backdrop in the area, including elsewhere on Bury Street/Ducks Hill Road, which would be located further from Listed Buildings.

7.08 Impact on neighbours

Residents have expressed concerns about the possible health risks from the development. PPG8 indicates that the planning system is not the place for determining health issues. It goes on to state that if a proposed mobile phone base station meets the ICNIRP guidelines, it should not be necessary to consider further the health aspects of the development and concerns about them. The applicant has confirmed that the proposed equipment would comply with ICNIRP guidelines. There is nothing to indicate that there is a risk to health, nor is there evidence to outweigh advice in PPG8 on health considerations. As such it is considered that the health fears of residents do not weigh significantly against the development. As such a reason for refusal on health grounds cannot be substantiated. The visual impact on adjoining residents is discussed above.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Whilst the pavement in the vicinity of the site is not particularly wide, the proposed siting of the mast and cabinet, on the grass verge, would not result in the pavement being narrowed to any extent and thus the proposal is not likely to result in conditions which are prejudicial to highway or pedestrian safety. The Council's Highway Engineer has not objected to the proposal.

7.11 Urban design, access and security

Not applicable to this type of 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

Points (i), (ii), (iii), (vi) and (vii) have been addressed in the report. Points (iv) and (v) are not considered to be material planning considerations.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other relevant issues raised by this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

other status'.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Given the sensitivity of the site, located close to Grade II Listed buildings, the application fails to demonstrate that an alternative siting for the mast has been fully investigated. Furthermore, it is considered that a more appropriate design for the mast could be achieved on this site. As such, the proposal would be detrimental to the visual amenities of the street scene and surrounding area, the setting of Listed buildings and highway safety.

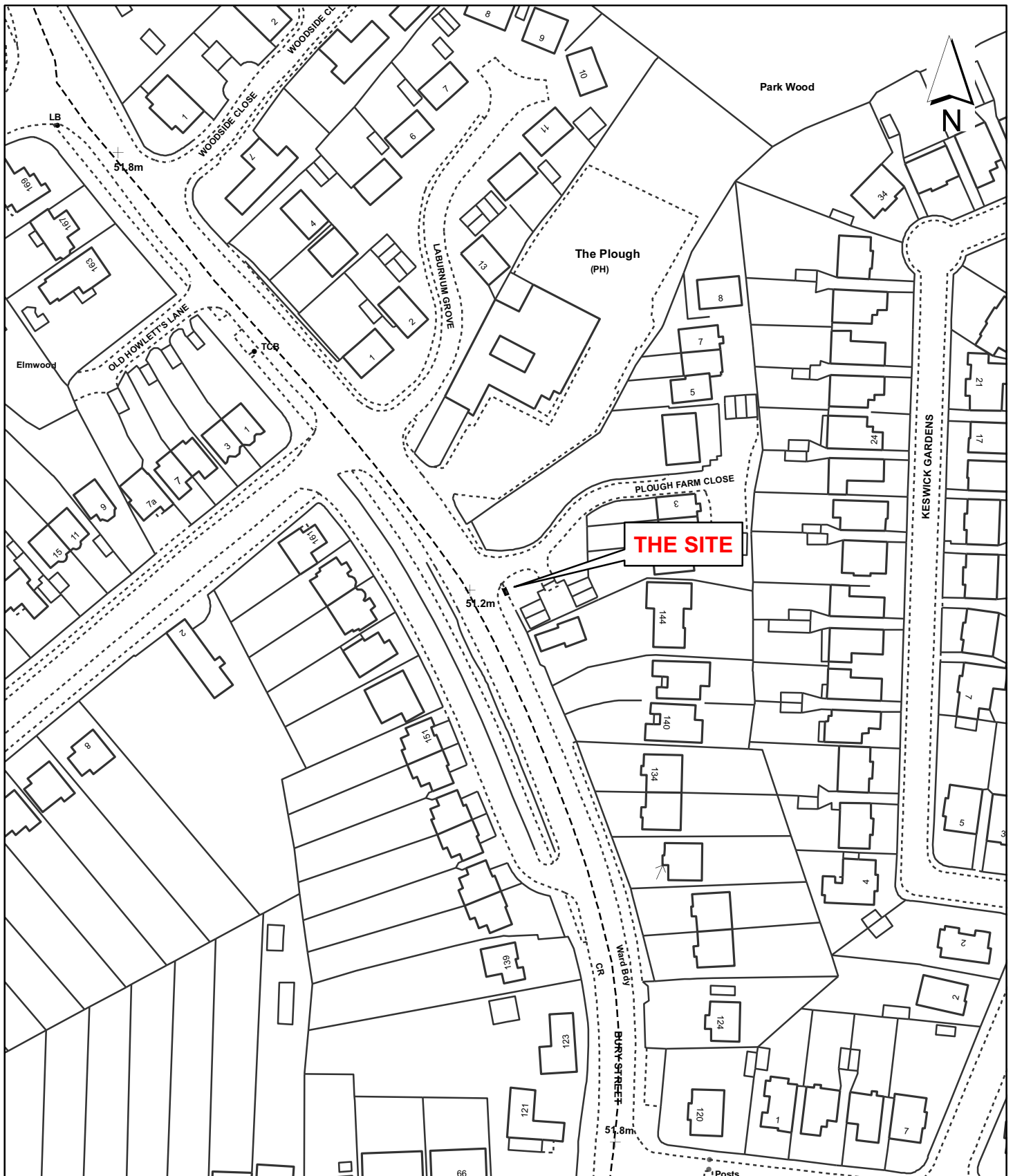
It is recommended that the prior approval of the siting and design of the mast is required and that the details of siting and design are refused.

11. Reference Documents


PPG8: Telecommunications
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
Consultation responses

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Land adjacent to Bus Shelter,
junction of Bury Street and
Plough Farm Close, Ruislip**

Planning Application Ref:
67082/APP/2011/135

Planning Committee
North Page 96

Scale
1:1,250

Date
March 2011

**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 1-8 (INCLUSIVE), BREAKSPEAR MEWS BREAKSPEAR ROAD NORTH
HAREFIELD

Development: Regularisation of building work that has already been carried out within Units 1 and 2, involving the removal of two courtyard dormers and completion of the car ports.

LBH Ref Nos: 7902/APP/2009/2480

Drawing Nos: Design and Access Statement
113/2009/01A
113/2009/05A
113/2009/02A
113/2009/03A
113/2009/04A
113/2009/06A

Date Plans Received: 16/11/2009 **Date(s) of Amendment(s):**
Date Application Valid: 01/12/2009

1. **SUMMARY**

This application seeks to regularise the planning situation relating to numbers 1 and 2 Breakspear Mews, as the works were not carried out in accordance with the approved drawings attached to planning permission ref: 7902/D/96/1275.

The remedial works include the removal of 2 dormer windows facing onto the courtyard above the uncompleted car ports and completion of the car ports to provide 4 covered parking spaces, as per the original consent. The application also seeks to retain the variations to the approved scheme involving the retention of 5 courtyard dormers and modifications to the roof, to provide one additional bedroom in the roof space of each unit. Given that the application site falls within the curtilage of the Grade I Listed Building, Listed Building Consent is also required for the proposal.

The principle of residential development on this site has already been established by virtue of the Secretary of State's grant of planning permission, for the conversion of Breakspear Stables to 6 residential units. The impact of the proposals on the Green Belt compared with the previous approval will be negligible, whilst the proposed modifications would not result in a detrimental impact on the street scene, on the setting of the Grade 1 listed Breakspear House or the Harefield Village Conservation Area.

It is not considered that the proposal would detract from the amenities of neighbouring occupiers, whilst the proposed development would provide good living conditions for all of the affected units.

No objections are raised on highway grounds. The proposed access arrangements and parking provision will remain the same as the approved scheme.

Should the current modifications be approved, it is considered that the current breach in planning control would have been addressed and there will be no requirement to pursue further enforcement action in relation to Units 1 and 2.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 NONSC Non Standard Condition

This planning permission is granted subject to the following stipulations:

- (i) A timetable for the substantial completion of the development permitted by this decision notice shall be submitted for the approval in writing by the Local Planning Authority within 3 months of the date of this notice of planning permission;
- (ii) The timetable for the substantial completion of the development hereby permitted by this decision shall not exceed a 6 month period from the date of the Local Planning Authority's approval of the timetable, to the last day of the substantial completion of the development permitted by this decision notice.
- (iii) If within 6 months of the date of this planning permission, the Local Planning Authority refuse to approve or do not determine the timetable within the prescribed period, a valid appeal shall have been made to the Secretary of State;
- (iii) If an appeal is made in pursuance of (iii) above, the development hereby permitted by this decision shall be substantially completed in accordance with the time table approved by the Secretary of State.

REASON

The existing building on site does not currently benefit from planning permission. This planning permission is intended to remedy this breach of planning control. In the interests of the proper planning of the area the authority is of the view that the remediation of the breach of planning control and the implementation of this planning permission should take place as expeditiously as reasonably possible.

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 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved

REASON

- (i) To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
- (ii) To ensure that the external appearance of the development is satisfactory and complies with Policies BE4, BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

Samples of all materials and finishes to be used for all external surfaces of the building and the internal finishes of the car ports shall be submitted to and approved in writing by

the Local Planning Authority before commencement of any works. The materials to be used in the construction of external surfaces on the amended elements of the development hereby permitted shall match those used in the construction of the main form constructed on site at the date of this decision.

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 Policies BE4 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 H7 Parking Arrangements (Residential)

The 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).

INFORMATIVES

1 I1 Building to Approved Drawing

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

2 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.

3 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.

4 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).

5 152 Compulsory Informative (1)

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

6 153 Compulsory Informative (2)

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

AM14	New development and car parking standards.
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
PPS5	Planning for the Historic Environment

7 16 **Property Rights/Rights of Light**

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

3. **CONSIDERATIONS**

3.1 **Site and Locality**

This application relates to Breakspear Stables (now known as Breakspear Mews), located on Breakspear Road North in Harefield. The stables originally served Breakspear House, a Grade I Listed Building, currently undergoing works for conversion to apartments, with enabling development.

The rear wall of the stables forms the roadside boundary with Breakspear Road North. Access is via a drive to the north of Breakspear Cottage, which ultimately leads to Breakspear House to the south. The front of the 'stables' face the drive, with an enclosed courtyard; the central element was formally a two-storey a hay barn. The existing building is of an attractive traditional appearance (brick and tile construction).

The application relates to units 1 and 2, located at the north west end of the former stable block. The original site also encompassed part of the paddock which lies to the south of the access track, plus a small piece of land on the opposite side of Breakspear Road North.

The site falls within both the Harefield Village Conservation Area and the Green Belt as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 **Proposed Scheme**

This application seeks to regularise the planning situation relating to numbers 1 and 2 Breakspear Mews, as the works were not carried out in accordance with the approved drawings attached to planning permission ref: 7902/D/96/1275.

The overall approval consisted of 6 residential units. Remedial works have been carried out to units 7 and 8, which are under separate ownership, converting them back to car ports to serve units 3, 4, 5 and 6, in accordance with the consented scheme.

This application relates only to units 1 and 2. As approved, these should be 2, one bed units, comprising the end (northern) bays of the original east and west ranges, linked with a new flat roofed single storey building. This was to be positioned partly under and to the rear of an existing timber framed open shed, which housed 2 parking spaces. As built, the mews has undergone extensive rebuilding and alteration, so that none of the open cart sheds now remain. The current application seeks to return the partially converted storage buildings back to a covered parking area for 4 cars and to remove the dormers windows in the roofs over these areas. In addition, both units have been enlarged to include a further bedroom, by building a pitched roof over the new link, raising the ridges of the adjacent

structures by up to 1m and the inclusion of 5 dormer windows.

The remedial works to these units (as built) consists of:

1. Removal of 2 dormer windows facing onto the courtyard above the uncompleted car ports with new roof rafters and tiles, to infill the removed dormers, to reasonably match the existing roof
2. Completion of the car ports to provide 4 covered parking spaces, as per the original consent. This will involve opening up the wall facing onto the courtyard to provide car port entrances for 4 cars to serve units 1 and 2.

The application also seeks to retain the variations to the approved scheme involving the retention of 5 courtyard dormers and modifications to the roof, to provide one additional bedroom in the roof space of each unit. Given that the application site falls within the curtilage of the Grade I Listed Building, Listed Building Consent is also required for the proposal. The corresponding application is dealt with under a separate submission.

3.3 Relevant Planning History

7902/APP/2009/2481 1-8 (Inclusive), Breakspear Mews Breakspear Road North Harefield
Regularisation of building work that has already been carried out within Units 1 and 2
(Application for Listed Building Consent.)

Decision:

7902/D/96/1275 Breakspear Livery Stables Breakspear Road North Harefield
Conversion of redundant stable buildings to form 3 one-bedroom houses and 3 two-bedroom houses

Decision: 06-06-1997 Approved **Appeal:** 06-06-1997 Allowed

7902/H/98/0319 Breakspear Riding & Livery Stables Breakspear Road North Harefield
Amendment to Listed Building Consent ref.7902C/94/ 1953 dated 26/10/95 involving repositioning of windows/door, changes to internal layout, reconstruction of entrance wall, replacement of roof and resiting of bin store; Conversion of former stables to 6 dwellings

Decision: 08-08-2001 Not Determined

Comment on Relevant Planning History

1904: stables were constructed and used in connection with Breakspear House.

1985: Stables used as a workshop in connection with the Colne Valley Trust.

26/10/95: Listed Building Consent was granted under reference 7902/C/94/1953 for works in connection with the conversion of the stables to 6 residential units comprising three, one bedroom dwellings and three, two bedroom dwellings, with provision of associated car parking spaces.

6/6/97: Secretary of State granted planning permission for the conversion of Breakspear Stables to 6 residential units. The planning application reference: 7902/D/96/1275, was the subject of a call in inquiry, the same inquiry heard an application to release the Stables from the 1938 Green Belt Act. This was also approved. This approved scheme allowed for 3 one bedroom units and three two bedroom units served by a total of 10

parking spaces. The one bedroom units are formed from the main element of the stable block, the rear wall of which adjoins Breakspear Road North.

In February 1998, planning (ref:7902/G/98/316) and Listed Building Consent (ref:7902/G/98/319) applications were submitted, seeking a series of amendments to the Secretary of State's grant of planning permission/grant of Listed Building Consent, for the conversion of Breakspear Stables to 6 residential units. These applications were withdrawn by the applicants.

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:

AM14	New development and car parking standards.
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
PPS5	Planning for the Historic Environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th February 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised as a development which would in the opinion of the Council affect the character and appearance of Harefield Village Conservation Area and the setting of the listed building known as Breakspear House.

12 adjoining occupiers were consulted and no representations have been received.

Harefield Village Conservation Panel: No response.

Harefield Residents' Association: No response.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

CONSIDERATION: The current application refers to units 1 and 2 and their associated parking. As approved, these should be 2 one bed units, comprising the end (northern) bays of the original east and west ranges, linked with a new flat roofed single storey building. This was to be positioned partly under and to the rear of an existing timber framed open shed, which housed 2 parking spaces. A further 4 parking spaces were included within an open fronted cart shed which formed part of the south range.

As built the mews has undergone extensive rebuilding and alteration, so much so that none of the open cart sheds now remain. Until recently the mews contained 8 residential units, including two in what should have been a covered parking area. The other parking area (subject of these applications) had been partially converted to storage units. Following the threat of enforcement action, the number of units has been reduced to 6. This work, however, is not included within these applications and still requires to be regularised.

With regard to the current application for units 1 and 2, these seek to return the partially converted storage buildings back to a covered parking area for 4 cars, and to remove the dormer windows in the roofs over these areas. In addition, both units have been enlarged to include a further bedroom by building a pitched roof over the new link, raising the ridges of the adjacent structures by up to 1m and the inclusion of 5 dormer windows.

RECOMMENDATIONS: The current situation is far from ideal, however, considering the history of the site and the fact that the buildings had fallen into considerable disrepair and would have required extensive rebuilding, the loss of historic fabric that has occurred could probably not have been avoided.

Whilst ideally the new build should have replicated the originals, as proposed, the mews retains its essential character and the reinstatement of four of the parking spaces will relieve the problem of residents parking on the access road. The existing dormer windows are too numerous and slightly over large given the small scale of the buildings. The removal of the two dormers over the covered car parking area will improve this situation. The inclusion of painted timber folding doors to the garage areas would also improve the appearance of the courtyard. These are not currently shown on the drawings and were not discussed previously with the applicants. Recent works undertaken in the mews, however, have highlighted the need to screen the interior of the garages and this should be required by condition.

If possible, we should also seek to install gates at the entrance of the mews as originally agreed. (Case Officer Note: The gates have already been installed at the entrance of the mews as originally agreed).

The owners of units 1 and 2 should be given a limited period of time to put the proposed alterations in place.

(Case Officer Note: This has been covered by condition).

Within the same time frame, the owner of the remaining units should be required to submit an application to regularise the situation as regards his properties.

(Case Officer Note: These units are in separate ownership and do not form part of the application proposals).

Whilst not ideal, given the history of the site, the alterations shown are on balance, considered as acceptable.

HIGHWAY ENGINEER: No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development on this site has already been established by virtue of the Secretary of State's grant of planning permission, for the conversion of Breakspear Stables to 6 residential units (reference: 7902/D/96/1275). The development has been completed, although not in its approved form. However, as stated below, the current scheme as submitted, does not deviate substantially from the approved scheme.

As such, no objections are raised to the principle of the proposed modifications and the continued use of the Mews development for residential purposes.

7.02 Density of the proposed development

The proposal involves the loss of the floorspace above the car ports, in accordance with the approved scheme. No objections are raised in terms of the density of the development.

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

The buildings are considered as listed by virtue of being within the curtilage of Breakspear House, which is Grade I listed. Of particular relevance are Saved Policies BE8, BE9, BE10, BE11 and BE12. These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building.

The site also falls within Harefield Village Conservation Area. Saved Policy BE4 states that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities.

In terms of the impact on the setting of the listed building and Conservation Area, the current application refers to only units 1 and 2 and the associated parking. As approved, these should be 2 one bed units, comprising the end (northern) bays of the original east and west ranges, linked with a new flat roofed single storey building. This was to be positioned partly under and to the rear of an existing timber framed open shed, which housed 2 parking spaces. A further 4 parking spaces were included within an open fronted cart shed which formed part of the south range (not part of this application).

The Urban Design and Conservation Officer notes that as built, the Mews has undergone extensive rebuilding and alteration, to the extent that none of the original open cart sheds now remain. It is also noted that until recently the Mews contained 8 residential units, including two in what should have been a covered parking area (units 7 and 8). However these units, which do not form part of the applicant's ownership, have already reverted back to car ports. Nevertheless, that work, which is not included within this application, still requires regularisation. The other parking area (subject of this application) had been partially converted to storage units.

With regard to the current applications for units 1 and 2, these seek to return the partially converted storage buildings back to a covered parking area for 4 cars, and to remove the dormer windows in the roofs over these areas. In addition, both units have been enlarged to include a further bedroom, by building a pitched roof over the new link, raising the ridges of the adjacent structures by up to 1m, and by the inclusion of 5 dormer windows.

Permission is sought to retain these alterations to the roof, compared with the approved scheme.

The Urban Design and Conservation Officer considers that given the history of the site and the fact that the buildings had fallen into considerable disrepair and would have required extensive rebuilding in any case, the loss of historic fabric that has occurred could probably not have been avoided. Whilst ideally the new build should have replicated the originals, it is considered that as proposed, the Mews retains its essential character and the reinstatement of four of the parking spaces will relieve the problem of residents parking on the access road.

In terms of design, the Urban Design and Conservation Officer considers that the existing dormer windows are too numerous and slightly over large, given the small scale of the buildings. The removal of the two dormers over the covered car parking area will improve this situation. No objections are raised to the retention of the other 5 inward facing courtyard dormers, and modifications to the roof structure of the central link. These modifications would be mainly apparent from within the courtyard and are relatively minor in nature. The Urban Design and Conservation Officer therefore raises no objections in design terms.

The Urban Design and Conservation Officer has suggested that the inclusion of painted timber folding doors to the garage (car port) areas would also improve the appearance of the courtyard. However, as highlighted by recent works undertaken in the Mews (units 7 and 8), the car ports are substandard in terms of internal dimensions, being only 4.3 metres deep. The inclusion of garage doors would therefore preclude the use of the car ports to anything other than smaller vehicles, thereby compromising their ability to provide effective off street parking for the development. As a compromise, it is recommended that areas, given that as part of the unauthorised development, they were intended to form habitable rooms with an inappropriate high standard of internal finish. A condition is recommended to address this issue.

Overall, whilst not ideal, given the history of the site, the alterations shown are on balance, considered acceptable. It is not considered that they would have a detrimental impact on the setting of the Grade 1 listed Breakspear House or the Harefield Village Conservation area, in compliance with Saved Policies BE4 and BE10 of the UDP.

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

Saved Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate. It would need to be demonstrated that the proposed replacement development would not have a detrimental effect on the visual amenity of the Green Belt. Should the scheme be considered to have disproportionately changed the bulk of the buildings, very special circumstances would also need to be demonstrated and the scheme treated as a departure if minded to grant permission.

Comparing the impact on the Green Belt of the previous approval with the current proposal, the impact in terms of visual amenity and activity is considered to be comparable. There is only a marginal increase in the bulk of the proposed building compared with the approved scheme, by virtue of minor modifications to the design of the roof. The principle of the proposed changes can therefore be established through Saved Policy OL4.

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

No elevational changes are proposed on the north east elevation facing Breakspear Road North. The proposed dormer windows would not be visible externally from views outside the Mews development. As such, the proposed modifications would not result in a detrimental impact on the street scene, in compliance with Saved Policies BE13 and BE19 of the UDP. The impact on the development on the wider Harefield Conservation Area has been dealt with elsewhere in this report.

7.08 Impact on neighbours

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. In this case the opposing dormer windows above the car ports are to be removed, whilst the 2 dormers in the central wing are at 90 degrees to the 3 dormers in the south west elevation, thereby falling completely outside the 45 degree angle of vision. It is considered that the relevant minimum overlooking distances can be achieved, as the Mews building is sited a considerable distance away from adjoining properties.

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that

planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. There is no change to the footprint of the development, whilst the massing of the development remains fundamentally the same as the approved scheme. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Policy BE21 of the UDP Saved Policies September 2007.

saved Policy BE20 of the Unitary Development Plan states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the building is sited a sufficient distance away from adjoining properties. It is also considered given its layout that there will be a good level of day lighting for the proposed development. The proposal is considered to be consistent with Policies BE20, BE21 and BE24 of the UDP Saved Policies September 2007 and relevant design guidance.

7.09 Living conditions for future occupiers

In terms of living conditions for future occupiers, the proposals seek only minor modifications to the internal layout and roof form of the approved scheme and it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Saved Policies BE23, BE24, OE1 and OE5 of the UDP, HDAS Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highways Engineer raises no objection to the development in terms of the impact of the traffic generated on the highway network or the proposed access arrangements, which remain the same as the approved scheme.

With regard to parking, 4 car parking spaces have been provided for the units, which at a ratio of 2 spaces per unit, complies with Council's Parking Standards.

7.11 Urban design, access and security

These issues are dealt with elsewhere in the report.

7.12 Disabled access

Not applicable. There will be no changes to the internal layout other than the deletion of floorspace above the car ports.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposed modifications are to the building only and will not affect the landscaping on the site.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

The proposal would not give rise to any impacts which would need to be mitigated by way of planning obligations.

7.21 Expediency of enforcement action

In 1995 Listed Building Consent was granted for conversion of the buildings to 6 residential units, three 2 bed and three 3 bed units, with 10 parking spaces located in three original open sheds within the mews. In 1997, following an appeal (the application as referred to the Secretary of State as a departure), planning permission was granted for the works.

In 1998 applications for amendments to the approvals were received. These included additional rebuilding works resulting from the deteriorating condition of the buildings, changes to the fenestration, internal layout changes and the inclusion of 3 dormer windows. A building condition report and a ground condition survey were included with the supporting information. The proposed ground works included the underpinning of the buildings and the structural survey noted extensive cracking to most walls. It advised that the rebuilding of the walls fronting the driveway was necessary, thus the rebuilding of the open sheds would be required. The removal and replacement of all of the roofs was advised, plus the removal of all bonding timbers and timber lintels as result of extensive beetle infestation. It appears that the buildings had been badly neglected and vandalised, and as a result were in a very poor condition.

Following this, funding for the scheme was lost and despite the Council's in principle support, the application for planning permission was withdrawn and the Listed Building Consent not determined. Notes on the files indicate that unauthorised works had been noted in 2001 including the demolition of the open cart shed adjacent to the access road.

It appears that despite initial negotiations, these issues were not resolved. In 2008, it came to the attention of the Council that the development as built, substantially deviated from the approved plans. The major deviations that were identified included;

- Unauthorised construction of two residential premises (previously open garaging) totalling 8 residential units, where 6 were approved.
- Construction of a garage doors to the North East Elevation.

- Additional dormer windows.
- Internal layout deviations.
- Various fenestration elements

Since 2009 negotiations have occurred with site owners to try to resolve the breaches, which has culminated in submission of the current planning and listed building application.

Should the current modifications be approved, it is considered that the current breach in planning control in relation to Units 1 and 2 would have been addressed and there will be no requirement to pursue further enforcement action.

A condition is recommended requiring the owners of units 1 and 2 to submit a time table for the completion of the remedial works within three months of the date of this permission. The time table should stipulate that such works must be completed no longer than 6 months from the date of the Local Planning Authority agreeing the timetable.

7.22 Other Issues

There are no other issues associated with this development.

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 principle of residential development on this site has already been established by

virtue of the Secretary of State's grant of planning permission, for the conversion of Breakspear Stables to 6 residential units.

Comparing the impact on the Green Belt of the previous approval with the current proposal, the impact in terms of visual amenity and activity is considered to be comparable. There is only a marginal increase in the bulk of the proposed building compared with the approved scheme.

No objections are raised in design terms. The proposed modifications would not result in a detrimental impact on the street scene, on the setting of the Grade 1 listed Breakspear House or the Harefield Village Conservation Area.

It is not considered that the proposal would detract from the amenities of neighbouring occupiers, whilst the proposed development would provide good living conditions for all of the affected units.

The impact of the traffic generated on the highway network is negligible whilst the proposed access arrangements and parking provision will remain the same as the approved scheme.

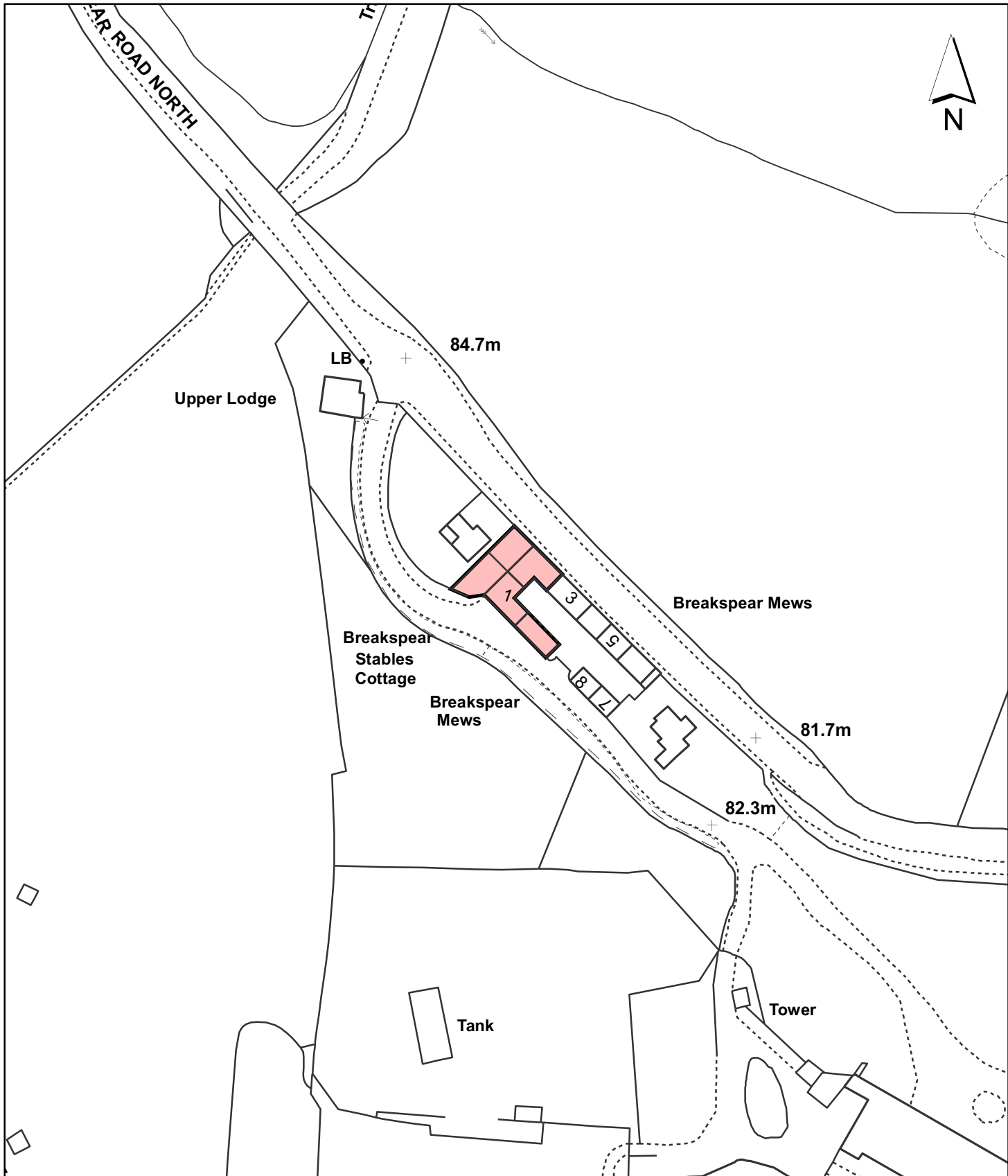
Should the current modifications be approved, it is considered that the current breach in planning control would have been addressed and there will be no requirement to pursue further enforcement action in relation to Units 1 and 2.

