



HILLINGDON  
LONDON



## North Planning Committee

**Date:** THURSDAY, 7 APRIL 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  
Jazz Dhillon  
Michael Markham  
Carol Melvin  
David Payne

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INVESTOR IN PEOPLE

# Useful information

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

### About the Committee's decision

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

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

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

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

## Agenda

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- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting
- 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	150 Field End Road, Eastcote  25760/APP/2010/2957	Eastcote & East Ruislip	Conversion of existing part two storey, part three storey building (Class B1) to provide a 76 bedroom hotel (Class C1) together with a commercial unit (Class A3) at ground floor level, with associated internal and external alterations to the building and alterations to the car parking.  <b>Recommendation: Refusal</b>	9 - 32

7	<p>Land At Former RAF Eastcote, Off Eastcote Road, High Road</p> <p>10189/APP/2011/281</p>	<p>Eastcote &amp; East Ruislip</p>	<p>Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)</p> <p><b>Recommendation: Approval</b></p>	<p>33 - 46</p>
8	<p>Land At Former RAF Eastcote, Off Eastcote Road, High Road</p> <p>10189/APP/2011/282</p>	<p>Eastcote &amp; East Ruislip</p>	<p>Provision of glazed conservatory to plot 259 :Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)</p> <p><b>Recommendation: Approval</b></p>	<p>47 - 60</p>
9	<p>Land At Former RAF Eastcote, Off Eastcote Road, High Road</p> <p>10189/APP/2011/283</p>	<p>Eastcote &amp; East Ruislip</p>	<p>Provision of glazed conservatory to plot 224 : Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)</p> <p><b>Recommendation: Approval</b></p>	<p>61 - 74</p>

## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
10	11 Moor Park Road, Northwood  60973/APP/2010/2746	Northwood	Erection of a first floor side extension, part two single, part single storey rear extensions, and conversion of roofspace to habitable use involving the erection of a rear dormer and 4 side rooflights, alterations to front elevation, installation of additional vehicular entrance and crossover to front and alterations to driveway.  <b>Recommendation: Approval</b>	75 - 88
11	Flat 1, 38 Murray Road, Northwood  20748/APP/2010/1766	Northwood	Erection of single storey ground floor rear extension to Flat 1.  <b>Recommendation: Approval</b>	89 - 96
12	58 High Street, Ruislip  13991/APP/2010/2460	West Ruislip	Erection of a part first floor and part two storey extension to existing rear extension to create a studio flat.  <b>Recommendation: Refusal</b>	97 - 104

## Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
13	Forming Part Of 66, Long Lane, Ickenham  49805/APP/2011/44	Ickenham	Erection of a five-bedroom, two storey detached dwelling with habitable roofspace, integral garage to side and associated parking and amenity space.  <b>Recommendation: Refusal</b>	105 - 118

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**Other**

14	S106 Quarterly Monitoring Report - up to 31 December 2010		119 - 126
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15 Any Items Transferred from Part 1

**Plans for North Planning Committee**

**127 - 194**

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**Minutes**

**NORTH PLANNING COMMITTEE**

**15 March 2011**

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



	<p><b>Committee Members Present:</b>                  Councillors Eddie Lavery (Chairman), Allan Kauffman (Vice-Chairman), David Allam (Labour Lead), Tim Barker, Jazz Dhillon and Carol Melvin.</p> <p><b>LBH Officers Present:</b>                  James Rodger – Head of Planning                  Meg Hirani – Planning Advisor                  Syed Shah – Parking Services Advisor                  Sarah White – Legal Advisor                  Natasha Dogra – Democratic Services Officer</p> <p><b>