11. Reference Documents


Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
Planning Policy Guidance Note 13 (Transport)
The London Plan
Hillingdon Unitary Development Plan Saved Policies September 2007.
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Supplementary Planning Guidance: Educational Facilities
Supplementary Planning Guidance: Community Facilities
PPS5 (Planning for the Historic Environment).

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**1 - 8 (inclusive) Breakspear Mews
Breakspear Road North
Harefield**

Planning Application Ref:
7902/APP/2009/2480

Planning Committee
North Page 111

Scale
1:1,250

Date
March 2011

**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 1-8 (INCLUSIVE), BREAKSPEAR MEWS BREAKSPEAR ROAD NORTH HAREFIELD

Development: Regularisation of building work that has already been carried out within Units 1 and 2 (Application for Listed Building Consent.)

LBH Ref Nos: 7902/APP/2009/2481

Drawing Nos: Design and Access Statement
113/2009/01A
113/2009/02A
113/2009/05A
113/2009/03A
113/2009/04A
113/2009/06A

Date Plans Received: 16/11/2009

Date(s) of Amendment(s):

Date Application Valid: 01/12/2009

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to Breakspear Stables, located on Breakspear Road North in Harefield, approximately opposite the Council picnic site. The stables originally served Breakspear House, a Grade I Listed Building, formally owned by the London Borough of Harrow, but now in private ownership and in the process of being converted into 9 apartments, with enabling development.

The rear wall of the 'stables' forms the roadside boundary with Breakspear Road North. Access is via a track to the north of Breakspear Cottage. The front of the 'stables' face the track with an enclosed courtyard. The building is of an attractive traditional appearance (brick and tile construction). The original site also encompassed part of the paddock which lies to the south of the access track, plus a small piece of land on the opposite side of Breakspear Road North.

The former stable block has recently been converted into 6 residential units, and this application relates to units 1 and 2, located at the north west end of the former stable block.

The site falls within both the Harefield Village Conservation Area and the Green Belt as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007).

1.2 Proposed Scheme

This application seeks Listed Building Consent for works necessary to regularise the planning situation relating to numbers 1 and 2 Breakspear Mews, as the works were not carried out in accordance with the approved drawings attached to planning permission 7902/D/96/1275.

The overall approval consisted of 6 residential units. Remedial works have been carried out to units 7 and 8, which are under separate ownership, converting them back to car ports to serve units 3, 4, 5 and 6, in accordance with the consented scheme.

This application relates only to units 1 and 2. The remedial works to these units consists of:

1. Removal of the dormer windows facing onto the courtyard above the uncompleted car ports with new roof rafters and tiles, to infill the removed dormers, to reasonably match the existing roof.
2. Complete the car ports to provide 4 covered parking spaces, as per the original consent.

Consent is also sought to retain the pitched roof over the central link element and 5 inward facing dormer windows.

Given that the application site falls within the curtilage of the Grade I Listed Building, both Listed Building Consent and planning permission is required for the proposal. A corresponding application for planning permission is dealt with under a separate submission.

1.3 Relevant Planning History

7902/APP/2009/2480 1-8 (Inclusive), Breakspear Mews Breakspear Road North Har

Regularisation of building work that has already been carried out within Units 1 and 2, involving the removal of two courtyard dormers and completion of the car ports.

Decision Date:

7902/D/96/1275

Appeal:

Breakspear Livery Stables Breakspear Road North Harefield

Conversion of redundant stable buildings to form 3 one-bedroom houses and 3 two-bedroom houses

Decision Date: 06-06-1997

Approved

Appeal: 06-JUN-97

Allowed

Comment on Planning History

1904: stables were constructed and used in connection with Breakspear House.

1985: Stables used as a workshop in connection with the Colne Valley Trust.

26/10/95: Listed Building Consent granted under reference 7902/C/94/1953 for works in connection with the conversion of the stables to 6 residential units comprising three, one bedroom dwellings and three, two bedroom dwellings, with provision of associated car parking spaces.

6/6/97: Secretary of State grants planning permission, for the conversion of Breakspear Stables to 6 residential units. The planning application reference: 7902/D/96/1275, was the subject of a call in inquiry, the same inquiry heard an application to release the

Stables from the 1938 Green Belt Act; this was also approved.

This approved scheme allowed for 3 one bedroom units and three two bedroom units served by a total of 10 parking spaces. The one bedroom units are formed from the main element of the stable block, the rear wall of which adjoins Breakspear Road North.

In February 1998 Planning (ref:7902/G/98/316) and Listed Building Consent (ref:7902/G/98/319) applications were submitted, seeking a series of amendments to the Secretary of State's grant of planning permission/grant of Listed Building Consent, for the conversion of Breakspear Stables to 6 residential units. These applications were withdrawn by the applicants.

Enforcement History

In 1995 Listed Building Consent was granted for conversion of the buildings to 6 residential units, three 2 bed and three 3 bed units, with 10 parking spaces located in three original open sheds within the mews. In 1997, following an appeal (the application as referred to the Secretary of State as a departure), planning permission was granted for the works.

In 1998 applications for amendments to the approvals were received. These included additional rebuilding works resulting from the deteriorating condition of the buildings, changes to the fenestration, internal layout changes and the inclusion of 3 dormer windows. A building condition report and a ground condition survey were included with the supporting information. The proposed ground works included the underpinning of the buildings and the structural survey noted extensive cracking to most walls. It advised that the rebuilding of the walls fronting the driveway was necessary, thus the rebuilding of the open sheds would be required. The removal and replacement of all of the roofs was advised, plus the removal of all bonding timbers and timber lintels as result of extensive beetle infestation. It appears that the buildings had been badly neglected and vandalised, and as a result were in a very poor condition.

Following this, funding for the scheme was lost and despite the Council's in principle support, the application for planning permission was withdrawn and the Listed Building Consent not determined. Notes on the files indicate that unauthorised works had been noted in 2001 including the demolition of the open cart shed adjacent to the access road.

It appears that despite initial negotiations, these issues were not resolved. In 2008, it came to the attention of the Council that the development as built, substantially deviated from the approved plans. The major deviations that were identified included;

- Unauthorised construction of two residential premises (previously open garaging) totalling 8 residential units, where 6 were approved.
- Construction of a garage doors to the North East Elevation.
- Additional dormer windows.
- Internal layout deviations.
- Various fenestration elements

Since 2009 negotiations have occurred with site owners to try to resolve the breaches, which has culminated in submission of the current planning and listed building application

Should the current modifications be approved, it is considered that the current breach in planning control in relation to Units 1 and 2 would have been addressed and there will be

no requirement to pursue further enforcement action.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The application has been advertised as a development which would in the opinion of the Council affect the character and appearance of Harefield Village Conservation Area and the setting of the listed building known as Breakspear House. No representations have been received.

Harefield Village Conservation Panel: No response.

Harefield Residents' Association: No response.

Ickenham Residents' Association: No response.

ENGLISH HERITAGE: You are hereby authorised to determine the application for listed Building Consent as you think fit. In doing so English Heritage would stress that it is not expressing any views on the merits of the proposals, which are the subject of the application.

INTERNAL

URBAN DESIGN AND CONSERVATION OFFICER

CONSIDERATION: The current application refers to units 1 and 2 and their associated parking. As approved, these should be 2 one bed units, comprising the end (northern) bays of the original east and west ranges, linked with a new flat roofed single storey building. This was to be positioned partly under and to the rear of an existing timber framed open shed, which housed 2 parking spaces. A further 4 parking spaces were included within an open fronted cart shed which formed part of the south range.

As built the mews has undergone extensive rebuilding and alteration, so much so that none of the open cart sheds now remain. Until recently the mews contained 8 residential units, including two in what should have been a covered parking area. The other parking area (subject of these applications) had been partially converted to storage units. Following the threat of enforcement action, the number of units has been reduced to 6. This work, however, is not included within these applications and still requires to be regularised.

With regard to the current application for units 1 and 2, these seek to return the partially converted storage buildings back to a covered parking area for 4 cars, and to remove the dormer windows in the roofs over these areas. In addition, both units have been enlarged to include a further bedroom by building a pitched roof over the new link, raising the ridges of the adjacent structures by up to 1m and the inclusion of 5 dormer windows.

RECOMMENDATIONS: The current situation is far from ideal, however, considering the history of the site and the fact that the buildings had fallen into considerable disrepair and would have required extensive rebuilding, the loss of historic fabric that has occurred could probably not have been avoided.

Whilst ideally the new build should have replicated the originals, as proposed, the mews retains its essential character and the reinstatement of four of the parking spaces will relieve the problem of residents parking on the access road. The existing dormer windows are too numerous and slightly over large given the small scale of the buildings. The removal of the two dormers over the covered car parking area will improve this situation. The inclusion of painted timber folding doors to the garage areas would also improve the appearance of the courtyard. These are not currently shown on the drawings and were not discussed previously with the applicants. Recent works undertaken in the mews, however, have highlighted the need to screen the interior of the garages and this should be required by condition.

If possible, we should also seek to install gates at the entrance of the mews as originally agreed.

The owners of units 1 and 2 should be given a limited period of time to put the proposed alterations in place.

Within the same time frame, the owner of the remaining units should be required to submit an application to regularise the situation as regards his properties.

Whilst not ideal, given the history of the site, the alterations shown are on balance, considered as acceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
PPS5	Planning for the Historic Environment

5. MAIN PLANNING ISSUES

The buildings are considered as listed by virtue of being within the curtilage of Breakspear House, which is Grade I listed. The site falls within Harefield Village Conservation Area. Of particular relevance are Saved Policies BE8, BE9, BE10, BE11 and BE12. These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building.

The site also falls within Harefield Village Conservation Area. Saved Policy BE4 states

that new development within or on the fringes of conservation areas will be expected to preserve or enhance the features, which contribute to the Conservation Area's special architectural or visual qualities.

The current application refers to units 1 and 2 and their associated parking. As approved, these should be 2 one bed units, comprising the end (northern) bays of the original east and west ranges, linked with a new flat roofed single storey building. This was to be positioned partly under and to the rear of an existing timber framed open shed, which housed 2 parking spaces. A further 4 parking spaces were included within an open fronted cart shed which formed part of the south range.

The Urban Design and Conservation Officer notes that as built, the Mews has undergone extensive rebuilding and alteration, to the extent that none of the original open cart sheds now remain. It is also noted that until recently the mews contained 8 residential units, including two in what should have been a covered the parking area (units 7 and 8). However these units, which do not form part of the applicant's ownership, have already reverted back to car ports. Nevertheless, these works, which are not included within this application, still require regularisation.

The other parking area (subject of this application) had been partially converted to storage units.

With regard to the current applications for units 1 and 2, these and seek to return the partially converted storage buildings back to a covered parking area for 4 cars, and to remove the dormer windows in the roofs over these areas. In addition, both units have been enlarged to include a further bedroom by building a pitched roof over the new link, raising the ridges of the adjacent structures by up to 1m and the inclusion of 5 dormer windows.

The Urban Design and Conservation Officer considers that given the history of the site and the fact that the buildings had fallen into considerable disrepair and would have required extensive rebuilding, the loss of historic fabric that has occurred could probably not have been avoided.

Whilst ideally the new build should have replicated the originals, as proposed, the mews retains its essential character and the reinstatement of four of the parking spaces will relieve the problem of residents parking on the access road.

The Urban Design and Conservation Officer considers that the existing dormer windows are too numerous and slightly over large given the small scale of the buildings. The removal of the two dormers over the covered car parking area will improve this situation.

The Urban Design and Conservation Officer has suggested that the inclusion of painted timber folding doors to the garage (car port) areas would also improve the appearance of the courtyard.

However, as highlighted by recent works undertaken in the mews (units 7 and 8), the car ports are substandard in terms of internal dimensions, being only 4.3 metres deep. The inclusion of garage doors would therefore preclude the use of the car ports to anything other than smaller vehicles, thereby compromising their ability to provide effective off street parking for the development. As a compromise, the Urban Design and Conservation Officer has suggested that the internal finishes of the car ports should

reflect their function as vehicle storage areas, given that as part of the unauthorised development, they were intended to form habitable rooms with an inappropriate high standard of internal finish. A condition is recommended to address this issue.

English Heritage has raised no objections on Listed Building grounds. Overall, whilst not ideal, given the history of the site, it is considered that the alterations shown are on balance, acceptable, in compliance with Saved Policy BE8 of the UDP.

It is noted that gates have already been installed at the entrance of the mews as originally agreed.

A condition is recommended on the associated planning application requiring the owners of units 1 and 2 to submit a time table for the completion of the remedial works within one month of the date of this permission. The time table should stipulate that such works must be completed no longer than 6 months from the date of the Local Planning Authority agreeing the timetable.

6. RECOMMENDATION

APPROVAL subject to the following:

1 CAC1 Time Limit (5 years) - Conservation Area Consent

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

REASON

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

2 CAC10 Extent of demolition

No demolition beyond that indicated on the approved drawings shall take place without the approval of the Local Planning Authority.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 CAC12 Samples of materials

Samples of all materials and finishes to be used for all external surfaces of the building and the internal finishes of the car ports shall be submitted to and approved in writing by the Local Planning Authority before commencement of any works.

REASON

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

4 CAC11 Measures to protect the building

Prior to works commencing, details of measures to protect the building from the weather,

vandalism and accidental damage shall be submitted to and approved by the Local Planning Authority. Such measures shall be implemented prior to any works commencing.

REASON

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

5 CAC13 Internal and External Finishes (Listed Buildings)

All new works and works of making good to the retained external fabric of the building shall be finished to match the existing fabric with regard to methods used and to material, colour, texture and profile.

REASON

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

6 CAC4 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 3 months of the works being completed.

REASON

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

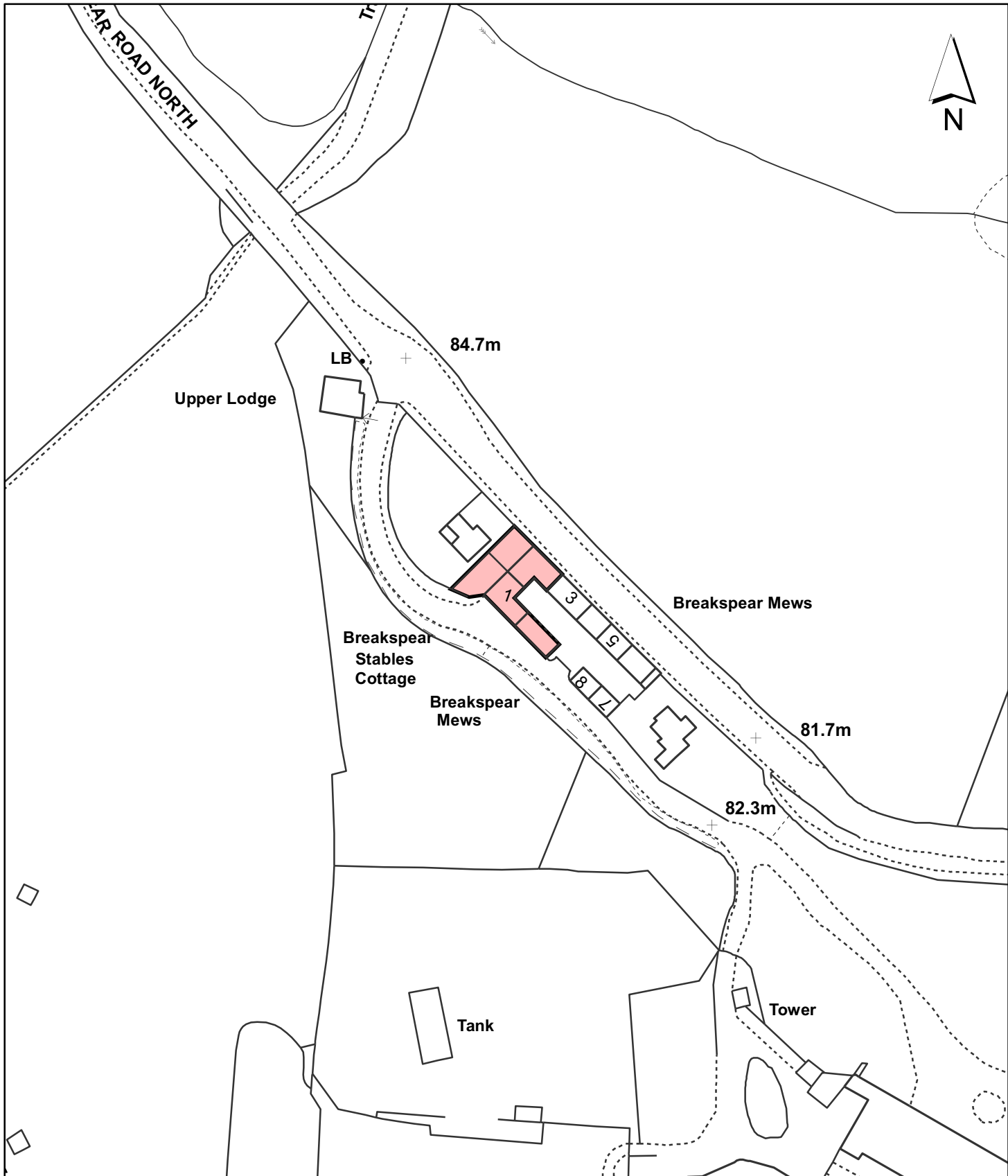
INFORMATIVES

- 1** The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.


- BE4 New development within or on the fringes of conservation areas
- BE8 Planning applications for alteration or extension of listed buildings
- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- PPS5 Planning for the Historic Environment

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**1 - 8 (inclusive) Breakspears Mews
Breakspears Road North
Harefield**

Planning Application Ref:
7902/APP/2009/2481

Planning Committee
North Page 122

Scale
1:1,250

Date
March 2011

**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 138 HIGH STREET RUISLIP
Development: Change of use from Retail (Class A1) to Hot Food Takeaway(Class A5)
LBH Ref Nos: 7855/APP/2010/2832
Drawing Nos: Location Plan to Scale 1:1250
Date Plans Received: 07/12/2010 **Date(s) of Amendment(s):**
Date Application Valid: 07/01/2011

1. SUMMARY

The application relates to the change of use of an existing retail unit (Use Class A1) to a takeaway (A5 use). The July 2010 retail frontage survey showed that Ruislip Town Centre, Primary Shopping Area, has a retail frontage with A1 use at 67.6%, which is already below the recommended level (70%). However, due to the limited time this site has been in A1 use (approximately 3 months - since late November 2011) and due to the length of time the site has been used for non-retail, it is not considered the change of use would have an adverse affect on the established character of the High Street. Therefore, subject to appropriate conditions relating to hours of operation and noise control, deliveries, and waste management the proposal would not conflict with the relevant Adopted policies within the Hillingdon Unitary Development Plan (Saved Policies September 2007).

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 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 S1 of the Hillingdon Unitary Development Plan.

4 HLC4 Hot Food Takeaways

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

REASON

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

5 N12 Air extraction system - noise and odour

The use hereby approved shall not be commenced until details of all extract ventilation systems and odour control equipment including details of any noise levels and vibration reduction measures and external ducting, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The approved extract ventilation system equipment, odour control and vibration control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed when no longer required.

REASON

To safeguard the residential amenity of the occupiers of nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

6 NONSC Non Standard Condition

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

REASON

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

7 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 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.

8 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).

9 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. The approved use shall not commence 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.

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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.22	Spatial policies for waste management
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
S11	Service uses in Primary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas

3 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).

4 16 Property Rights/Rights of Light

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

5 125 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

6 134 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.

7

Please ensure that the entrance 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 01895 250804.

8

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. It further recommends, 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.

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

Permission has been granted for the proposed use on the basis of the recent history of non-retail use of the premises, which is considered to be a material consideration.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated on the west side of High Street, Ruislip and comprises a ground floor mid terrace unit with residential flats above. The site has a wide footway to the front and a pedestrian access point to the rear, also serving the residential flats above. The area is commercial in character and appearance and the site falls within the Primary Shopping Centre of Ruislip Town Centre as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the change of use of the ground floor unit from retail (A1) to hot food takeaway (A5). No external alterations are proposed.

3.3 Relevant Planning History

7855/ADV/2000/102 138 High Street Ruislip
INSTALLATION OF AN EXTERNALLY ILLUMINATED FASCIA SIGN

Decision: 07-11-2000 Approved

7855/ADV/2008/35 138 High Street Ruislip
SITING OF AN A BOARD ON THE PAVEMENT.

Decision: 22-04-2008 Approved

7855/APP/2000/2274 138 High Street Ruislip
INSTALLATION OF A NEW SHOPFRONT

Decision: 21-12-2001 Approved

7855/APP/2001/283 138 High Street Ruislip
CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A3 (SANDWICH AND COFFEE BAR)

Decision: 21-12-2001 Approved

7855/APP/2002/2581 138 High Street Ruislip
VARIATION OF CONDITION 5 (TO VARY THE HOURS OPERATION FROM 08:00 HOURS TO 23:00 HOURS) OF PLANNING PERMISSION REF. 7855/APP/2001/283 DATED 21/12/2001; CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A3 (SANDWICH AND COFFEE BAR)

Decision: 01-05-2003 Approved

7855/APP/2003/1457 138 High Street Ruislip
USE OF PREMISES FOR CLASS A3 (FOOD AND DRINK) PURPOSES WITHOUT COMPLYING WITH CONDITION 7 OF PLANNING PERMISSION REF. 7855/APP/2001/283 DATED 21/12/2001; CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A3 (FOOD AND DRINK)

Decision: 04-08-2009 NFA

7855/APP/2004/257 138 High Street Ruislip
USE OF PREMISES FOR CLASS A3 (FOOD AND DRINKS) AS A RESTAURANT TAKEAWAY (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision: 15-03-2004 GPD

Comment on Relevant Planning History

In 2004 the site was lawfully operating as a restaurant/takeaway (Use Class A3). At an unknown date, the unit then changed to a bookmakers (Use Class A2), which did not require planning permission. The site was used as a bookmakers (Use Class A2) until March 2010 after which it remained vacant until it was leased in November 2010 to a retail operator on a temporary basis. The agent has that advised that the rental return on the unit is below market level and has been let at this level in order to mitigate against the maintenance and security costs of a vacant unit.

4. Planning Policies and Standards

None

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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.22	Spatial policies for waste management
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
S11	Service uses in Primary Shopping Areas
S6	Change of use of shops - safeguarding the amenities of shopping areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th February 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

57 neighbouring properties and interested parties have been consulted, and five responses have been received (one of which was from the Ruislip Chamber of Commerce) which make the following comments:

1. The Ruislip Chamber of Commerce wishes to object strongly. There are already too many takeaways on the High Street and in this particular area;
2. A further A5 premises will not only upset the fine balance of retailing in the High Street but also fall outside the Council's agreed guidelines;
3. Should the A5 use be granted, it would then be possible to change to A3 (Restaurant) without the need for further change of use;
4. If approved please ensure suitable consideration is given to how deliveries will be made, how food will be stored and waste managed. There has been a problem with pests in the vicinity of this shop in the past;
5. Change of use should be subject to knowing who the incoming occupier is and exact details of their use. A blanket change of use could encourage occupiers offering products or services detrimental to the High Street;
6. The loss of retail in this section of the High Street is a major concern, the past years have seen a decline in trade and there is little retail in comparison to the number of restaurants, banks, hairdressers and estate agents. The remaining retail is predominantly made up of supermarkets and chemists

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.

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

WATER COMMENT: With regard to water supply, this comes within the area covered by the Veolia Water Company.

Internal Consultees

CONSERVATION OFFICER: This is an attractive 1930s shop front, within the Ruislip Village Conservation Area. The application is for a change of use from retail to a hot food take away. Whilst this would have no direct impact on the conservation area, any resulting litter may be detrimental to the visual quality of the area.

CONCLUSION: Acceptable from a conservation point of view.

WASTE DEVELOPMENT MANAGER:

a) The application is for a fast food take-away. One x 1,100 litre type of bulk bin is needed to safely and hygienically contain the waste arising from this type of business. This design of bin measures 1.37m x 990mm x 1.26mm

Further bins could be required for the separation of waste for recycling.

b) The bulk bin should be sited on an area of hard-standing, with a smooth surface, so that it can be washed down with water and disinfectant. The surface should be cambered so the run off follows towards a proper drain.

c) 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). The 26 tonne refuse collection vehicle would therefore have to access the site from between 126 to 130, and 132 High Street.

d) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the path 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. The access road would have to be able to withstand the load of a 26 tonne refuse collection vehicle and should be 4 metres wide to allow staff vehicle manoeuvring. Alternatively the owners would have to present the bulk bin at an agreed collection point on the allocated day.

e) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

Officer comments: These matters were forwarded to the applicants agent and it was requested this matter was dealt with via condition.

ENVIRONMENTAL PROTECTION UNIT: I understand that no additional information is currently available in respect of any proposed kitchen extract system. However, I understand that the installation of such a system at this location would require a separate application for planning permission.

Should this proposal be recommended for approval I would advise conditions be added relating to hours of use, details of all extract ventilation systems and odour control equipment, deliveries and collections and litter. Please also add the construction site Informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Local Planning Authority's aim is to retain the retail function of all shopping areas to meet the needs of the area each serves. Shops grouped conveniently together assist the process of search for and comparison of goods and hence attract shoppers. As such the Local Planning Authority will exercise strict control over the loss of shops to other uses.

The Local Planning Authority will resist proposals that would result in the loss of Class A1 shop use in core areas and will examine very closely similar proposals for other parts of these centres. The principle for a change of use from A1 to a non-A1 use in a primary frontage can be established where there remain adequate retail facilities to accord with the character and function of the shopping centre, in order to maintain the vitality and viability of the town centre.

Policy S6 states change of use applications will be granted where i) a frontage of design appropriate to the surrounding area is maintained or provided; ii) the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and iii) would have no harmful effect on road safety or worsen traffic congestion. The proposal seeks change of use only and therefore would not have an effect on the existing frontage design. Loss of residential amenity and highway issues are considered acceptable (and are dealt with below), and as such, the proposal is considered to comply with all the criteria listed in Policy S6 of the UDP (Saved Policies September 2007).

Policy S11 establishes the criteria where service use would be permitted in primary shopping frontages. To maintain the viability of the retail function of a centre, retail units should be separated by no more than 12m and at least 70% of the remaining frontage should be in retail use. The proposal would create a separation of approximately 12m between the retail units, however, the July 2010 survey shows that the frontage within this primary shopping area within retail use is already below the 70% threshold (67.6%), and therefore the loss of the A1 use could further undermine the already weakened retail element in Ruislip Manor Town Centre. However, it is noted this site has not been in retail use until very recently (November 2010), prior to which it was in non-retail use as a bookmakers and/or restaurant/takeaway for a considerable period of time (approximately 10 years). In fact at the time of the survey it would have been classed as a vacant non-retail use. Given this, it is not considered that a reversion of the site to a non-retail use would have an adverse impact on the vitality and viability of the town centre.

Policy 3D.3 of the London Plan (2008), states Boroughs should work with retailers and other to prevent the loss of retail facilities within these areas, however, whilst the current planning use for the unit is retail and whilst the authority would like to see this use remain, due to the limited period this unit has been in retail use, it would be difficult to argue that the proposal would have a further negative effect on the existing retail area, thereby resulting in harm to the Primary Shopping Area. It should be noted that approval is only recommended due to the circumstances of the case and an informative is attached to reflect this fact.

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

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

There are no external alterations proposed as part of this application. As such the proposal is considered to comply with Policy BE13 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

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

The nearest residential properties lie above the application property and adjoining properties. No ventilation duct/or mechanical equipment is proposed, however there appears to be sufficient area at the rear for such equipment. A condition is recommended requiring that no such equipment is installed until the details have been approved by the local planning authority. The Environmental Health Officer has raised no objections to the proposed change of use.

It is considered that planning conditions requiring details of the installation of appropriate sound attenuation and insulation between floors and the imposition of limitations on hours of operation and deliveries 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 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

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

There is no off-street car parking for customers of this site, however, there is limited on-street parking available. It is not considered the traffic generation between A1 and A5 would be significantly worsened if the proposal received permission. Therefore the proposal would comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

Not applicable to this application

7.12 Disabled access

There are no external alterations proposed as part of this application, the application is for change of use only. However, it is recommended if permission were to be granted condition is added requiring details of disabled access and provision to be submitted and approved. Therefore the proposal would comply with 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.

7.15 Sustainable waste management

No details of waste receptacles are shown. However this could be secured by way of a planning condition so as to comply with the Council's standards, given that there is a yard area to the rear of the premises.

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

See Section

7.19 Comments on Public Consultations

With regard to point 5, this is not be a material planning consideration and the planning system cannot control occupiers of individual units. The remaining points 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

Whilst the proposed use would not fully comply with the Council's policies, it is considered that, due to the limited period of retail use that has occurred at the site and the lengthy history of non-retail use it would be difficult to argue that the proposal would harm the viability and vitality of the town centre. Therefore, subject to appropriate conditions relating to hours of operation and noise control, deliveries, and waste management the proposal would not conflict with the relevant Adopted policies within the Hillingdon Unitary Development Plan (Saved Policies September 2007).

11. Reference Documents


Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007)
London Plan (February 2008)
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007)
Consultation responses

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**138 High Street
Ruislip**

Planning Application Ref:
7855/APP/2010/2832

Planning Committee
North Page 136

Scale
1:1,250

Date
March 2011

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

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



HILLINGDON
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Plans for North Planning Committee

15th March 2011



HILLINGDON
LONDON



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Page 145

Report of the Head of Planning & Enforcement Services

Address LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

Development: Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/ 707 dated 14/07/2009: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part outline application - Phase 2.)

LBH Ref Nos: 10112/APP/2010/2915

Date Plans Received: 17/12/2010 **Date(s) of Amendment(s):**

Date Application Valid: 14/01/2011

Notes:
 To be read in conjunction with:
 -ORMS Design and Access Statement
 -ORMS Plans, Sections & Elevations (PL Series)

Revision
 A Issued for Planning 03.04.09
 - Issued for Planning 20.06.09

Date
 03.04.09
 20.06.09



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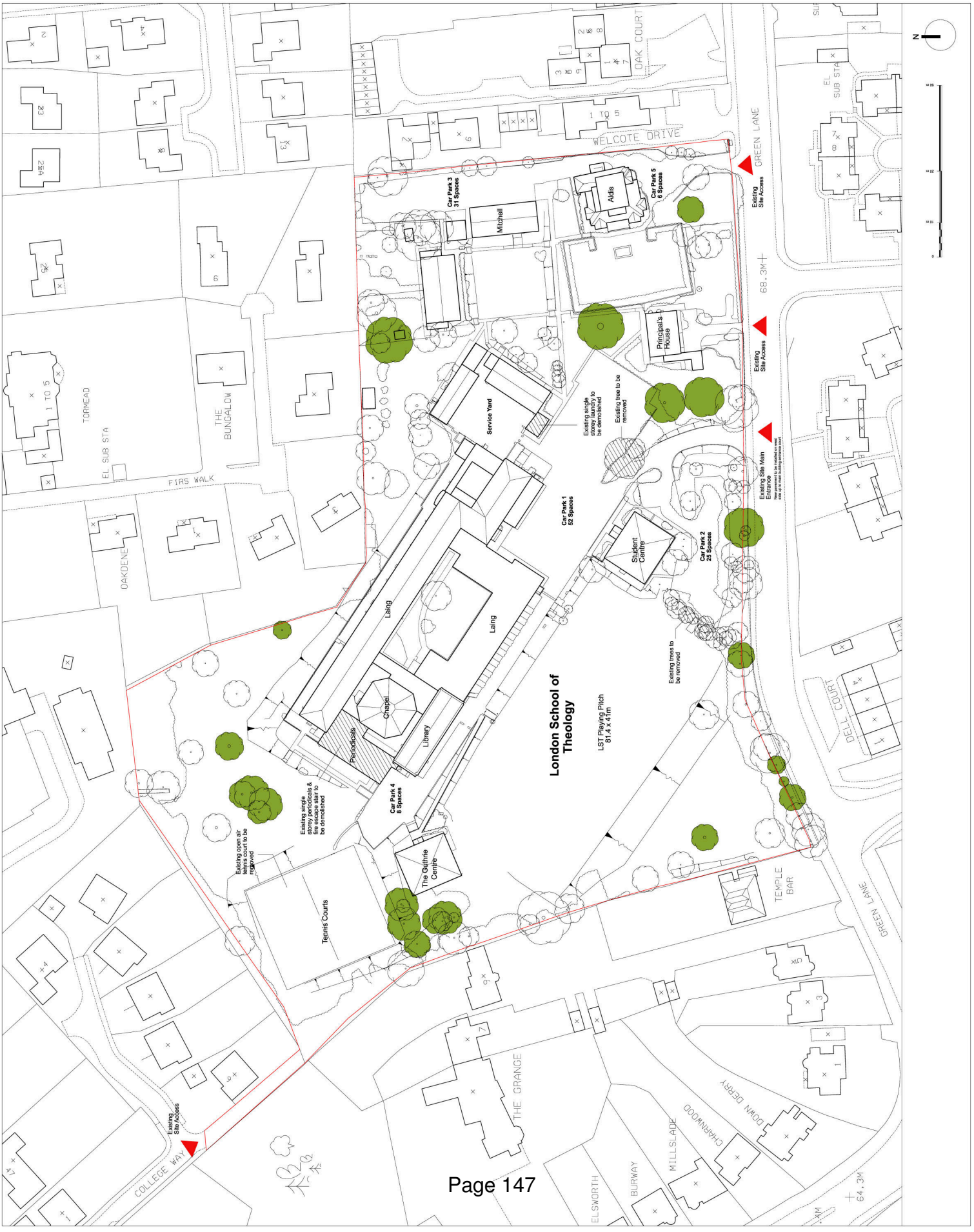
Project
 London School of Theology

Drawing title
 Existing Site Plan

Scale 1:500 @ A1
 Dwg. No.
 1727 PL 002 Rev. A

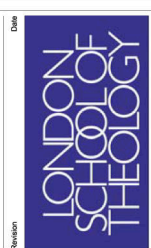
Date August 08
 Status For information For tender For construction
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- Tree Protection Order
- Proposed area for demolition
- Existing Site Access



Notes:
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 -ORMS Plans, Sections & Elevations (PL Series)

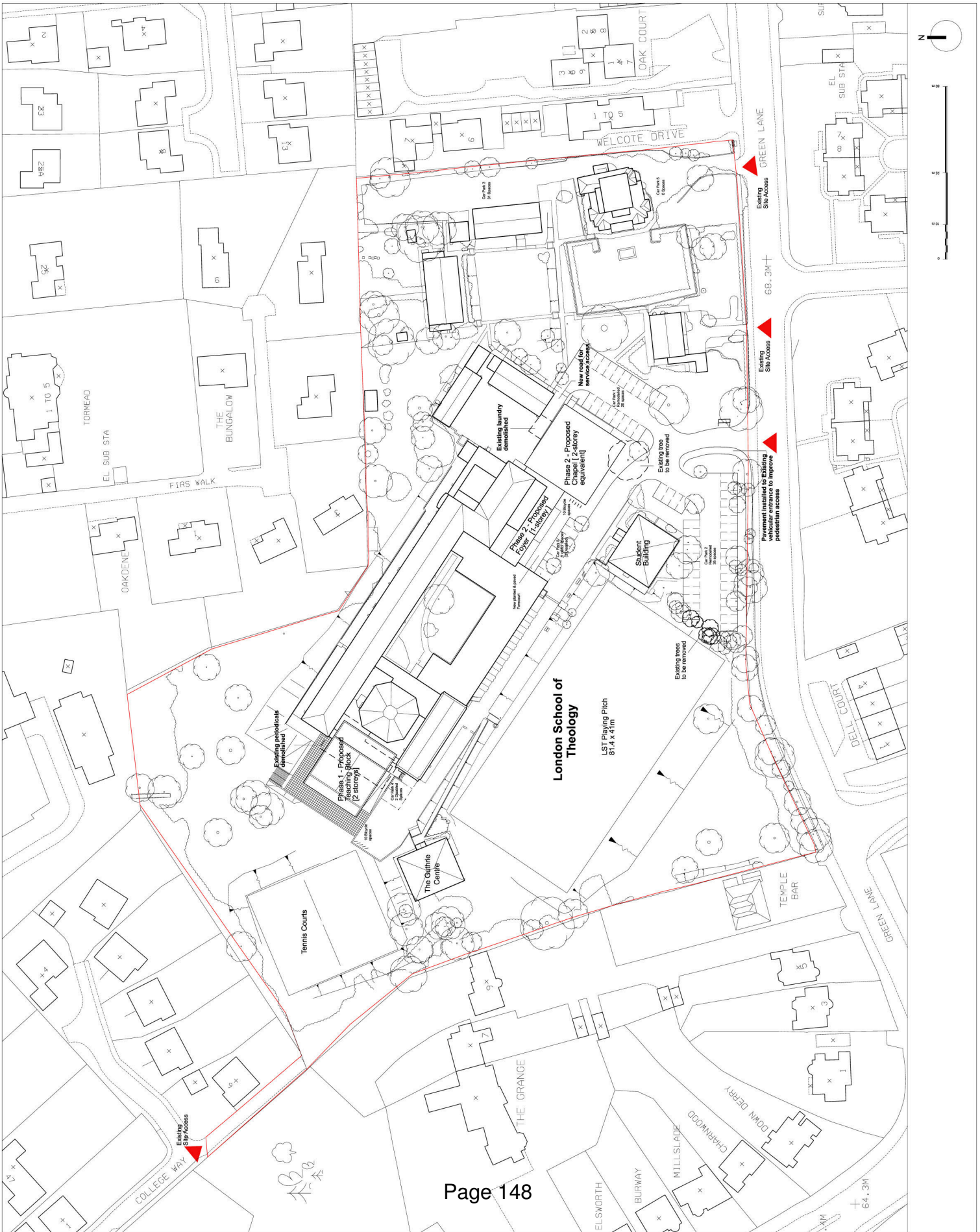
Revision
 Date
 C Issued for Planning 03.04.09
 B MUGA moved 3M South East 19.02.09
 A Turning point added at houses entrance 12.02.09
 - Issued for Planning 20.06.08

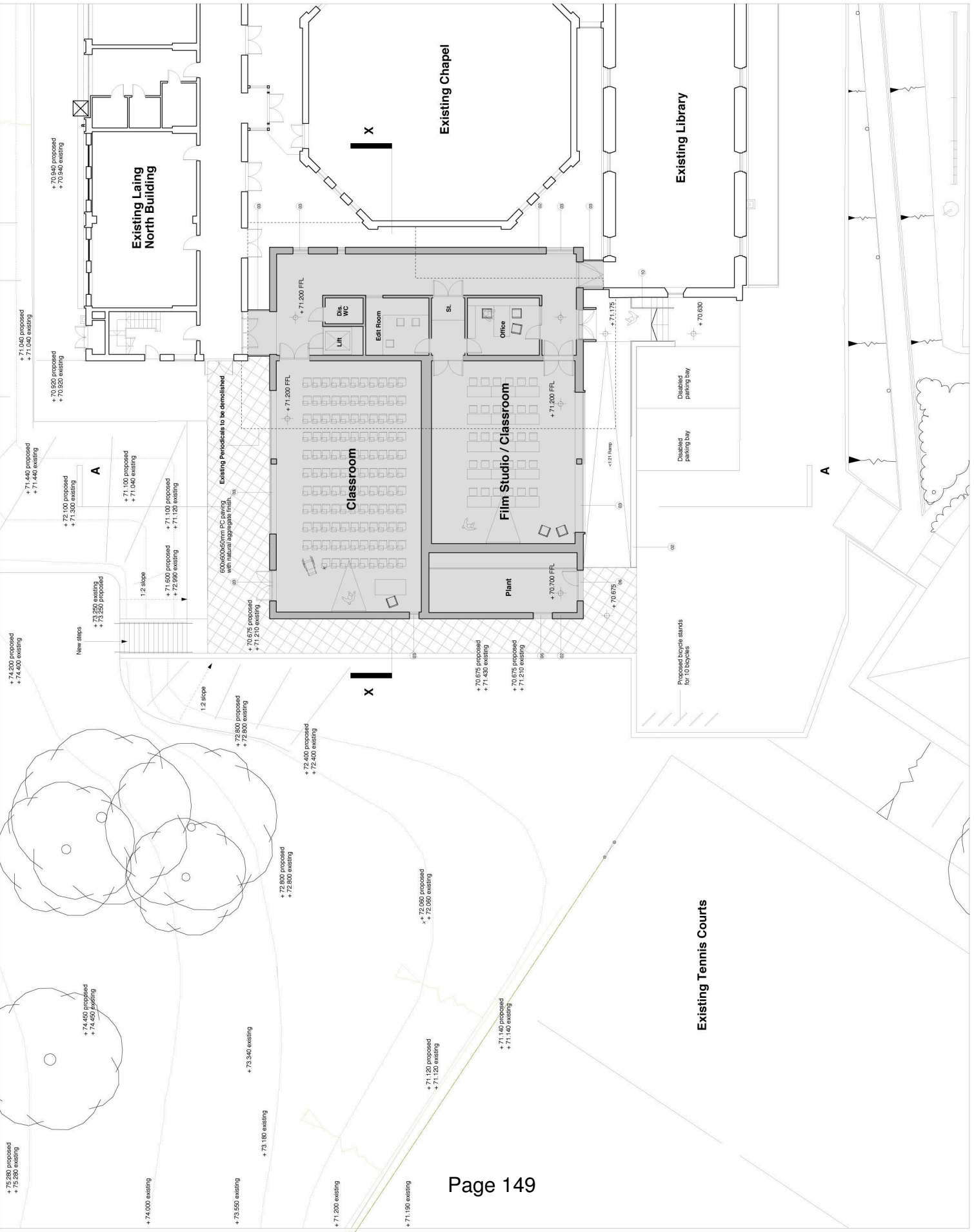


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Project London School of Theology
 Drawing title Proposed Site Plan

Scale 1:500 @ A1 Dwg. No.
 Date August 10 1727 PL 003 Rev. C
 Status For information For tender For construction





Note:
 To be read in conjunction with:
 - OMS Design and Access Statement
 - OMS Plans, Sections & Elevations (P1 Series)

Materials:
 01 Sawmill single ply roof membrane
 02 Flat roof with waterproofing cells and coverage
 03 External wall cladding - natural aggregate finish
 04 Shading screen with ventilation grilles
 05 Powder coated steel ventilation grilles
 06 External wall cladding - natural aggregate finish
 07 Cast in situ concrete with natural aggregate finish
 08 Cast in situ concrete with natural aggregate finish
 09 Prestressed concrete with natural aggregate finish
 10 Galvanized steel horizontal

Revisions:

E	Landscape pool level amended	11.06.09
D	Path & steps with banking amended	05.06.09
C	Levels to exit ground added	02.06.09
B	Issued for Planning	03.04.09
A	Issued for Planning	20.03.08

Date: _____

LONDON SCHOOL OF THEOLOGY
 The new name for London Bible College

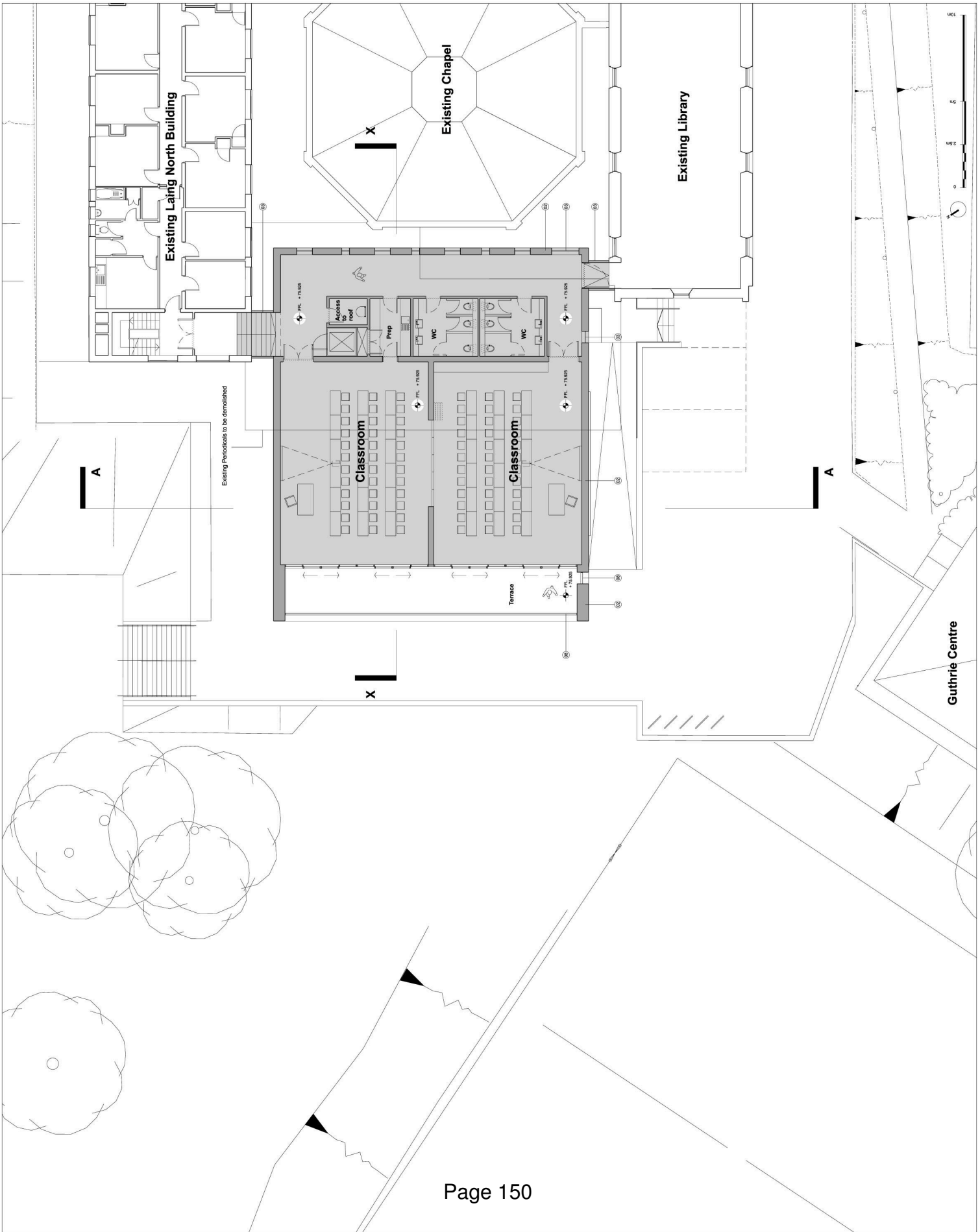
OMS
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 T 0207 883 8833 F 0207 8817 9275
 E oms@london.ac.uk

Project - London School of Theology
 Drawing title - Phase 1 - Teaching Block
 Proposed Ground Floor Plan

Scale 1:100 @ A1 Dwg. No. _____
 Date August 08 **1727 PL 100** Rev. E
 Status For information For tender For construction

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- Notes:
 To be read in conjunction with:
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 - ORMS Plans, Sections & Elevations (PL Series)
- Materials:
 01 Small cell galv roof membrane
 02 Face brick with matching cills and copings
 03 100mm concrete base with 100mm concrete screed
 04 Structural steel sash cladding
 05 100mm concrete base with 100mm concrete screed
 06 Powder coated steel sash cladding
 07 Powder coated steel sash cladding
 08 Precast concrete paving with natural aggregate finish
 09 Precast concrete paving with natural aggregate finish
 10 Precast concrete paving with natural aggregate finish
 11 Galvanneal steel horizontal

03.04.09
 19.02.08
 20.02.08

Date



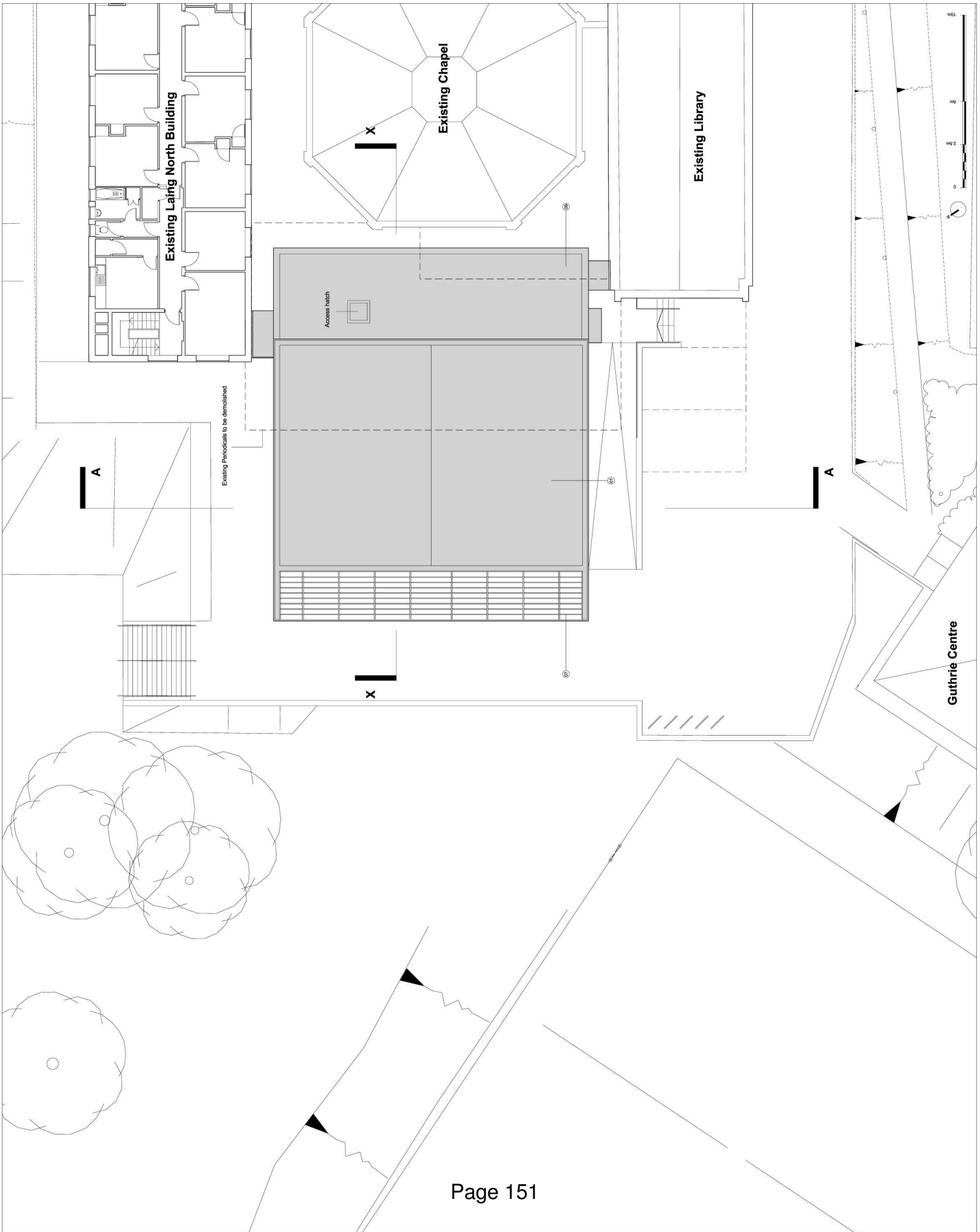
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Project
 London School of Theology
 Phase 1 - Teaching Block
 Proposed First Floor Plain

Scale 1:100 @ A1
 Date August 08
 1727 PL 101 Rev. B

Status
 For information
 For tender
 For construction



- Notes:
 To be read in conjunction with:
 - ORMS Design and Access Statement
 - ORMS Plans, Sections & Elevations (PL Series)
- Materials:
 01 Barred slope ply roof membrane
 02 Face brick walls with matching cills and copings
 03 100mm concrete base
 04 Structural steel beam cladding
 05 100mm concrete base
 06 Powder coated steel ventilation grilles
 07 Powder coated steel solar shading
 08 Precast concrete paving with natural aggregate finish
 09 Precast concrete paving with natural aggregate finish
 10 Precast concrete paving with natural aggregate finish
 11 Galvanneal steel horizontal

Issued for Planning 08.08.08
 Issued for Planning 20.08.08
 Issued for Planning 20.08.08

Date: 08.08.08



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Project: London School of Theology
 Drawing title: Phase 1 - Teaching Block Proposed Roof Plan

Scale: 1:100 @ A1
 Date: August 08
 Status: 1727 PL 102 Rev. B

For information For approval For construction
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Notes:

- To be read in conjunction with:
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- ORMS Plans, Sections & Elevations (PL Series)

Materials

- 01 Smooth single ply roof membrane
- 02 Face brick with matching gills and copings
- 03 Red brick with white mortar and window frames
- 04 Stranding seam zinc cladding
- 05 Red brick with white mortar and window frames
- 06 Powder coated steel ventilation grilles
- 07 Powder coated steel solar shading
- 08 Precast concrete paving with natural aggregate finish
- 09 Precast concrete paving with natural aggregate finish
- 10 Glass and aluminium glazing
- 11 Galvanneal steel horizontal

03.04.09
19.02.09
20.06.08

Revision



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Architecture
Design

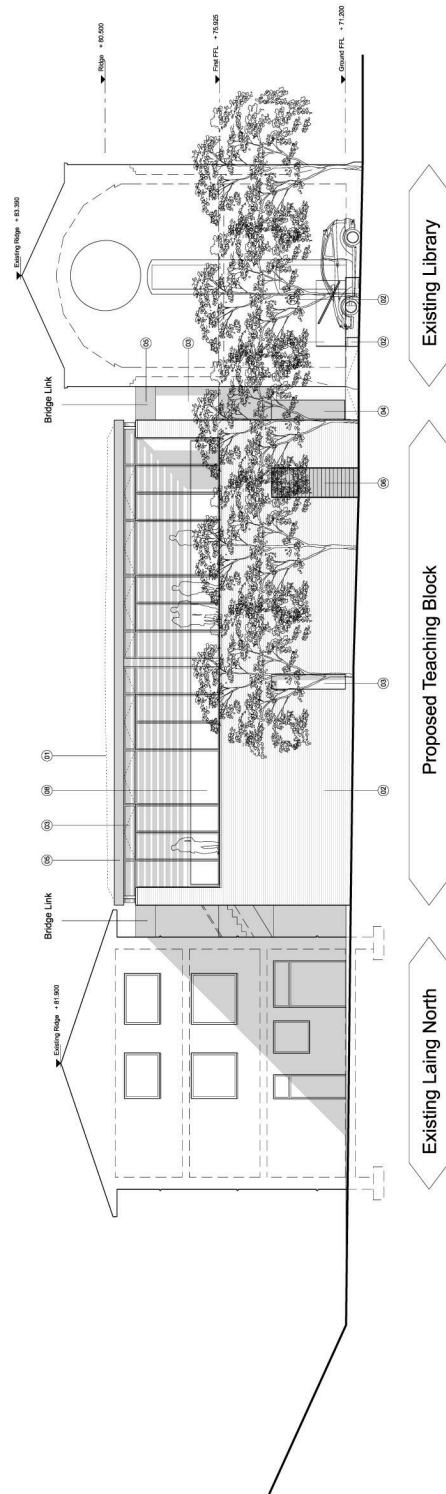
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Project London School of Theology
Drawing title Phase 1 - Teaching Block
Proposed Elevations
South West and North West

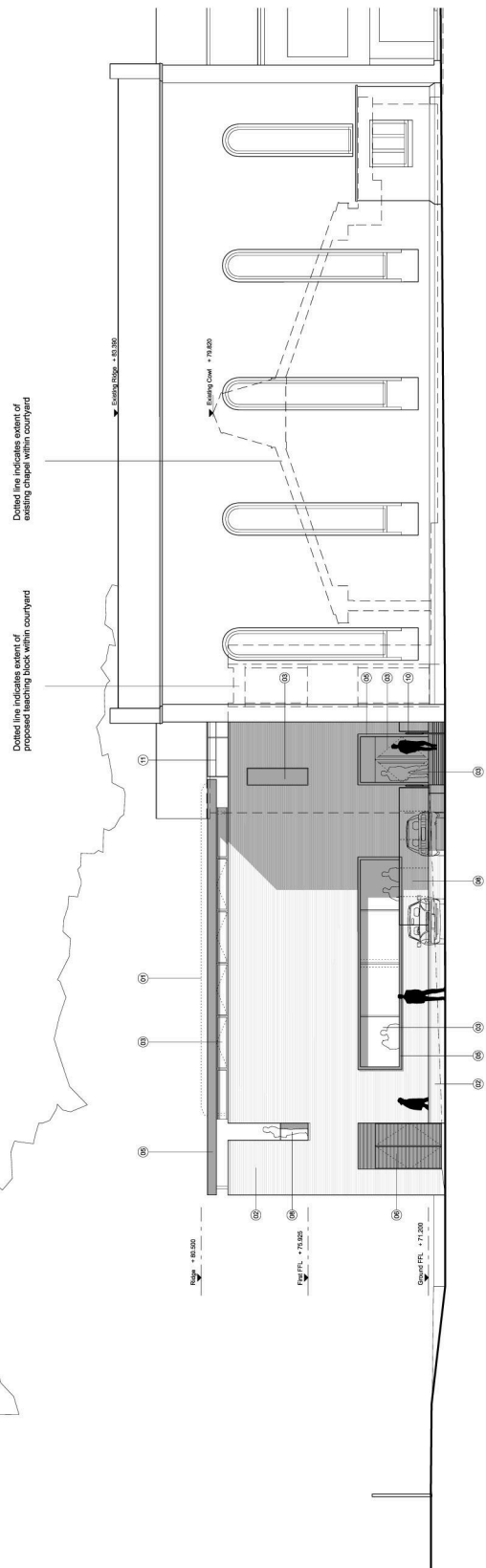
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Status For information For tender For construction

1727 PL 300 Rev. B

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Proposed North West Elevation

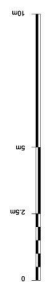


Existing Tennis Courts

Proposed Teaching Block

Proposed North East Elevation

Existing Library



Notes:

To be read in conjunction with:

- ORMS Design and Access Statement
- ORMS Plans, Sections & Elevations (PL Series)

Materials:

- 01 Barred steel girders
- 02 Face brick walls with matching gills and copings
- 03 Concrete floors with 100mm thick screed
- 04 Structural steel frame
- 05 Powder coated steel window frames
- 06 Powder coated steel ventilation grilles
- 07 Powder coated steel door shading
- 08 Precast concrete paving with natural aggregate finish
- 09 Precast concrete paving with natural aggregate finish
- 10 Precast concrete paving with natural aggregate finish
- 11 Galvanneal steel horizontal

Date
 03.04.09
 12.02.09
 20.08.08

Revision
 B Issued for Planning
 A Issued to Planners
 - Issued for Planning



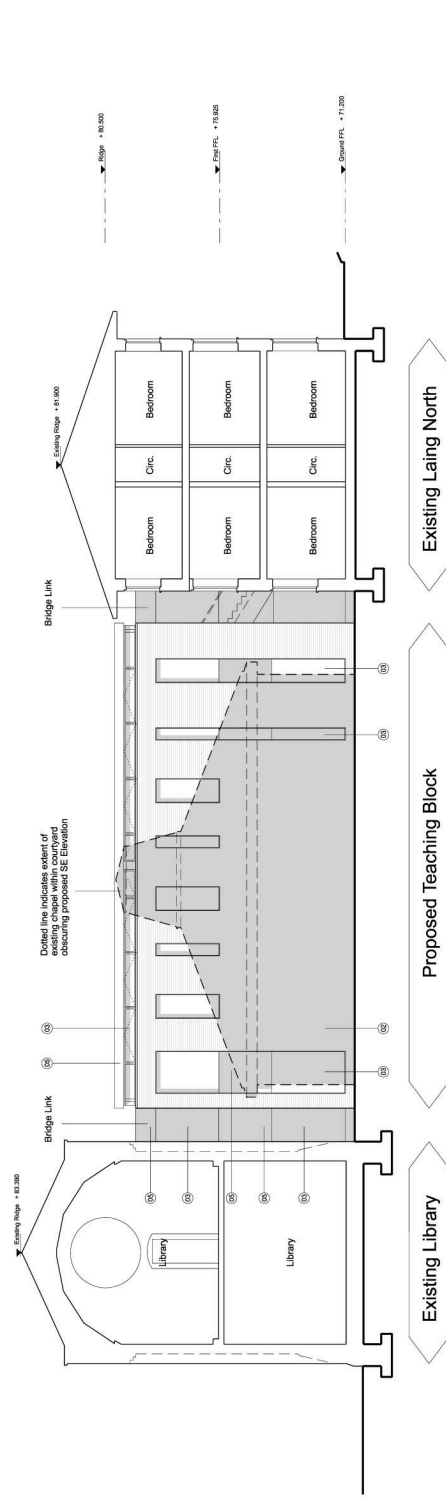
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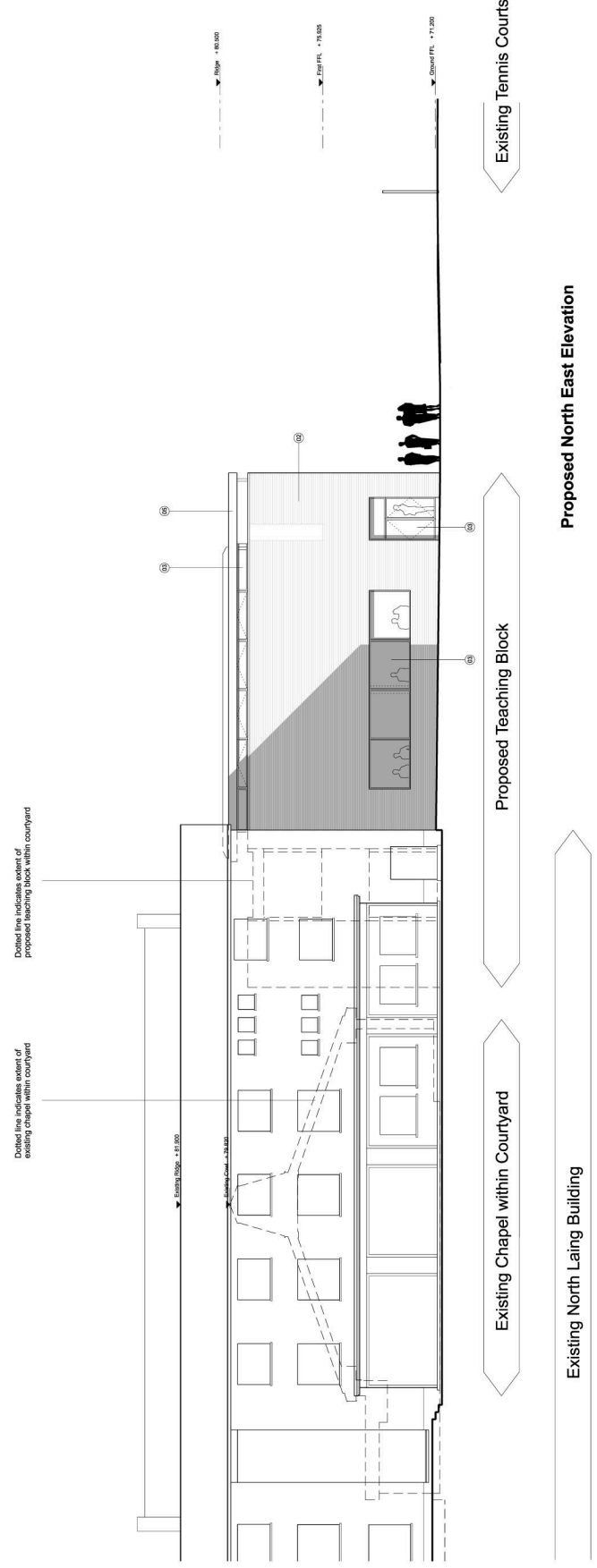
Project
 London School of Theology
 Phase 1 - Teaching Block
 Proposed Elevations
 North East and South East

Scale 1:100 @ A1
 Drawing No. 1727 PL 301 Rev. B

Date August '08
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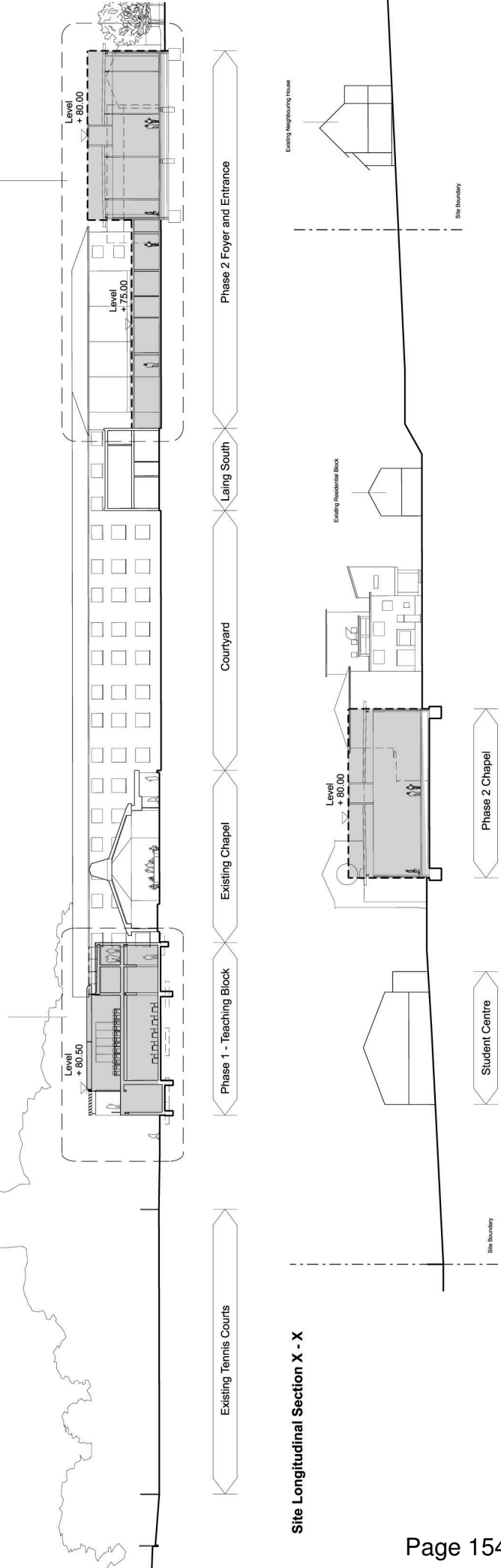
Proposed South East Courtyard Elevation



Proposed North East Elevation

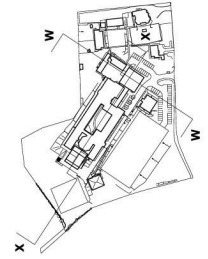
Phase 1
Final Planning Applications for
- Landmarking
- Existing Chapel

Phase 2
Outline Planning for
- New Chapel
- New Chapel



Site Longitudinal Section X - X

Site Section W - W through Chapel



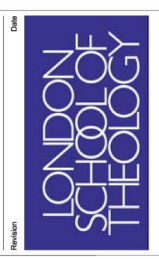
Notes:	To be read in conjunction with:	Revisions:	20.08.06	Project:	London School of Theology
	- ORMS Design and Access Statement	- Issued for Planning		Drawing title:	Proposed Site Sections
	- ORMS Plans, Sections & Elevations (P. Series)			Architecture:	ORMS
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	MUCA height amended	B Issued for Planning	03.04.09	1 Pine Street London EC1R 0JH	
	- ORMS Design and Access Statement			T 0207 833 8533 F 0207 837 7575	
	- ORMS Plans, Sections & Elevations (P. Series)			E orms@orms.co.uk	
				Scale 1:250 @ A1	Dwg. No.
				Date August 08	1727 PL 004 Rev. 0
				Status	For Information <input type="checkbox"/> For tender <input type="checkbox"/> For construction <input type="checkbox"/>

Notes:
 To be read in conjunction with:
 - ORMS Design and Access Statement
 - ORMS Plans, Sections & Elevations (PL Series)

- Materials
- 01 Barred single ply roof membrane
 - 02 Face brick walls with matching gills and copings
 - 03 Face brick walls with matching gills and copings
 - 04 Standing seam zinc cladding
 - 05 Face brick walls with matching gills and copings
 - 06 Face brick walls with matching gills and copings
 - 07 Powder coated steel solar shading
 - 08 Precast concrete paving with natural aggregate finish
 - 09 Precast concrete paving with natural aggregate finish
 - 10 Precast concrete paving with natural aggregate finish
 - 11 Galvanneal steel horizontal

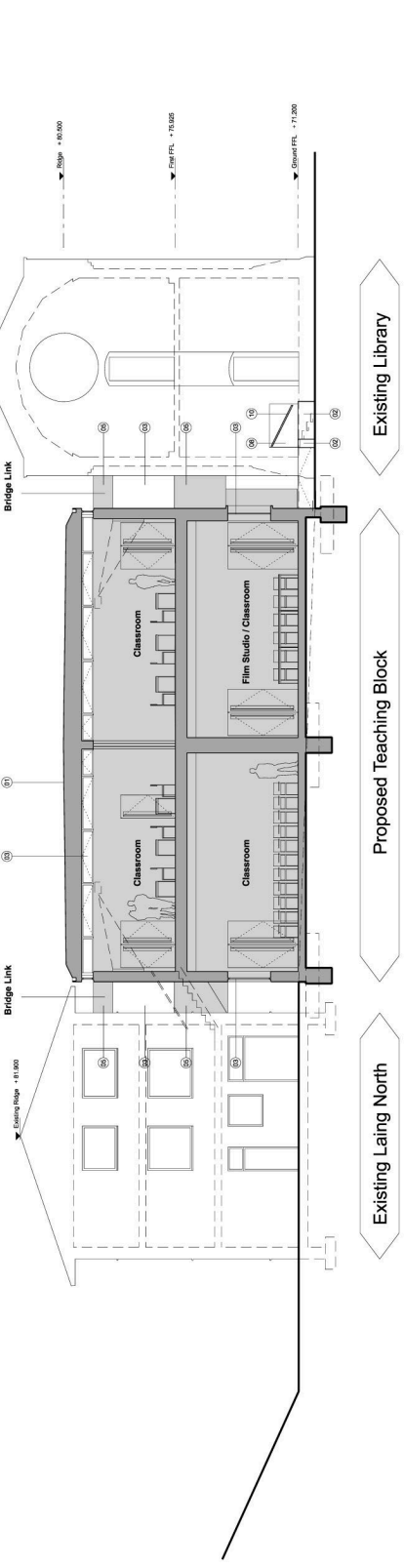
Revision

B	Issued for Planning	03.04.08
A	Issued to Planners	19.02.09
-	Issued for Planning	20.06.08

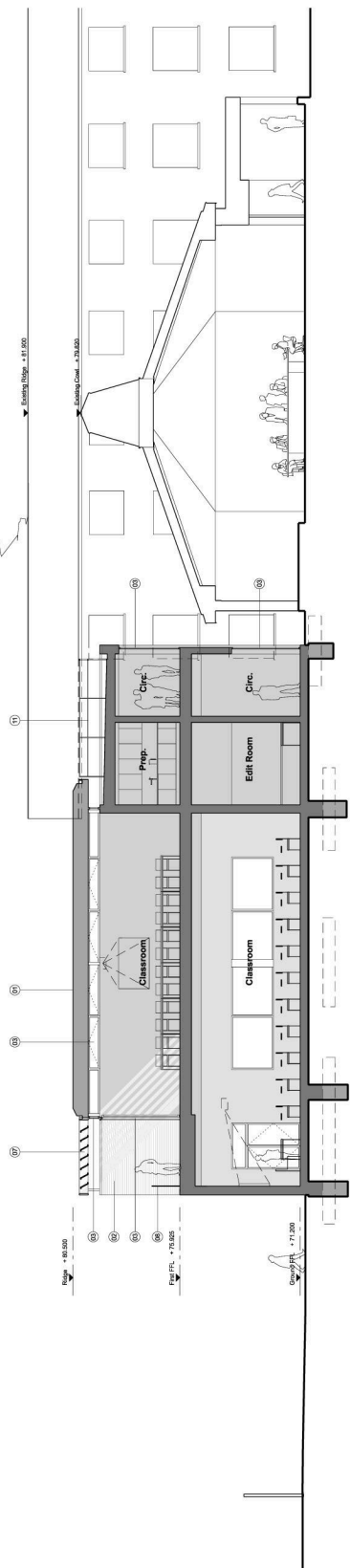


ORMS
 Architecture
 Design
 1 Pine Street London EC3R 0JH
 T 0207 700 0000
 E orms@orms.co.uk

Project London School of Theology
 Drawing title Phase 1 - Teaching Block
 Proposed Sections A-A and X-X
 Scale 1:100 @ A1
 Date August '08
 Status For information
 1727 PL 200 Rev. B
 On the date of completion to be updated to reflect the current status of the project.
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Proposed Section A-A



Proposed Section X-X

Note:

To be read in conjunction with:

- ORMS Design and Access Statement
- ORMS Plans, Sections & Elevations (PL Series)
- ORMS Landscape Drainage

Revision Issued for Planning 20.08.08

Date



ORMS Architecture Design

1 Pine Street London EC3R 0JH
T 0207 765 8000 F 0207 765 8001
E orms@orms.co.uk

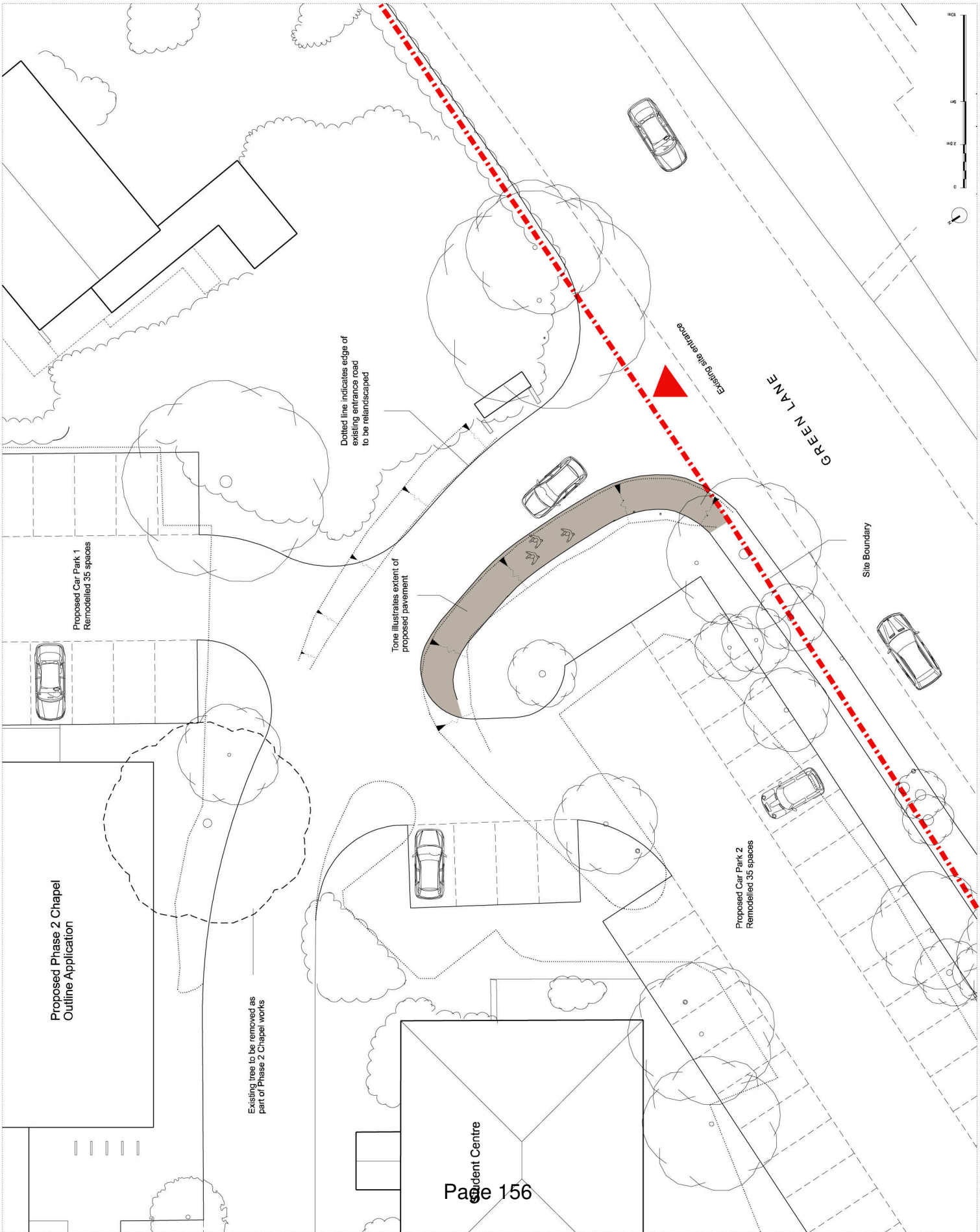
Project London School of Theology
Drawing title Proposed Footpath to Site Entrance

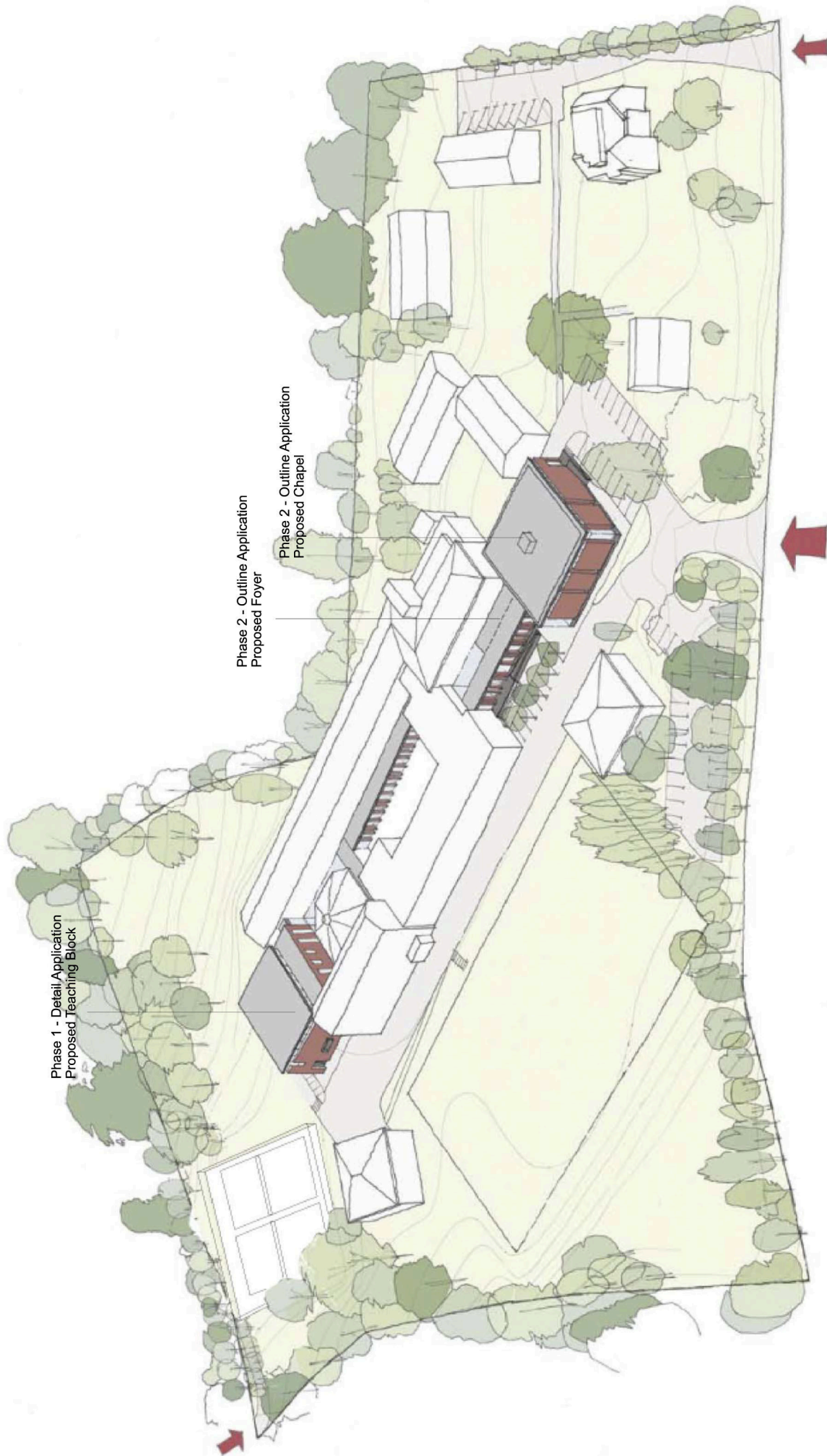
Scale 1:200 @ A3 Draw. No. 1727 PL 005

Date August 08 Rev.

Status For information For issue For construction

Do not scale. All dimensions shall be verified in the field. Do not use for any other purpose without the written consent of ORMS Design & Access Ltd.





Phase 1 - Detail Application
Proposed Teaching Block

Phase 2 - Outline Application
Proposed Foyer

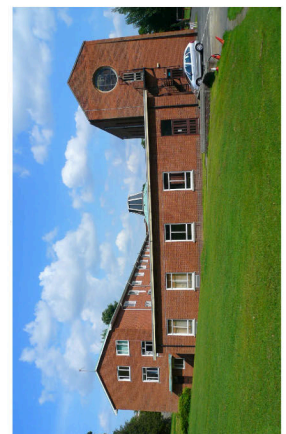
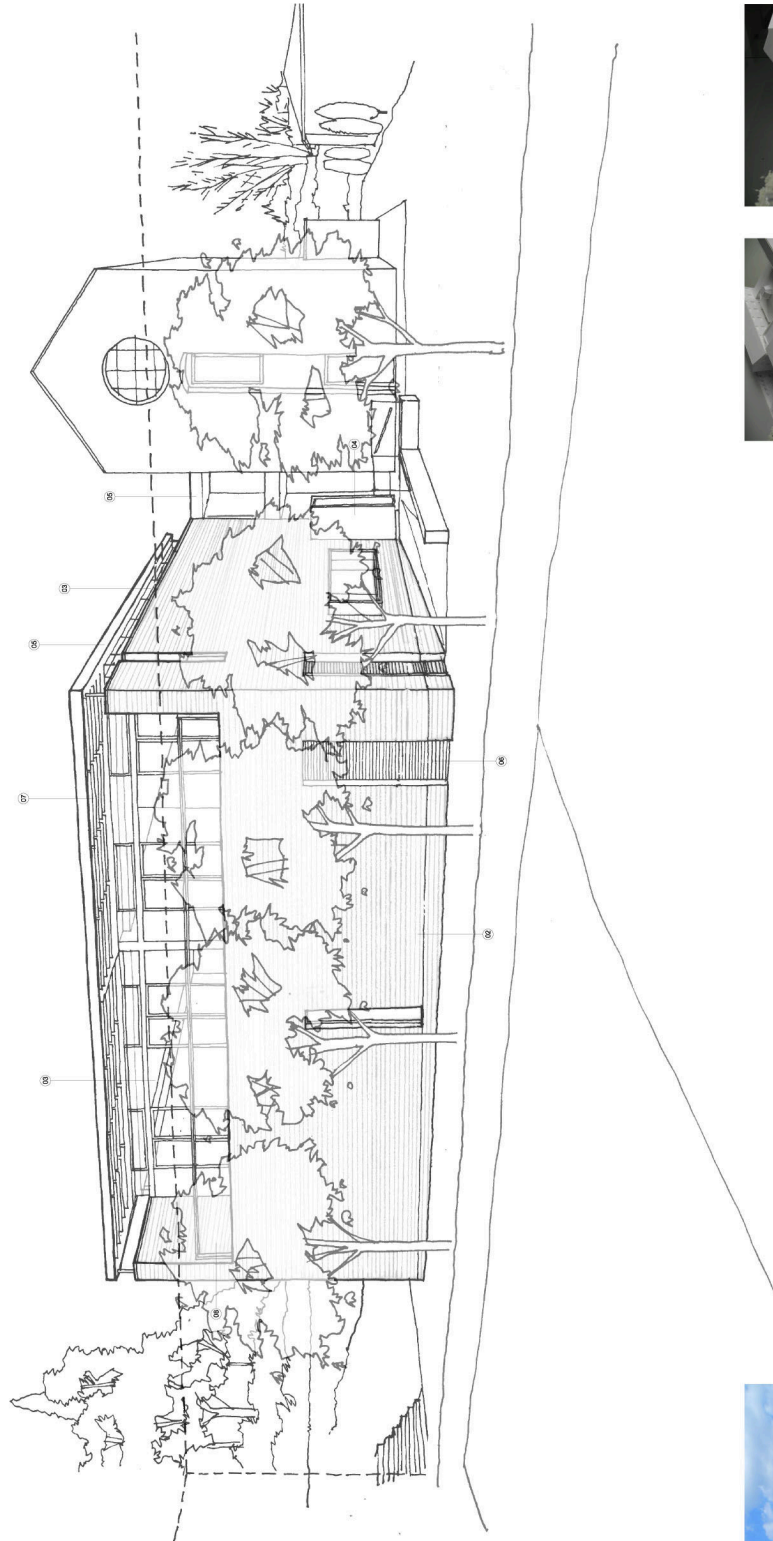
Phase 2 - Outline Application
Proposed Chapel

To be read in conjunction with:

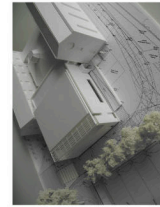
- ORMS Design and Access Statement
- ORMS Plans, Sections & Elevations (PL Series)
- Characteristic Landscape Drawings

Materials

- 01 Smooth light grey roof membrane
- 02 Face brick with matching sills and copings
- 03 Portland cement concrete
- 04 Standing seam zinc coating
- 05 Zinc fluting/panels
- 06 Portland cement concrete
- 07 Powder coated steel solar shading
- 08 Portland cement concrete
- 09 Precast concrete paving with natural aggregate finish
- 10 Stainless steel handrail
- 11 Unfinished steel structure



Site photograph of Existing Periodicals



Notes:

- Issued for Planning

20.08.08

ORMS
 Architecture
 Design
 1 Pine Street London EC4R 0JH
 T 0207 833 8533 F 0207 837 7575
 E orms@orms.co.uk

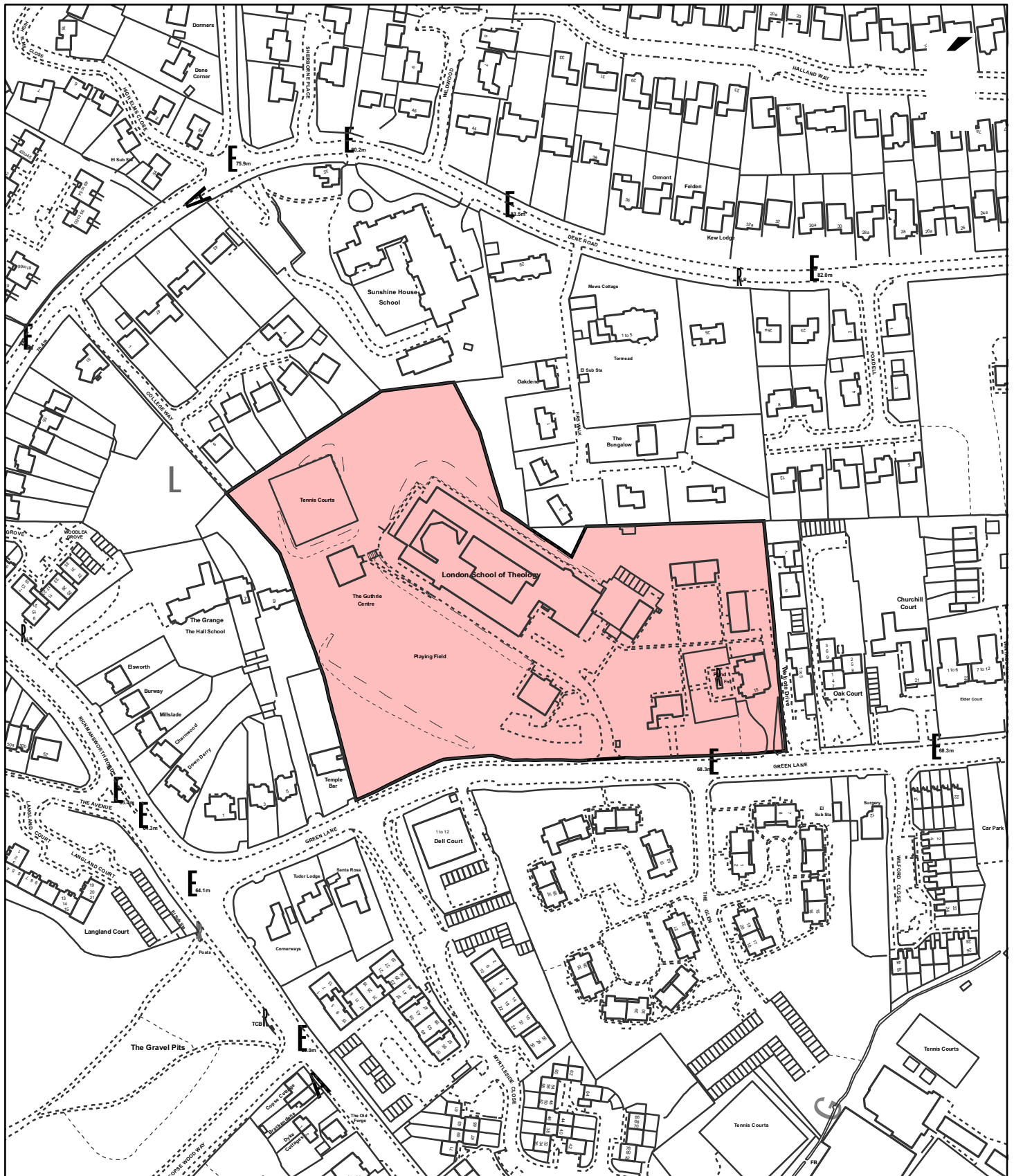
Project London School of Theology
 Drawing title Proposed Teaching Block
 Sketch Perspective

Scale N/A
 Date August '08
 Draw. No. 1727 PL 401 Rev. 1

Status For Information For Issue For Construction



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Site Address

**London School of Theology
Green Lane
Northwood**

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

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

Planning Application Ref:
10112/APP/2010/2915

Scale
1:2,500

Planning Committee
North Page 159

Date
March 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 135 FIELD END ROAD EASTCOTE PINNER

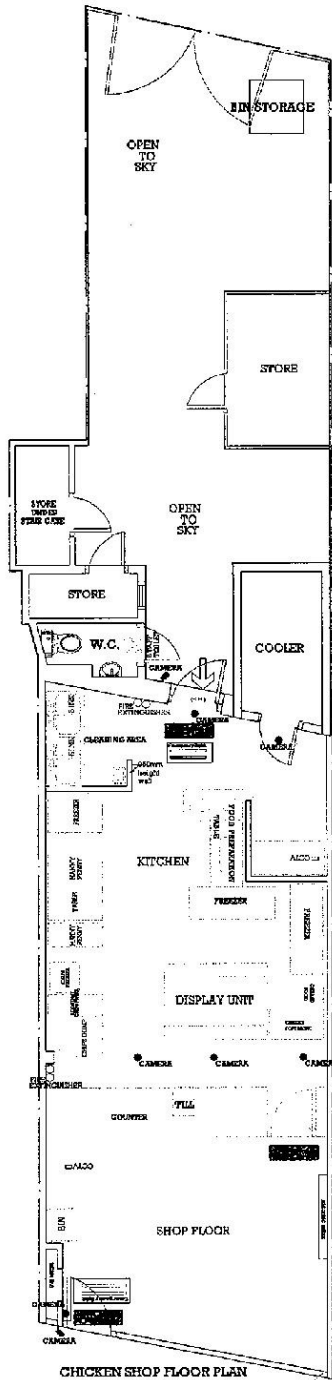
Development: Application for variation of condition 6 (hours of operation) of planning permission ref: 5910/C/96/ 0074 dated 15/01/1996: Change of use from Class A1 (Shop) to Class A3 (Food and Drink.)

LBH Ref Nos: 5910/APP/2010/2346

Date Plans Received: 06/10/2010

Date(s) of Amendment(s):

Date Application Valid: 15/10/2010



NOTE:
 DO NOT SCALE FROM THE DRAWING
 FIRE DOOR TO KEEP CLOSE
 FIRE EXIT ESCAPE TO KEEP CLEAR

CHICKEN SHOP FLOOR PLAN
 FULLY CLOSED
 FIRE DOOR & WINDOW
 WITH COLLAR SHUTTER

FIELD END ROAD

Title: CHICKEN SHOP FLOOR PLAN DETAIL

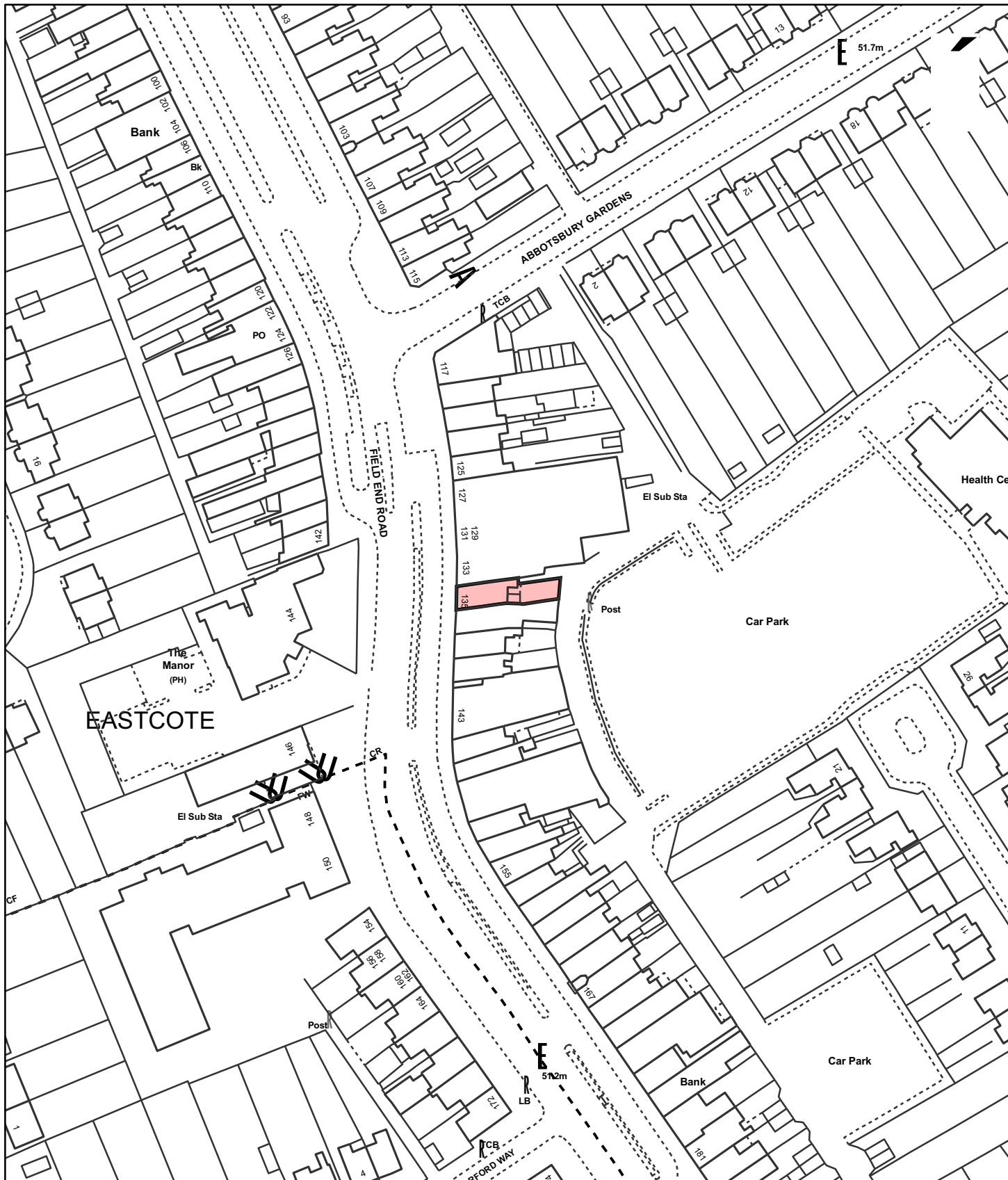
Drawing No : OL/123



Client : MR.A. VARATHARASAN
 " SAMS "
 135 FIELD END ROAD
 PINNER, MIDDLESEX, HA5 1QH

Scale: 1:100

Date: 13/08/2008

Page 161



<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 2011</p>	<p>Site Address</p> <p align="center">135 Field End Road Eastcote</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">5910/APP/2010/2346</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North Page 162</p>	<p>Date</p> <p align="center">March 2011</p>	

Report of the Head of Planning & Enforcement Services

Address FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD
NORTHWOOD

Development: Installation of a 13.8m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 67084/APP/2011/136

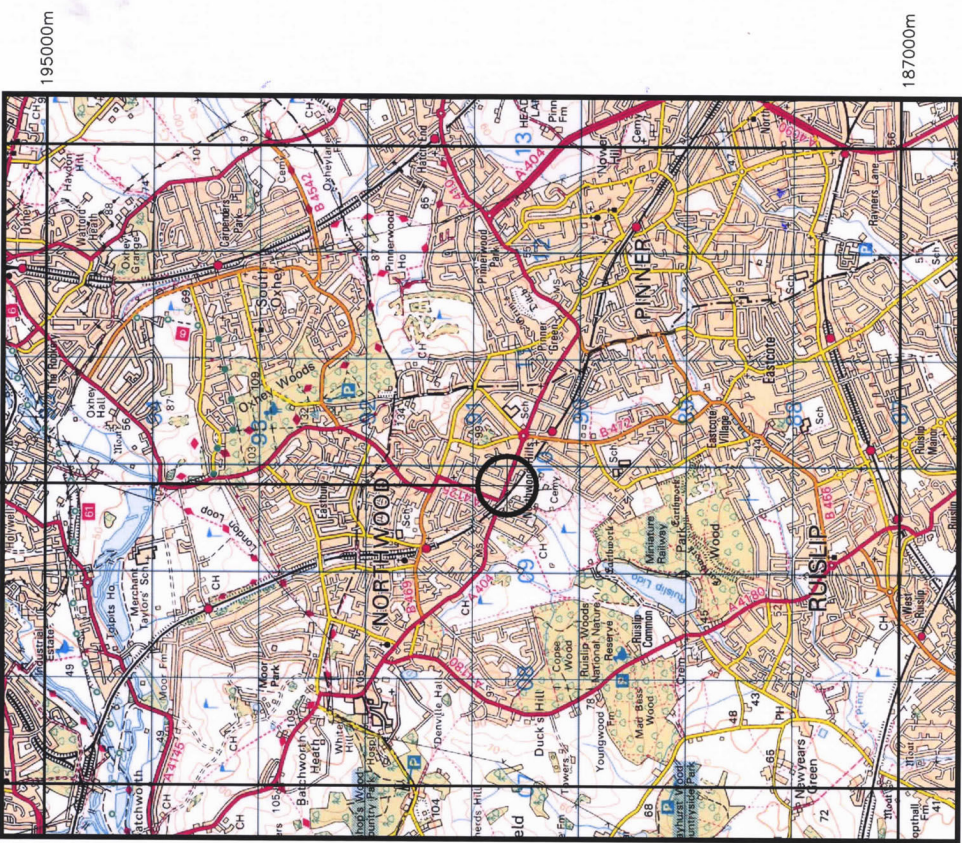
Date Plans Received: 21/01/2011

Date(s) of Amendment(s):

Date Application Valid: 21/01/2011

CORNERSTONE SITE ID	10433
O ₂ SITE ID	44599
VODAFONE SITE ID	76292_0

vodafone



Site grid reference 509699E 190722N
Scale 1:50,000



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REV.	DATE	REMARKS	BY	CHK.
B	11.01.11	TOWER SHROUD & CABINET TYPE REVISED	JS	AKSESS
A	26.03.10	ANTENNAS ORIENTATION REVISED	JS	AC




vodafone

OPTION NAME
PINNERS ROAD STREETWORKS

SITE ADDRESS
PINNERS ROAD
NORTHWOOD
HAB 1DD

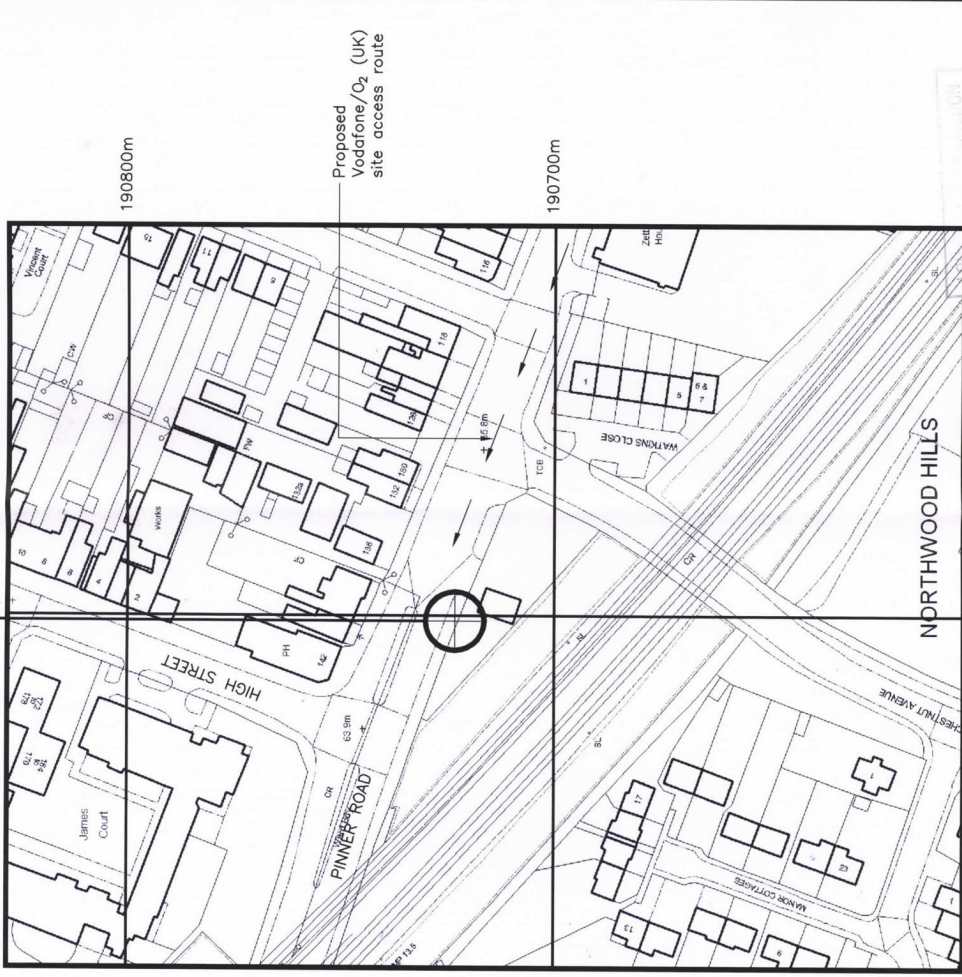
CONSULTANT REF
1293/027



Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Hercul House
Hercul Road
Chertsey, Surrey
KT16 9DT
Telephone 01832 575 500 Fax 01832 575 501

DRAWN	CHECKED	APPROVED	DATE	SCALE
VENY	AKSESS	CA	29.01.10	AS SHOWN
DRAWING TITLE SITE LOCATION MAPS				
DRAWING NO. 76292_0/001				REVISION B

PLANNING & ENVIRONMENT
21 JAN 2011



Site grid reference 509699E 190722N
Scale 1:1250



CORNERSTONE SITE ID	10433
O ₂ SITE ID	44599
VODAFONE SITE ID	76292_0

NOTES:

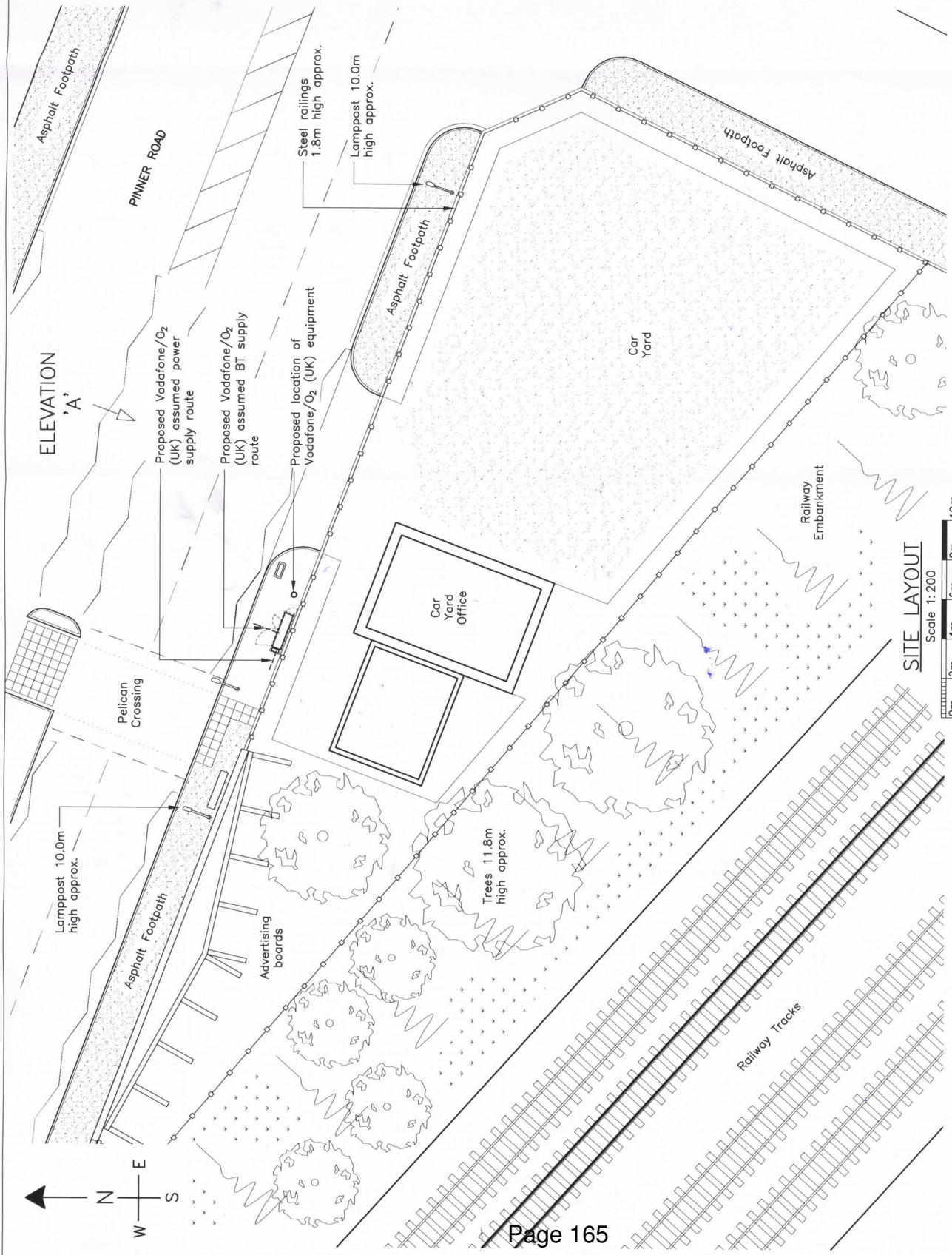
1. Site Access:
The site is located on the Southern side of Pinner Road, A404. It is located adjacent to the railway bridge running over the A404 at Northwood Hills
2. Surrounding area is residential/commercial.
3. Distance to public highway is 2m approx.

LOW BOARD OF PLANNING RECEIVED
21 JAN 2011
PLANNING & TRANSPORTATION GROUP

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.

THESE DRAWINGS COMPLY WITH O2 AND VODAFONE STANDARD ICNIRP DESIGN GUIDELINES



SITE LAYOUT

Scale 1:200



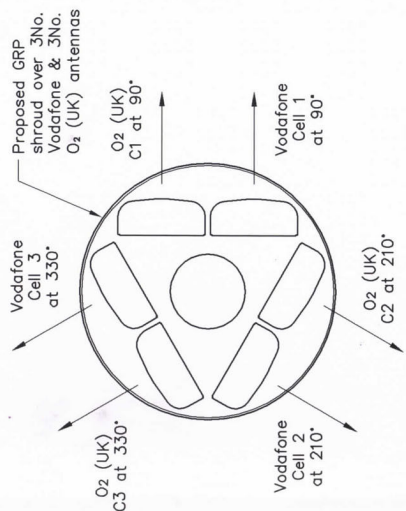
DRAWN	VENY	CHECKED	APPROVED	DATE	SCALE
		AKSESS	CA	29.01.10	AS SHOWN
DRAWING TITLE					
SITE LAYOUT PLAN					
DRAWING NO.					
76292_0/002					
REVISION					
B					

Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Henkel House
Henkel Road
Chertsey, Surrey
KT16 9DT
Telephone 01832 575 900 Fax 01832 575 901

OPTION NAME	PINNER ROAD STREETWORKS
SITE ADDRESS	PINNER ROAD NORTHWOOD HAB 1DD
CONSULTANT REF	1293/027

		REV.	DATE	REMARKS	BY	CHK.
		B	11.01.11	TOWER SHROUD & CABINET TYPE REVISED	JS	AKSESS
A	26.03.10	ANTENNAS ORIENTATION REVISED	JS	AC		

CORNERSTONE SITE ID	10433
O ₂ SITE ID	44599
VODAFONE SITE ID	76292_0



PLAN OF VODAFONE & O₂ (UK) EQUIPMENT ON TOWER



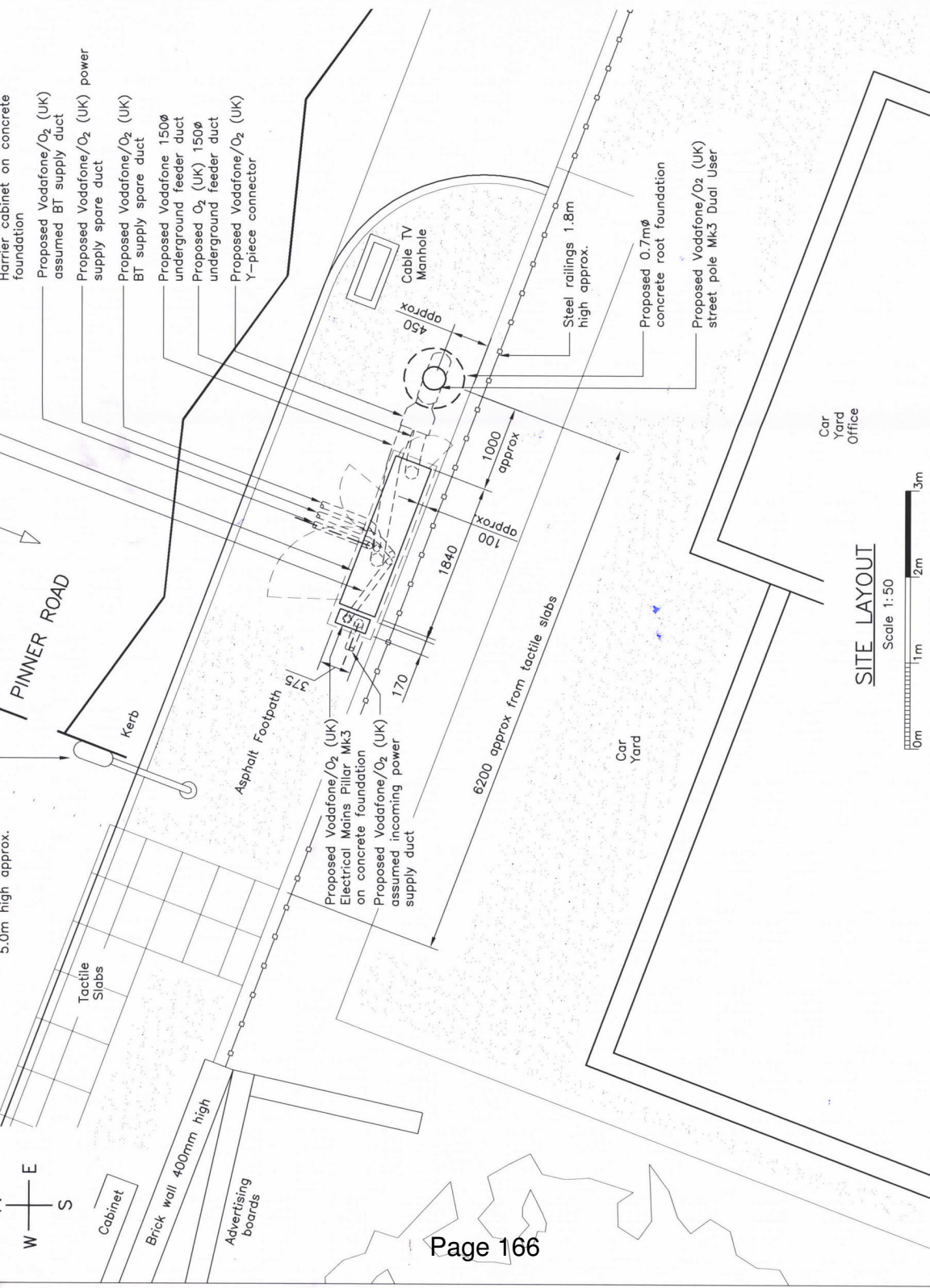
ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.

ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.

THESE DRAWINGS COMPLY WITH O2 AND VODAFONE STANDARD ICNIRP DESIGN GUIDELINES

- Proposed Vodafone/O₂ (UK) power supply link duct
- Proposed Vodafone/O₂ (UK) Harrier cabinet on concrete foundation
- Proposed Vodafone/O₂ (UK) power assumed BT supply duct
- Proposed Vodafone/O₂ (UK) supply spare duct
- Proposed Vodafone/O₂ (UK) BT supply spare duct
- Proposed Vodafone 1500 underground feeder duct
- Proposed O₂ (UK) 1500 underground feeder duct
- Proposed Vodafone/O₂ (UK) Y-piece connector

ELEVATION 'A'



SITE LAYOUT



DRAWN	CHECKED	APPROVED	DATE	SCALE
VENY	AKSSS	CA	29.01.10	AS SHOWN
DRAWING TITLE				
SITE LAYOUT & EQUIPMENT PLAN				
DRAWING No.				
76292_0/003				
REVISION				
B				

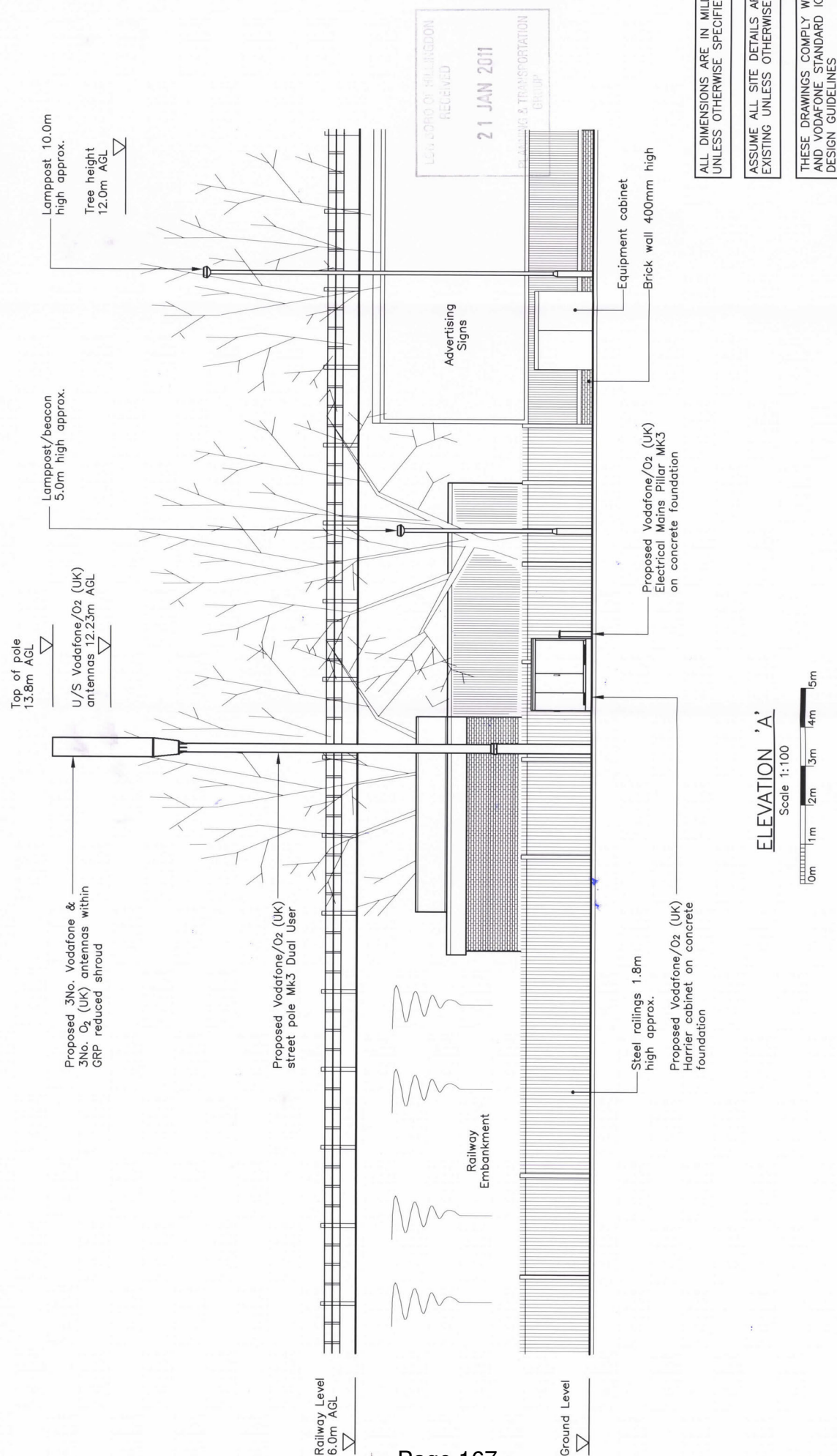
Tyco Electronics
 Tyco Electronics UK Infrastructure Ltd.
 Herford House
 Herford Road
 Chelmsley, Surrey
 KT16 9DT
 Telephone: 01832 575 900 Fax: 01832 575 901

OPTION NAME	PINNER ROAD STREETWORKS
SITE ADDRESS	PINNER ROAD NORTHWOOD HA6 1DD
CONSULTANT REF	1293/027

vodafone

REV.	DATE	REMARKS	BY	CHK.
B	11.01.11	TOWER SHROUD & CABINET TYPE REVISED	JS	AKSSS
A	26.03.10	ANTENNAS ORIENTATION REVISED	JS	AC

CORNERSTONE SITE ID	10433
O ₂ SITE ID	44599
VODAFONE SITE ID	76292_0



ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.

THESE DRAWINGS COMPLY WITH O2 AND VODAFONE STANDARD IGNRP DESIGN GUIDELINES

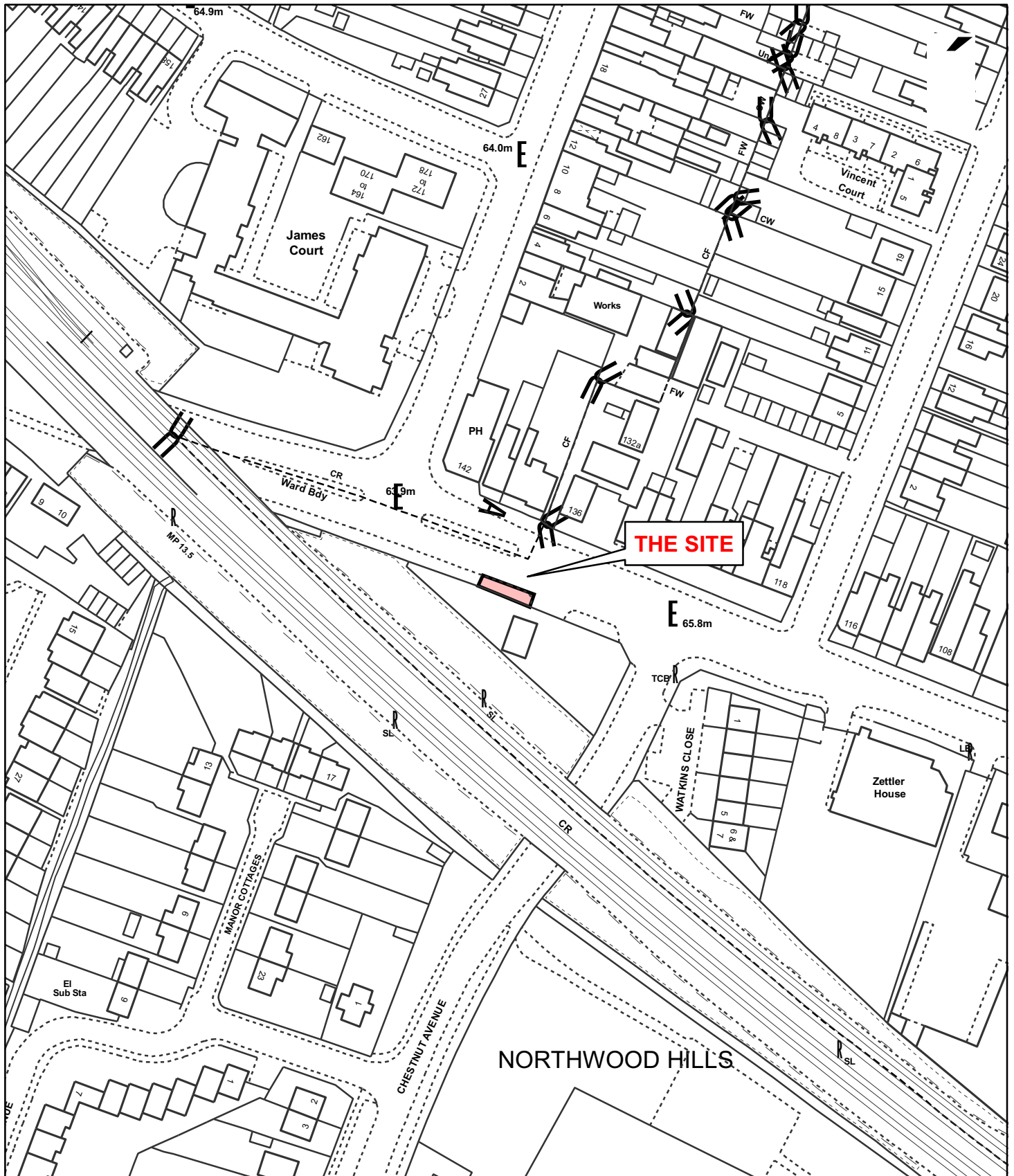
ELEVATION 'A'
Scale 1:100

DRAWN	CHECKED	APPROVED	DATE	SCALE
VENY	AKSESS	CA	29.01.10	AS SHOWN
DRAWING TITLE				
SITE ELEVATION				
DRAWING No.				
76292_0/004				
REVISION				
B				

Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Herford House
Herford Road
Cherbury, Surrey
KT16 9DT
Telephone 01932 575 900 Fax 01932 575 901

OPTION NAME	PINNER ROAD STREETWORKS
SITE ADDRESS	PINNER ROAD NORTHWOOD HAG 1DD
CONSULTANT REF	1293/027

REV.	DATE	REMARKS	BY	CHK.
B	11.01.11	TOWER SHROUD & CABINET TYPE REVISED	JS	AKSESS
A	26.03.10	ANTENNAS ORIENTATION REVISED	JS	AC



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London Borough of Hillingdon
100019283 2011

Site Address

**Footway adjacent to Autocentre
Northwood, Pinner Road
Northwood**

Planning Application Ref:
67084/APP/2011/136

Planning Committee
North Page 168

Scale
1:1,250

Date
March 2011

**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 37 EDWARDS AVENUE RUISLIP

Development: Erection of 4 two-bedroom back to back two storey dwellings with associated parking and amenity space and installation of new vehicular crossover, involving demolition of existing detached dwelling.

LBH Ref Nos: 65680/APP/2011/36

Date Plans Received: 10/01/2011

Date(s) of Amendment(s):

Date Application Valid: 10/01/2011

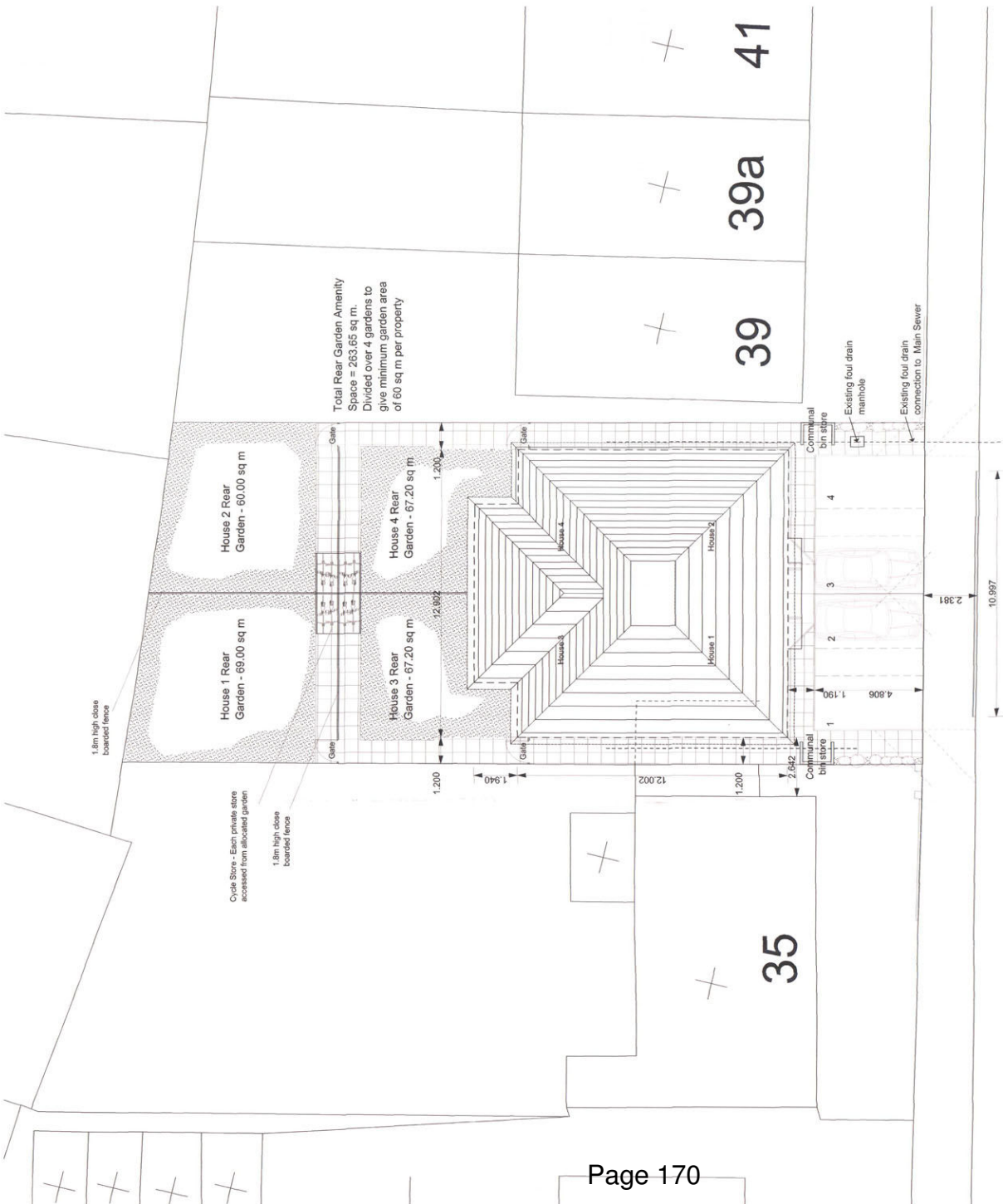


Location Plan - 1:1250



10 JAN 2011
PARKING & LANDSCAPE
DRAWING

Rev. A - 30/11/2010 - Conversion from flats to houses	Client	King Developments Ltd
	Project	37 Edwards Avenue South Ruislip
	Drawing	Site Plan and Location Plan
	Scale	1:100 & 1:1250
	Drawing No.	2008/110/202A
	Date	Dec 2008
	Company	PFG Design Ltd
	185 High Street Rickmansworth Herts WD3 1AY	
	Tel: 01832 712155 Fax: 01832 685108 E-mail: info@pfgdesign.co.uk	



Edwards Avenue

Site Plan - 1:500



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 10 JAN 2009
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 UNIT

Existing Front Elevation

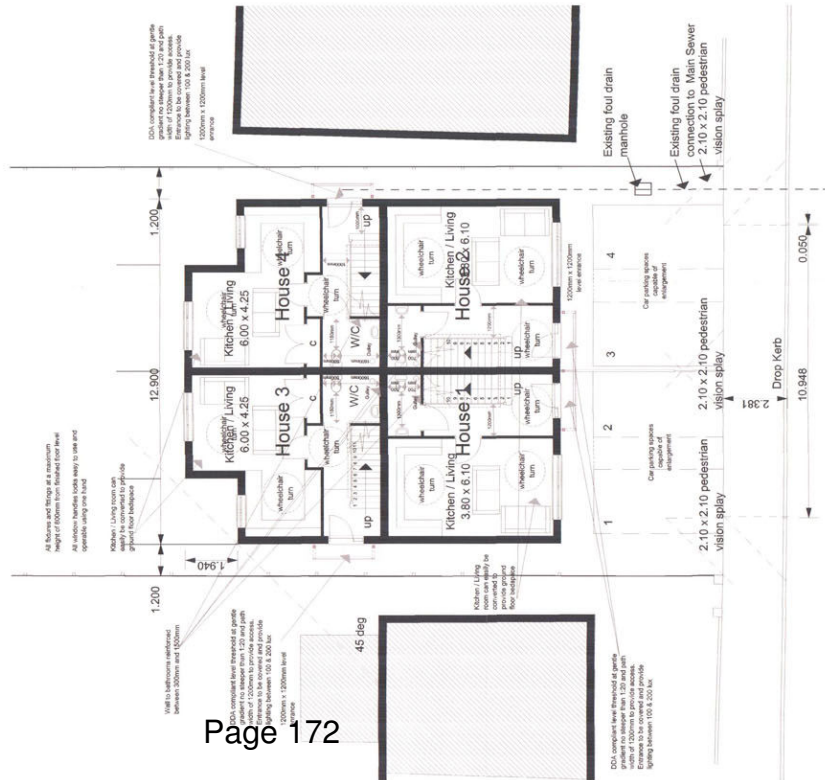


Existing Floor plan

Project 37 Edwards Avenue South Ruislip		Drawing Existing Bungalow - Floor plan and front elevation		PFG Design Ltd 165 High Street Rickmansworth Herts WD3 1AY Tel. 01923 712151 Fax. 05600 498439 E-mail paul@pfgdesign.co.uk	Copyright ©
Client King Developments Ltd		Drawing No. 2008/110/103			
Date Jan 2009	Scale 1:100				



First Floor Plan



Ground Floor Plan

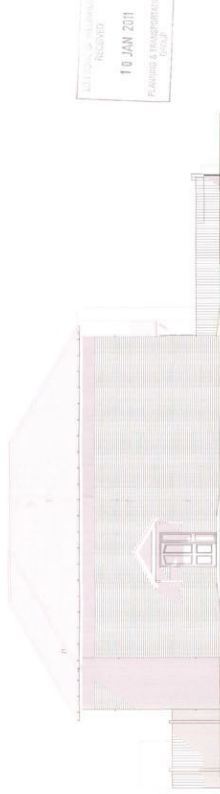
Edwards Avenue



Front (South East Facing) Elevation



Rear (North West Facing) Elevation



Side (South West Facing) Elevation



Side (North East Facing) Elevation


PFG Design Ltd
 Architects
 10 JAN 2011
 PLANNING & TRANSPORTATION GROUP

Rev A - 30/11/2010 - Conversion from flats to houses

Client	King Developments Ltd		
Project	37 Edwards Avenue South Ruislip		
Drawing	Plans and Elevations		
Scale	1:100	Drawing No.	2008/110/201A
Date	Dec 2008	Copyright	©
PFG Design Ltd 165 High Street Rickmansworth Herts WD3 1AY Tel: 01839 71015 Fax: 01839 484139 Email: paul@pfgdesign.co.uk			



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Site Address

**37 Edwards Avenue
Ruislip**

Planning Application Ref:
65680/APP/2011/36

Planning Committee
North Page 173

Scale
1:1,250

Date
March 2011

**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 LAND ADJACENT TO BUS SHELTER, JUNCTION OF BURY STREET AND PLOUGH FARM CLOSE RUISLIP

Development: Installation of an 11.8m high telecommunications pole, associated equipment cabinet and ancillary development works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 67082/APP/2011/135

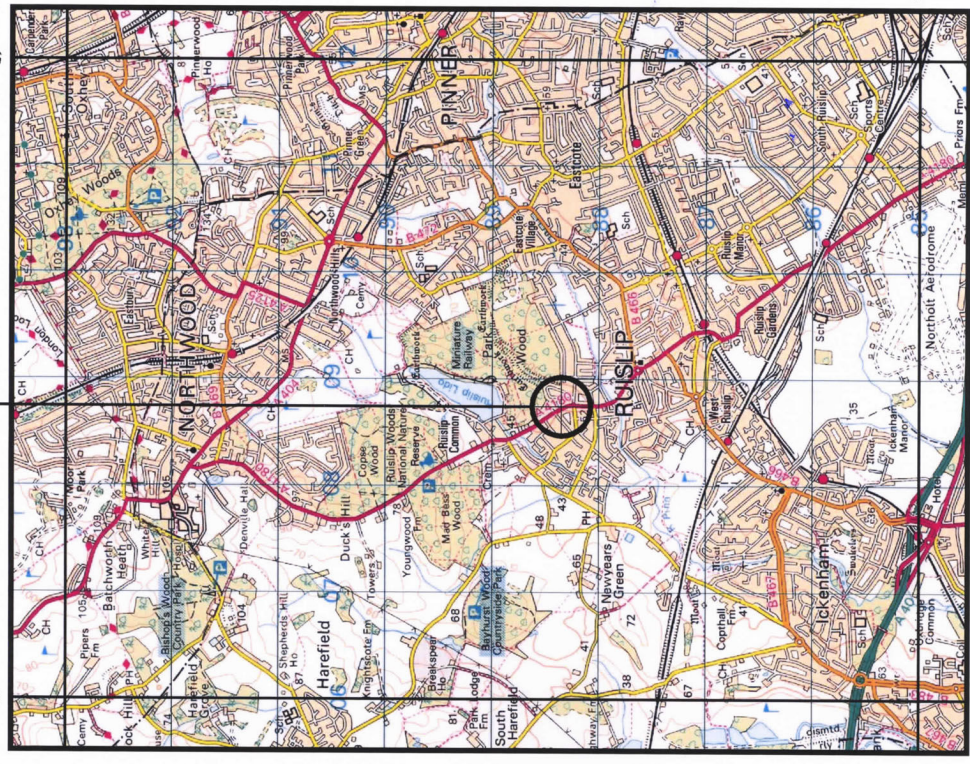
Date Plans Received: 21/01/2011

Date(s) of Amendment(s):

Date Application Valid: 21/01/2011

CORNERSTONE SITE ID	10434
O ₂ SITE ID	44600
VODAFONE SITE ID	76294_0

vodafone



Site grid reference 508725E 188371N
Scale 1:50,000

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REV.	DATE	REMARKS	BY	CHK.
B	11.01.11	TOWER SHROUD & CABINET TYPE REVISED	JS	AKSESS
A	11.02.10	METER PILLAR ADDED	DW	GRT

OPTION NAME	PLOUGH FARM CLOSE STREETWORKS
SITE ADDRESS	PLOUGH FARM CLOSE RUISLIP HA4 7TH
CONSULTANT REF	1293/028

Tyco Electronics UK Infrastructure Ltd.
Henkel House
Henkel Road
Chertsey, Surrey
KT16 9DT
Telephone 01832 575 900 Fax 01832 575 901

DRAWN	SMCG	CHECKED	AKSESS	APPROVED	CA	DATE	29.01.10	SCALE	AS SHOWN
DRAWING TITLE								SITE LOCATION MAPS	
DRAWING No.								76294_0/001	
REVISION								B	



Site grid reference 508725E 188371N
Scale 1:1250

Proposed Vodafone/
O₂ (UK) site access
route

BOARD OF HILLINGDON
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21 JAN 2011
PLANNING & TRANSPORTATION
GROUP

CORNERSTONE SITE ID	10434
O ₂ SITE ID	44600
VODAFONE SITE ID	76294_0

NOTES:

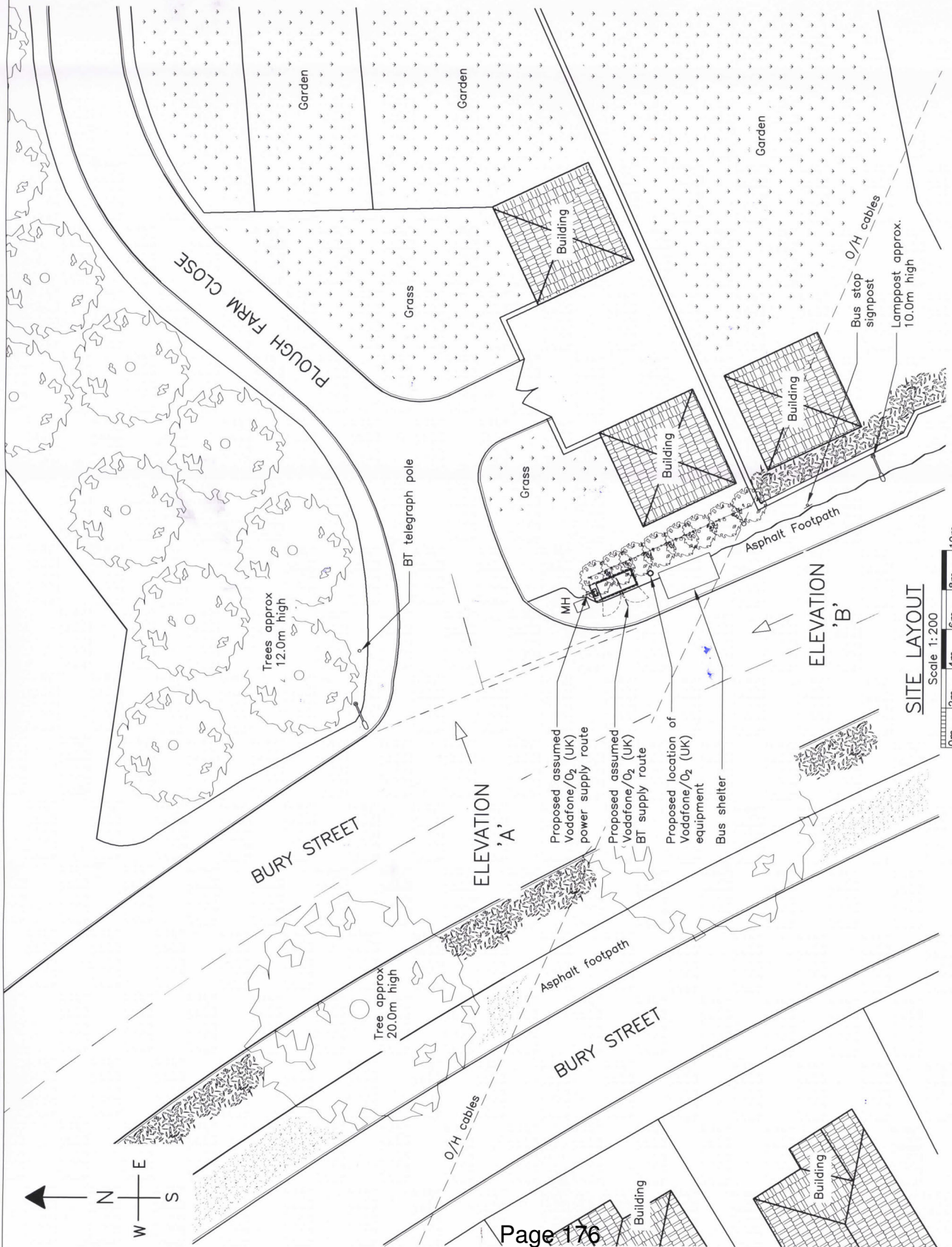
1. Site Access:
Exit the A40 onto the A4180 and head North. At the roundabout, go straight through remaining on the A4180. The site is located approx. 1km on the right hand side, just before Plough Farm Close.
2. Surrounding area is residential.
3. Distance to public highway is 2.5m approx.

LOW BOARD OF HILLINGDON
RECEIVED
21 JAN 2011
PLANNING & TRANSPORTATION
GROUP

ALL DIMENSIONS ARE IN MILLIMETRES
UNLESS OTHERWISE SPECIFIED

ASSUME ALL SITE DETAILS ARE
EXISTING UNLESS OTHERWISE NOTED.

THESE DRAWINGS COMPLY WITH O₂ (UK)
AND VODAFONE NON STANDARD ICNIRP
DESIGN GUIDELINES



DRAWN	SMCg	CHECKED	AKSSS	APPROVED	CA	DATE	29.01.10	SCALE	AS SHOWN
DRAWING TITLE SITE LAYOUT PLAN									
DRAWING NO. 76294_0/002									
REVISION B									

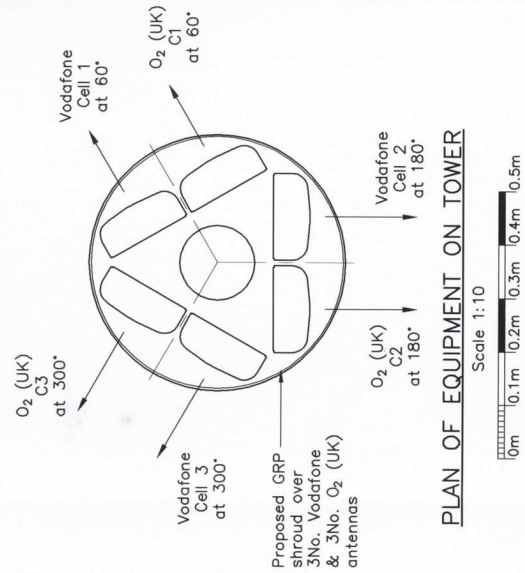
Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Henkel House
Henkel Road
Chertsey, Surrey
KT16 9DT
Telephone 01832 575 500 Fax 01832 575 901

OPTION NAME	PLOUGH FARM CLOSE STREETWORKS
SITE ADDRESS	PLOUGH FARM CLOSE RUISSLIP HA4 7TH
CONSULTANT REF	1293/028

vodafone

REV.	DATE	REMARKS	BY	CHK.
B	11.01.11	TOWER SHROUD & CABINET TYPE REVERSED	JS	AKSSS
A	11.02.10	METER PILLAR ADDED	DW	GRT

CORNERSTONE SITE ID	10434
O ₂ SITE ID	44600
VODAFONE SITE ID	76294_0



PLAN OF EQUIPMENT ON TOWER

Scale 1:10



LOW BORO OF HILLINGDON
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21 JAN 2011
PLANNING & TRANSPORTATION
GROUP

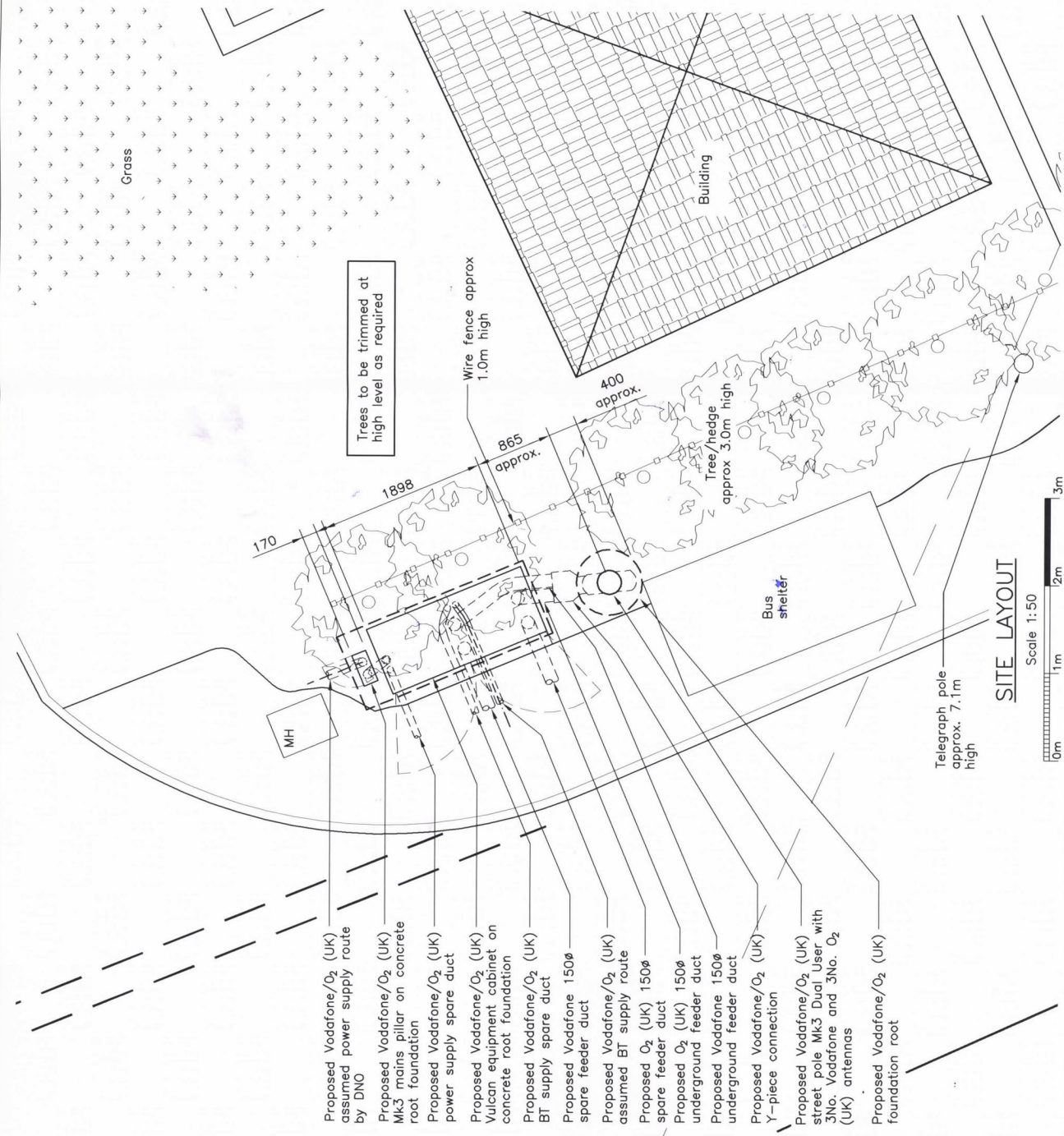
ALL UNDERGROUND SERVICES / DRAINAGE RUNS TO BE LOCATED AND IDENTIFIED PRIOR TO COMMENCEMENT OF WORKS.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.

THESE DRAWINGS COMPLY WITH O₂ (UK) AND VODAFONE NON STANDARD ICNIRP DESIGN GUIDELINES

DRAWN	CHECKED	APPROVED	DATE	SCALE
SMcG	AKSSS	CA	29.01.10	AS SHOWN
DRAWING TITLE				
SITE LAYOUT & EQUIPMENT PLAN				
DRAWING No.				
76294_0/003				
REVISION				
B				



SITE LAYOUT

Scale 1:50



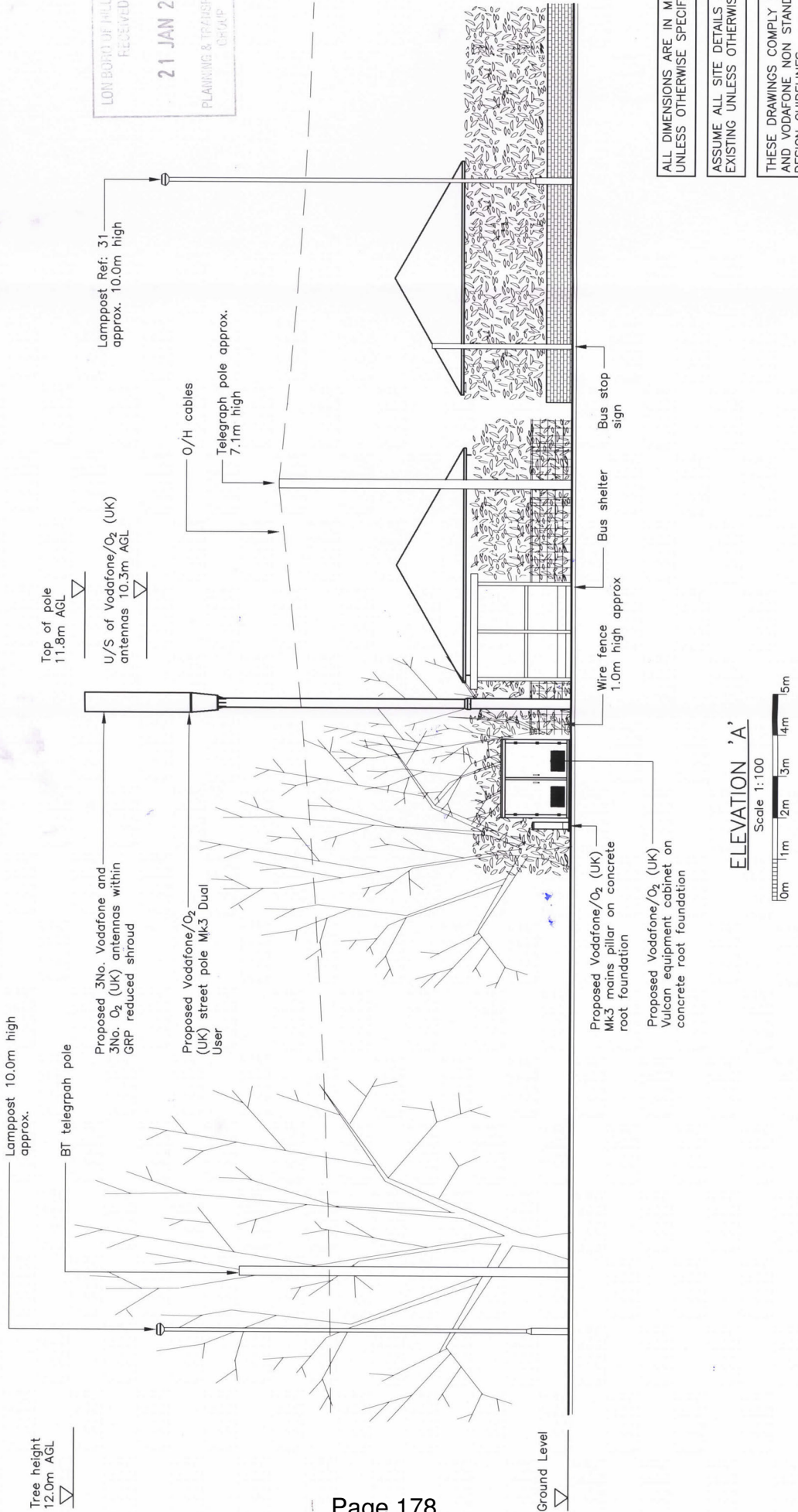
Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Herbol House
Herbol Road
Chertsey, Surrey
KT16 9DT
Telephone 01932 575 500 Fax 01932 575 501

OPTION NAME	STREETWORKS
PLOUGH FARM CLOSE	
SITE ADDRESS	PLOUGH FARM CLOSE
	RUISLIP
	HA4 7TH
CONSULTANT REF	1293/028

REV.	DATE	REMARKS	BY	CHK.
B	11.01.11	TOWER SHROUD & CABINET TYPE REVERSED	JS	AKSSS
A	11.02.10	METER PILLAR ADDED	DW	GRT

CORNERSTONE SITE ID	10434
O ₂ SITE ID	44600
VODAFONE SITE ID	76294_0

LOW BOWL OF HELLINGDON
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21 JAN 2011
PLANNING & INFRASTRUCTURE
GROUP



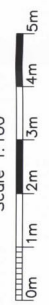
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EXISTING UNLESS OTHERWISE NOTED.

THESE DRAWINGS COMPLY WITH O₂ (UK)
AND VODAFONE NON STANDARD ICNIRP
DESIGN GUIDELINES

ELEVATION 'A'

Scale 1:100



DRAWN	CHECKED	APPROVED	DATE	SCALE
SMcG	AKSSS	CA	29.01.10	AS SHOWN
DRAWING TITLE				
SITE ELEVATION 'A'				
DRAWING No.				
76294_0/004				
REVISION				
B				

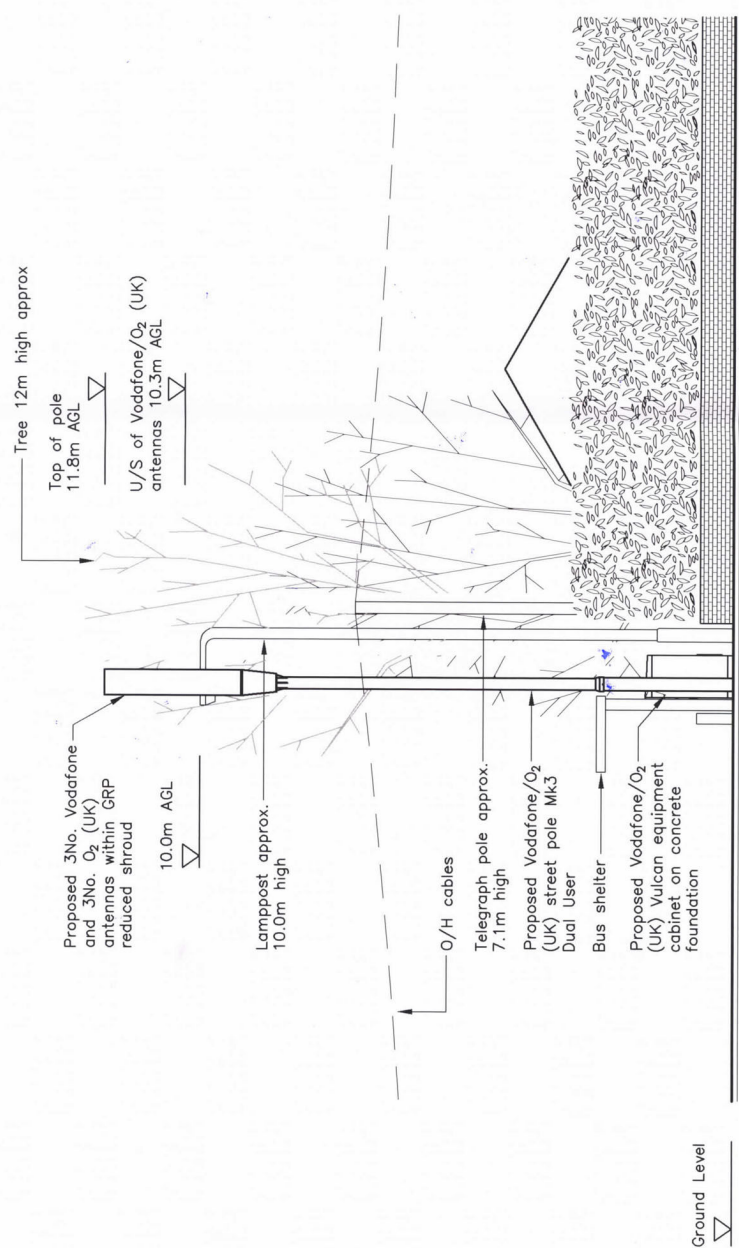
Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Herbal House
Herbal Road
Cherisey, Surrey
KT16 9DT
Telephone 01932 575 900 Fax 01932 575 901

OPTION NAME	PLOUGH FARM CLOSE STREETWORKS
SITE ADDRESS	PLOUGH FARM CLOSE RUISLIP HA4 7TH
CONSULTANT REF	1293/028

REV.	DATE	REMARKS	BY	CHK.
B	11.01.11	TOWER SHROUD & CABINET TYPE REVISED	JS	AKSSS
A	11.02.10	METER PILLAR ADDED	DW	GRT

CORNERSTONE SITE ID	10434
O ₂ SITE ID	44600
VODAFONE SITE ID	76294_0

LON BORG OF HILLINGDON
RECEIVED
21 JAN 2011
PLANNING & TRANSPORTATION
GROUP



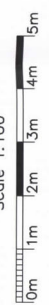
ALL DIMENSIONS ARE IN MILLIMETRES
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EXISTING UNLESS OTHERWISE NOTED.

THESE DRAWINGS COMPLY WITH O₂ (UK)
AND VODAFONE NON STANDARD ICNIRP
DESIGN GUIDELINES

ELEVATION 'B'

Scale 1:100

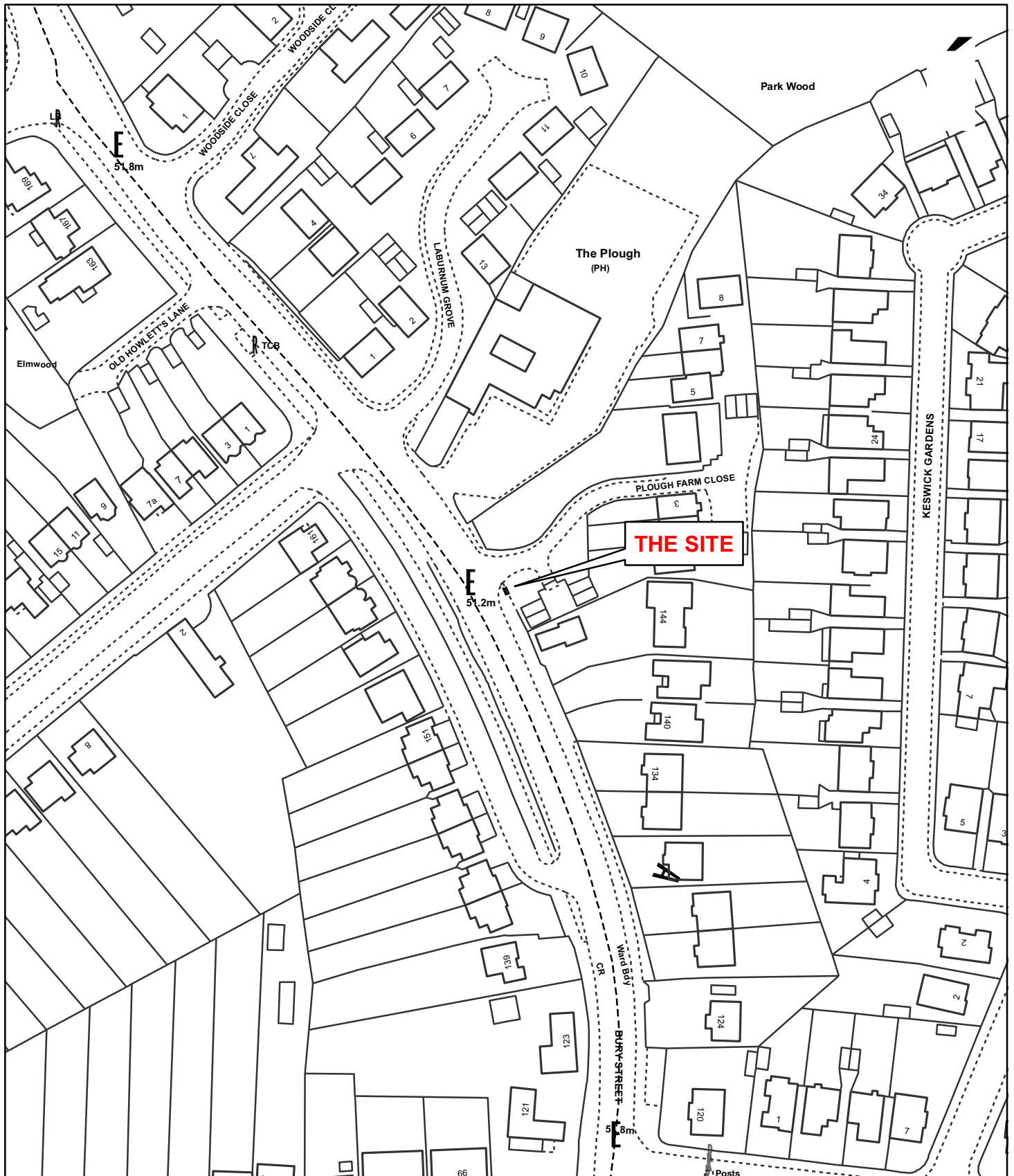


DRAWN	SMcG	CHECKED	AKSESS	APPROVED	CA	DATE	29.01.10	SCALE	AS SHOWN
DRAWING TITLE								SITE ELEVATION 'B'	
DRAWING No.								76294_0/005	
REVISION								B	

Tyco Electronics
Tyco Electronics UK Infrastructure Ltd.
Henkel House
Henley Road
Cheriton, Surrey
KT16 9DT
Telephone 01932 575 500 Fax 01932 575 501

OPTION NAME	PLOUGH FARM CLOSE STREETWORKS
SITE ADDRESS	PLOUGH FARM CLOSE RUJSLIP HA4 7TH
CONSULTANT REF	1293/028

REV.	DATE	REMARKS	BY	CHK.
B	11.01.11	TOWER SHROUD & CABINET TYPE REVISED	JS	AKSESS
A	11.02.10	METER PILLAR ADDED	DW	GRT



Notes

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Site Address

**Land adjacent to Bus Shelter,
junction of Bury Street and
Plough Farm Close, Ruislip**

Planning Application Ref:
67082/APP/2011/135

Planning Committee
North Page 180

Scale
1:1,250

Date
March 2011

**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 1-8 (INCLUSIVE), BREAKSPEAR MEWS BREAKSPEAR ROAD NORTH
HAREFIELD

Development: Regularisation of building work that has already been carried out within Units
1 and 2, involving the removal of two courtyard dormers and completion of
the car ports.

LBH Ref Nos: 7902/APP/2009/2480

Date Plans Received: 16/11/2009

Date(s) of Amendment(s):

Date Application Valid: 01/12/2009

Report of the Head of Planning & Enforcement Services

Address 1-8 (INCLUSIVE), BREAKSPEAR MEWS BREAKSPEAR ROAD NORTH
HAREFIELD

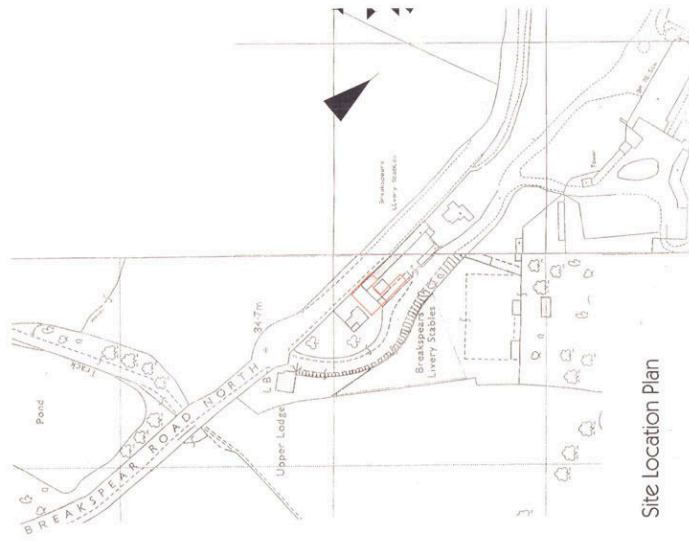
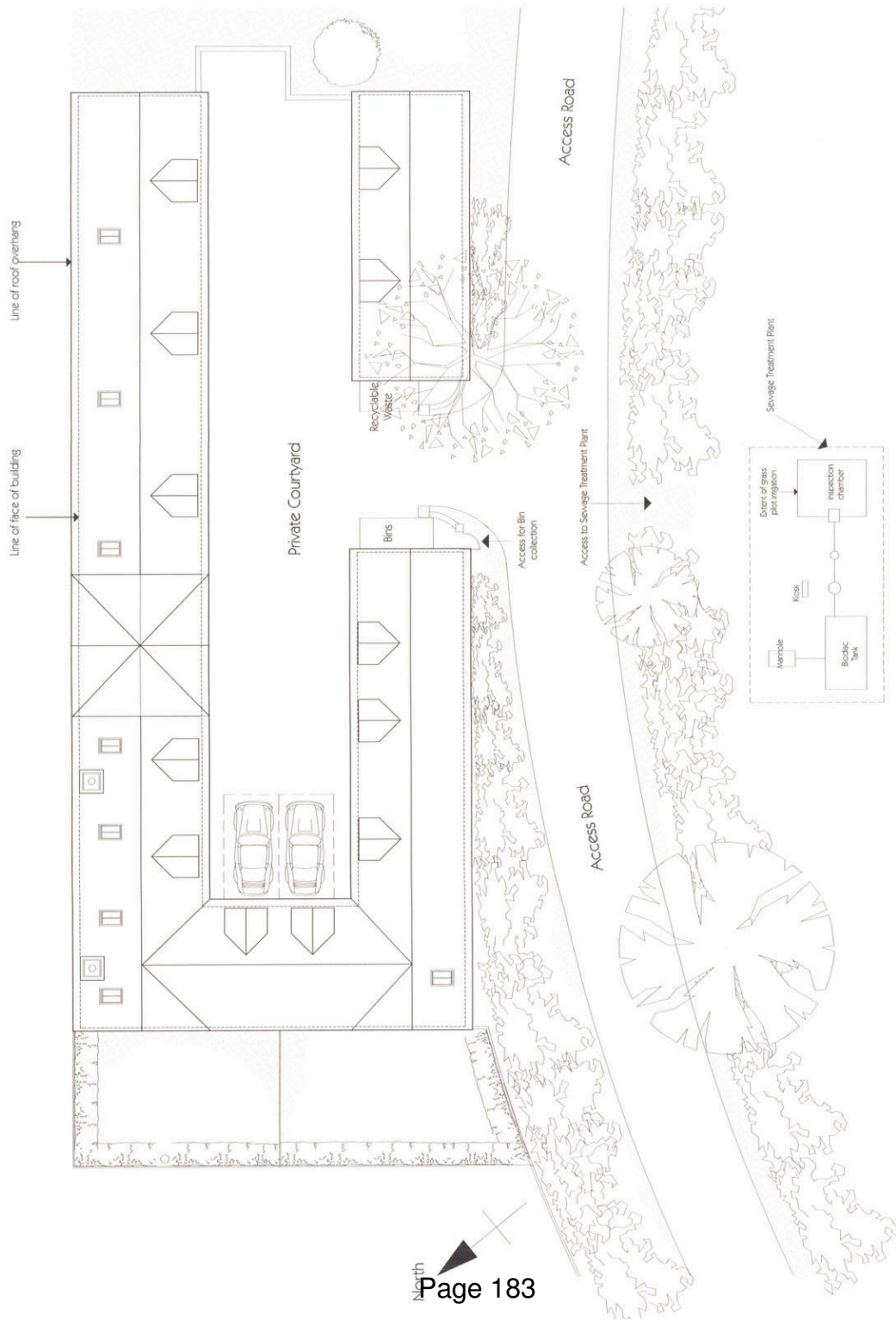
Development: Regularisation of building work that has already been carried out within Units
1 and 2 (Application for Listed Building Consent.)

LBH Ref Nos: 7902/APP/2009/2481

Date Plans Received: 16/11/2009

Date(s) of Amendment(s):

Date Application Valid: 01/12/2009



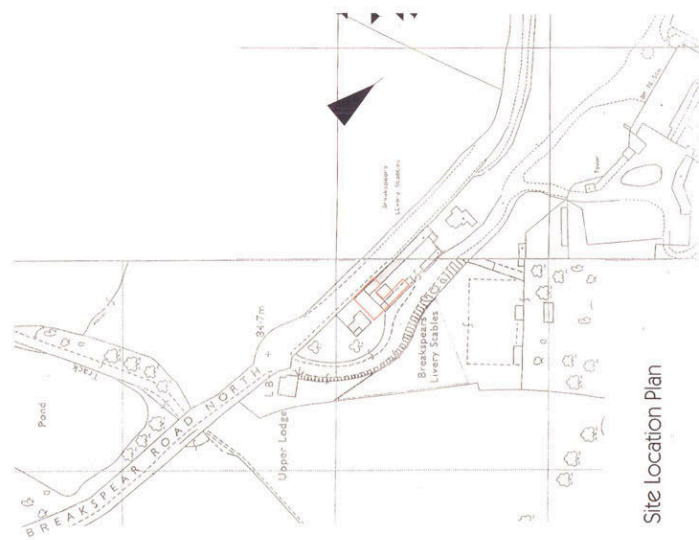
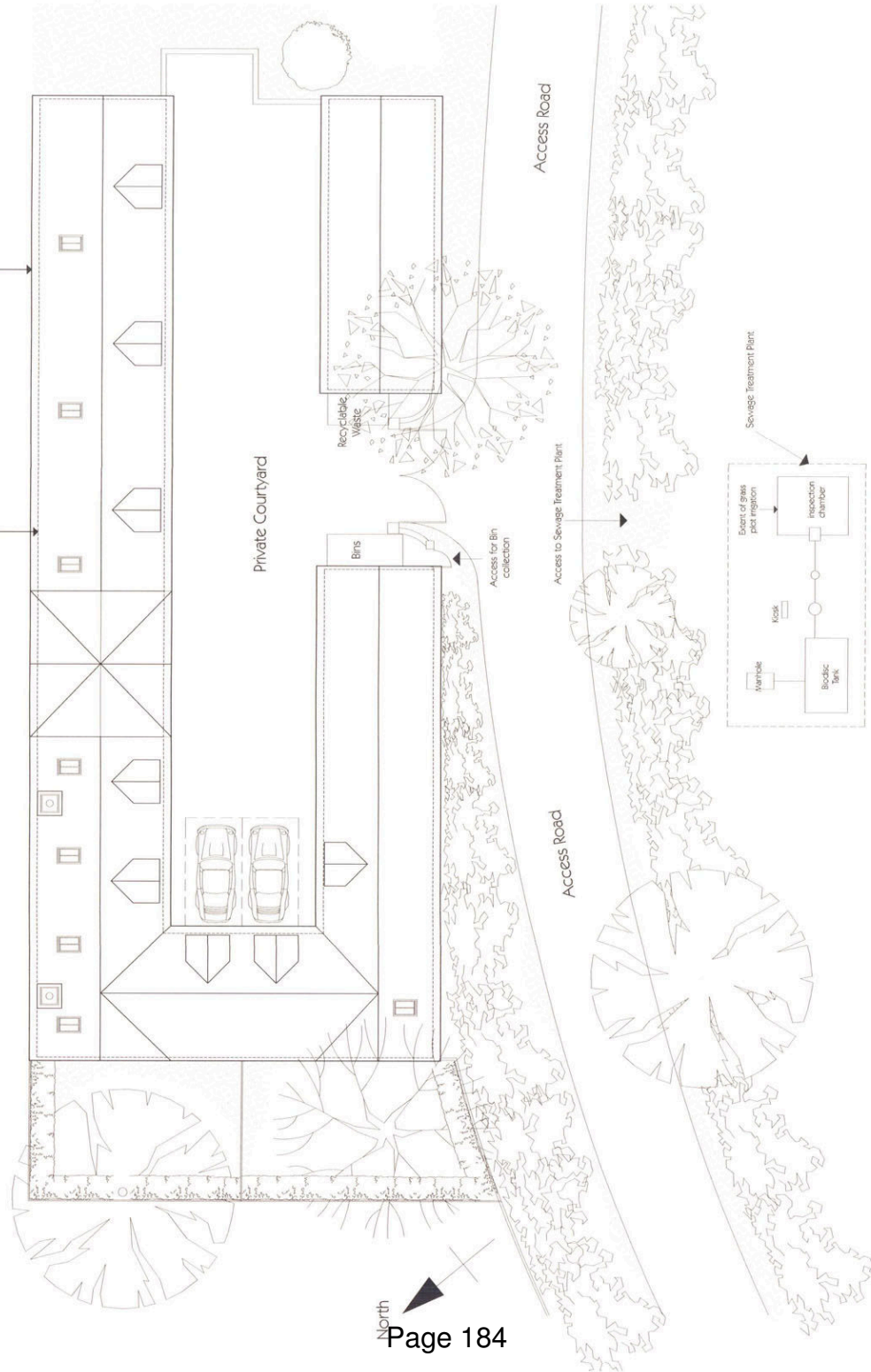
Site Location Plan

LOGIC DESIGN GROUP
 CONSULTING
 ARCHITECTS
 16 JULY 2009
 PLANNING & SUSTAINABILITY
 SERVICES

Client	Breakspear Mevix Breakspear Road North Harefield Middlesex
Project	Planning Regularisation comprising removal of two former windows, and provision of covered parking
Drawing	Existing (As built) Site Plan & Site Location Plan
Scale	1:100 & 1:1250
Date	July 2009
Drawing No.	113/2009/01A
Copyright ©	PFG Design Ltd
	165 High Street Bodminovorth Herts WD3 1AY
	01982 716131 01982 716132 Email: paul@pfgdesign.co.uk

Line of face of building

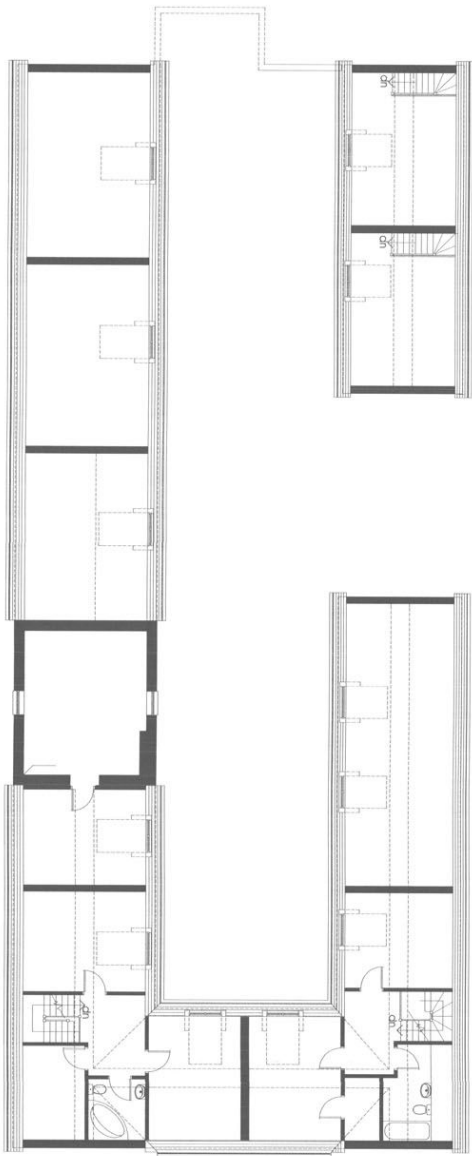
Line of roof overhang



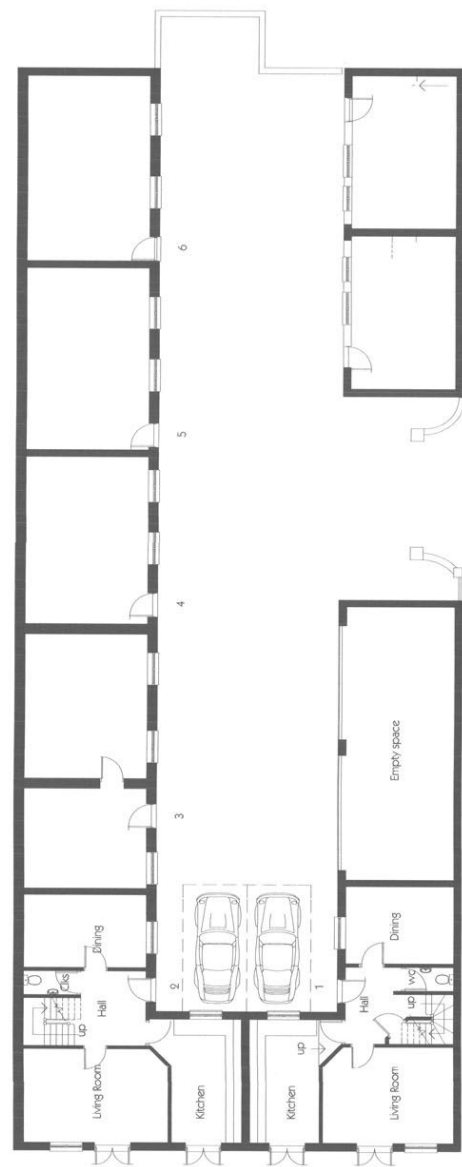
Site Location Plan

DATE OF REVISION OF THIS DRAWING
16/07/2009
PLANNING & COMMUNITY SERVICES

Client	Breakspear Mews, Breakspear Road North Harefield Middlesex
Project	Planning Regularisation comprising removal of two dormer windows and provision of covered parking
Drawing	Proposed Site Plan & Site Location Plan
Scale	1:100 & 1:1,950
Drawing No.	113/0009/04A
Date	July 2009
Author	PFG Design Ltd
Address	165, High Street Harefield, Bucks WD3 1AY
Phone	01893 735151
Fax	01893 884339
Email	enquiries@pfg.co.uk



Existing first floor plan



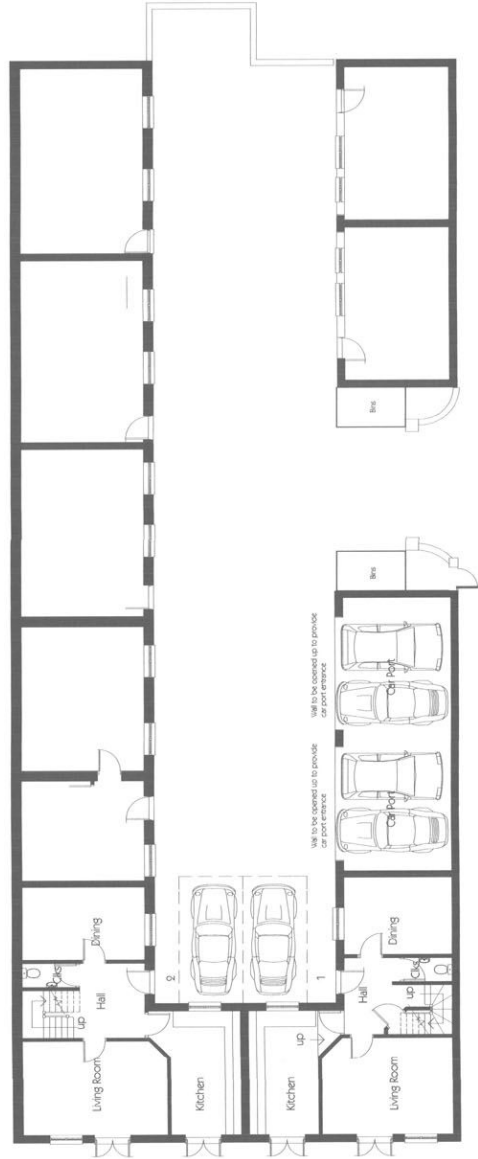
Existing ground floor plan

LOCAL AUTHORITY OF
 HERTFORDSHIRE
 16 JULY 2009
 PLANNING COMMUNITY
 SERVICES

Client	Breakspear Mews, Breakspear Road North Hatfield Middlesex
Project	Planning Regularisation comprising removal of two dormer windows and provision of covered parking
Drawing	Existing Floor Plans (as built)
Scale	1:100
Drawing No.	113/2009/03A
Date	July 2009
PFG Design Ltd 165, High Street Rickmansworth Herts SG8 1AY Email: pfg@pfgdesign.co.uk Tel: 01923 715111 Fax: 01923 708839	



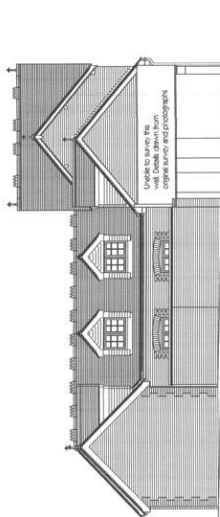
Proposed first floor plan



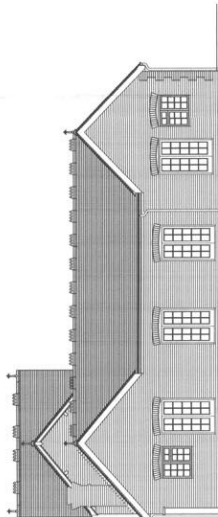
Proposed ground floor plan

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 16 JULY 2009
 PLANNING & COMMUNITY
 REFUSED

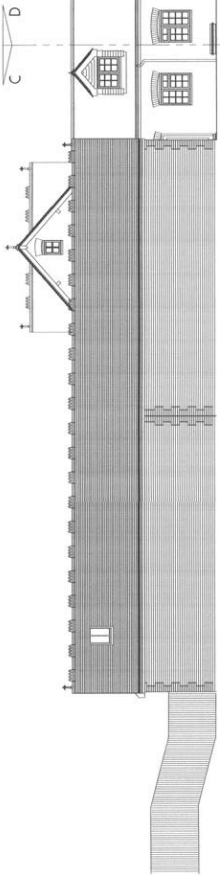
Client	Breakspear Meads Breakspear Road North Harefield Middlesex
Project	Planning Regularisation comprising removal of two corner windows, and provision of covered parking
Drawing	Proposed Floor Plans
Scale	1:100
Drawing No.	113/2009/06A
Date	July 2009
PFG Design Ltd 165 High Street Redmansworth Herts WD3 1AV	
Copyright ©	
Tel: 01962 78033 Fax: 01962 78039 Email: paul@pfgdesign.co.uk	



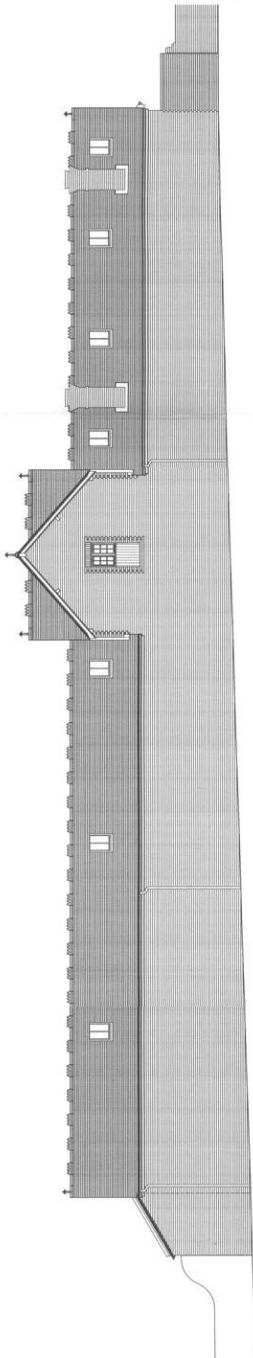
South east facing external elevation



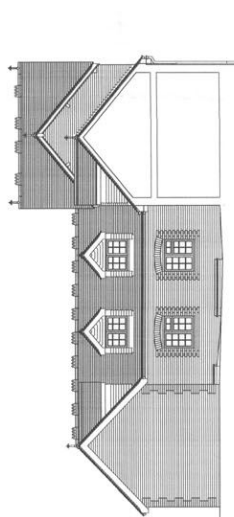
North west facing external elevation



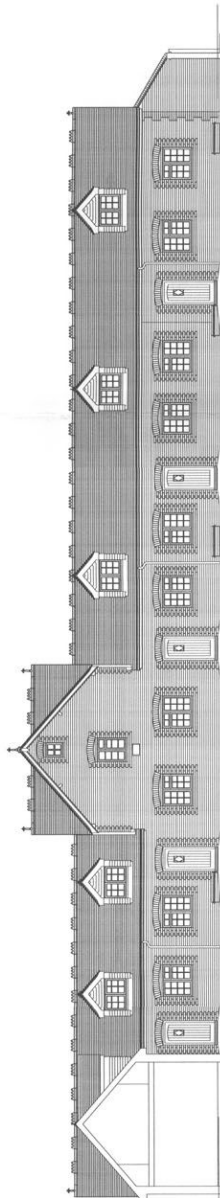
South west facing external elevation



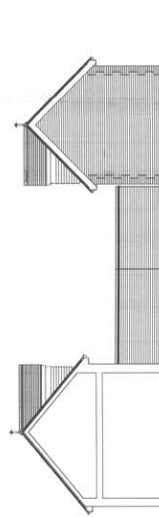
North east facing external elevation



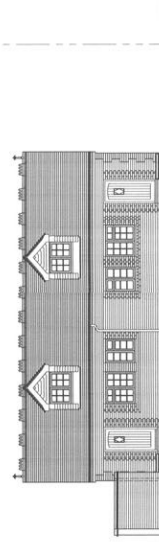
South east facing courtyard elevation (C-C)



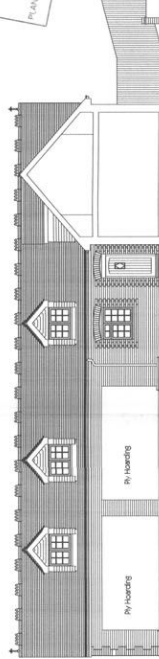
South west facing courtyard elevation



North west facing courtyard elevation (D-D)



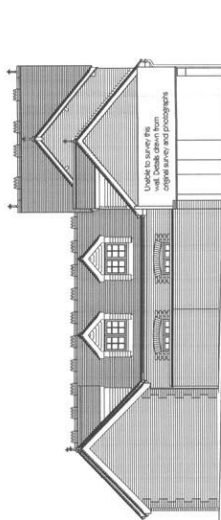
North east facing courtyard elevation



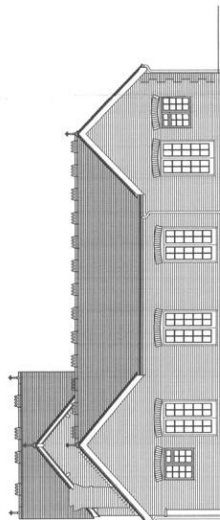
Existing Elevations (as built)

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MULINDOM
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18 JULY 2009
PLANNING & COMMUNITY
SERVICES

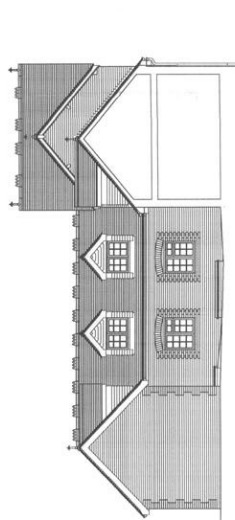
Client	Redknap Meadows, Redknap Road North, Hereford, Herefordshire, Hereford, WLe12 9JL
Project	Planning Regularisation comprising removal of two dormer windows, and provision of covered parking
Drawing	Existing Elevations (as built)
Scale	1:100
Drawing No.	113/2009/02A
Date	July 2009
PFG Design Ltd Copyright ©	
165 High Street Redmarworth Hereford WD3 1AY Tel: 01983 710233 Fax: 01983 710234 Email: paul@pfgdesign.co.uk	



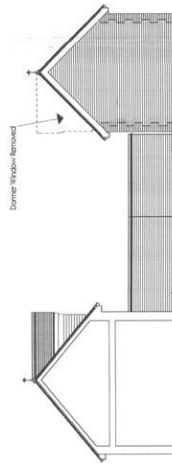
South east facing external elevation



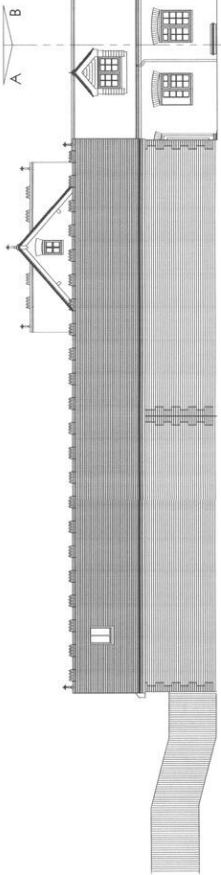
North west facing external elevation



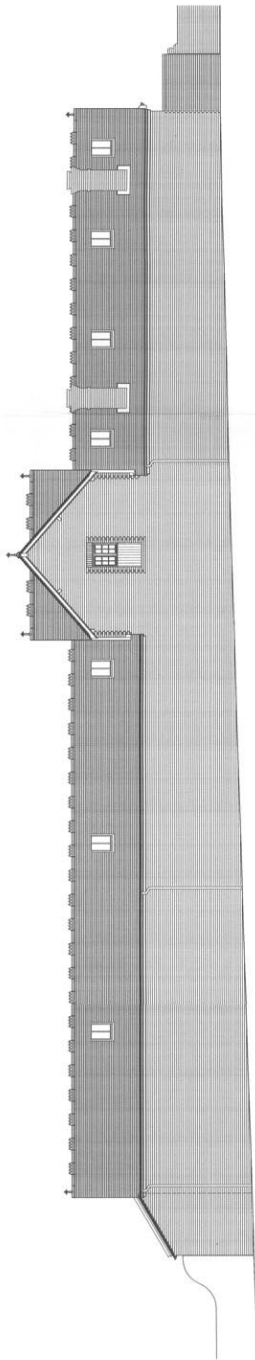
South east facing courtyard elevation (A-A)



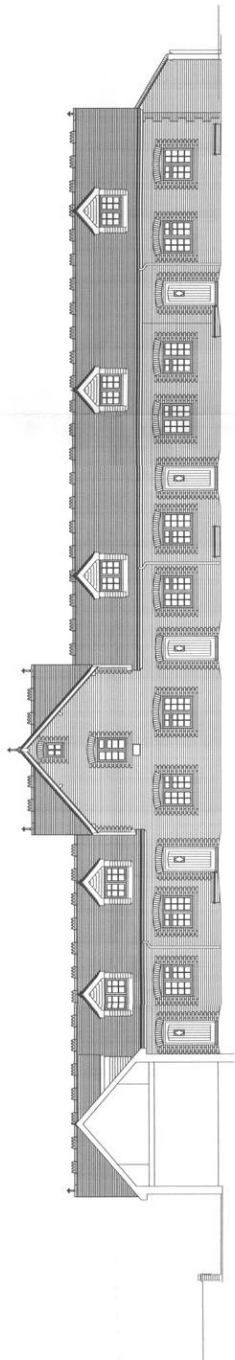
North west facing courtyard elevation (B-B)



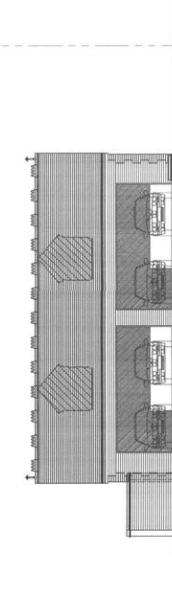
South west facing external elevation



North east facing external elevation



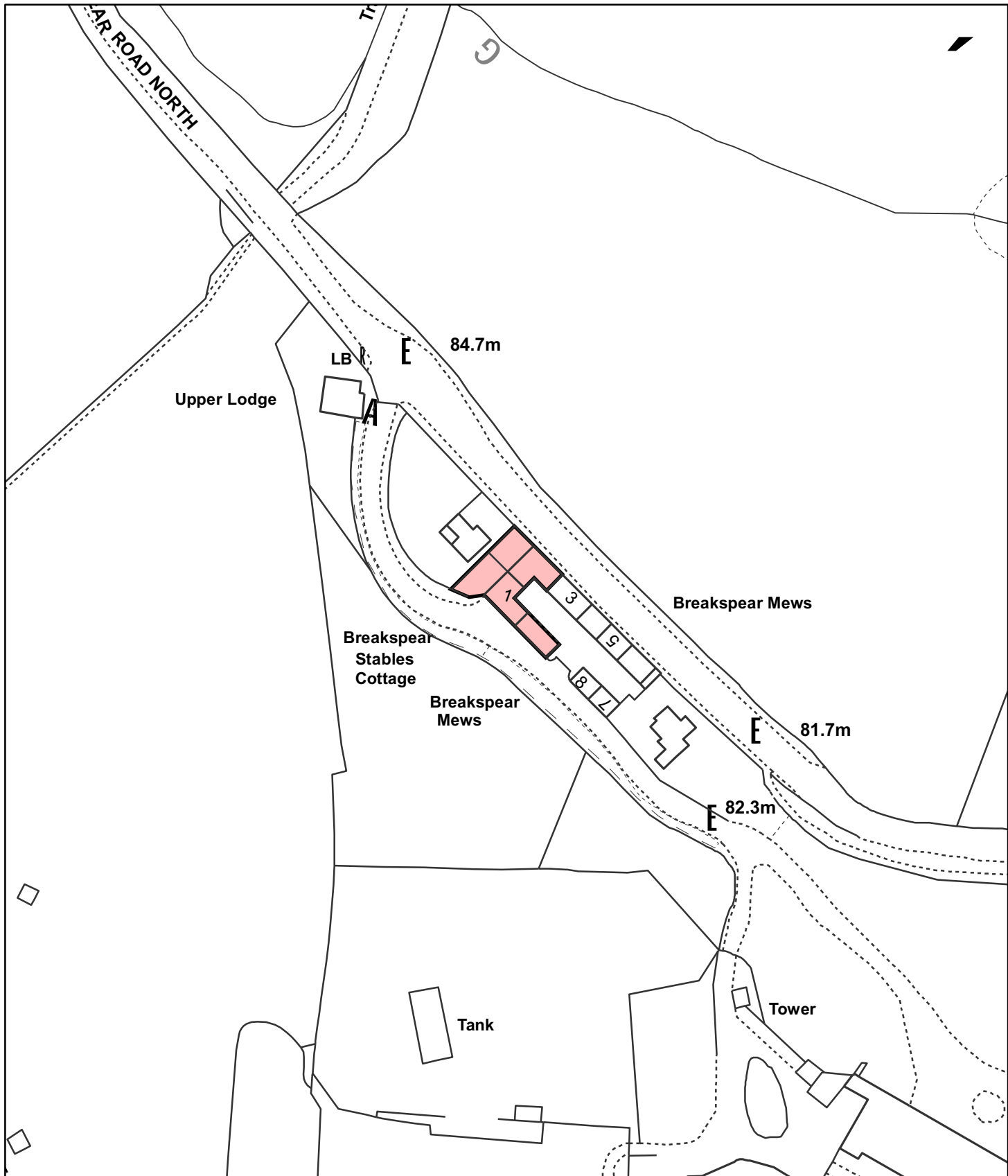
South west facing courtyard elevation





North east facing courtyard elevation

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16 NOV 2009
PLANNING & COMMUNITY
SERVICES

Client: Redispaper Mews, Redispaper Road, Harefield, Middlesex.	
Project: Planning Regularisation comprising removal of two dormer windows, and provision of covered parking	
Drawing: Proposed Elevations	
Scale: 1:100	Drawing No.:
Date: July 2009	113/2009/05A
PFG Design Ltd 165 High Street Rickmansworth Herts WD3 7AY	
Copyright © Tel: 01992 714151 Fax: 01992 714152 Email: pfg@pfgdesign.co.uk	



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	<p>Planning Application Ref:</p> <p>7902/APP/2009/2480</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North Page 189</p>	<p>Date</p> <p>March 2011</p>	

Report of the Head of Planning & Enforcement Services

Address 41 RAISINS HILL EASTCOTE MIDDLESEX

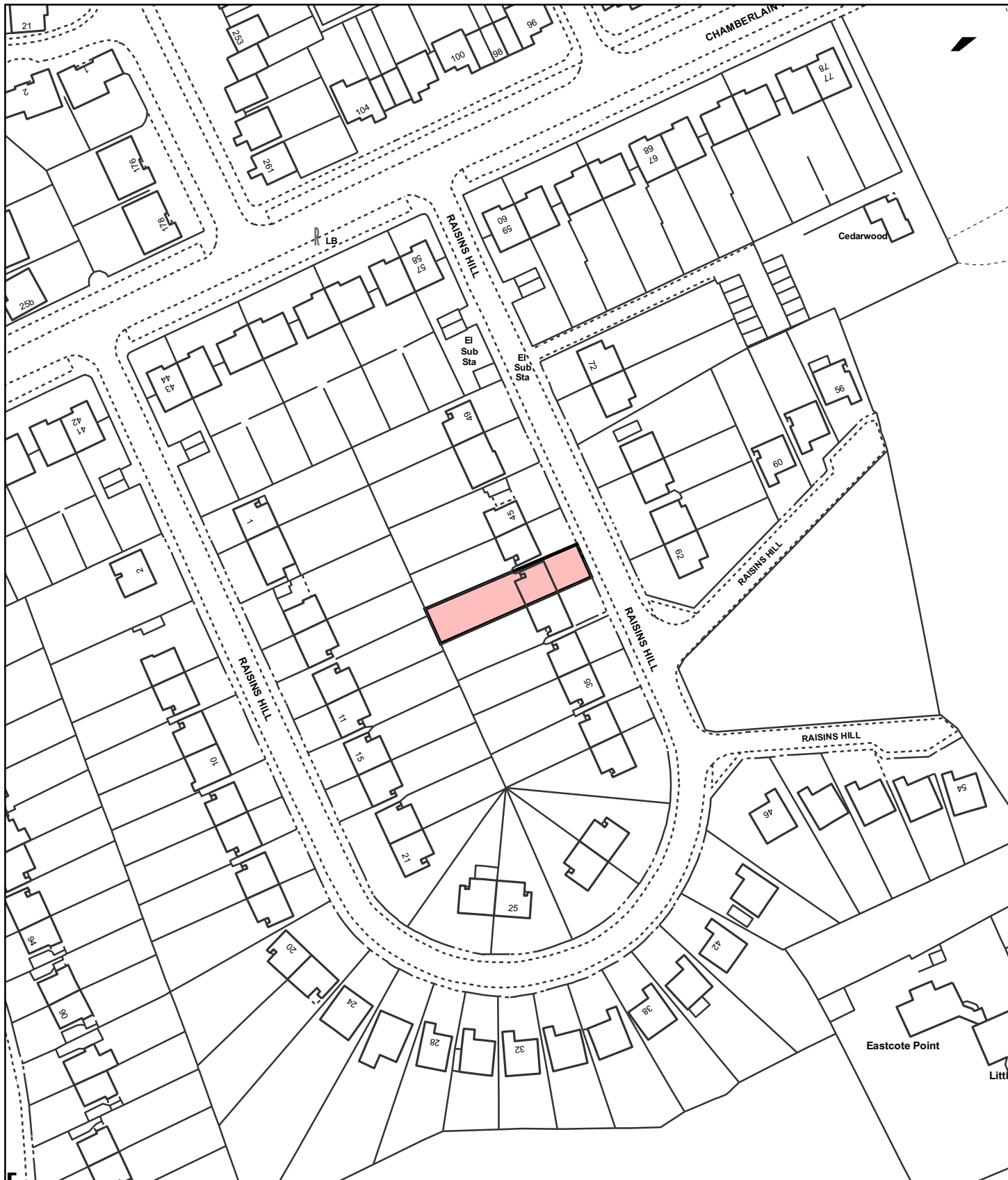
Development: Part two storey, part single storey side extension, part two storey, part single storey rear extension with 1 rooflight, single storey front extension and conversion of roofspace to habitable use with 1 front and 1 rear rooflight, involving demolition of existing integral garage and store.

LBH Ref Nos: 64909/APP/2010/2668

Date Plans Received: 22/11/2010

Date(s) of Amendment(s): 28/01/2011

Date Application Valid: 01/12/2010



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Site Address

**41 Raisins Hill
Eastcote**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:
64909/APP/2010/2668

Scale
1:1,250

Planning Committee
North Page 192

Date
March 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 138 HIGH STREET RUISLIP

Development: Change of use from Retail (Class A1) to Hot Food Takeaway(Class A5)

LBH Ref Nos: 7855/APP/2010/2832

Date Plans Received: 07/12/2010

Date(s) of Amendment(s):

Date Application Valid: 07/01/2011

138 High Street, Ruislip





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Site Address

**138 High Street
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:
7855/APP/2010/2832

Scale
1:1,250

Planning Committee
North Page 195

Date
March 2011



HILLINGDON
LONDON

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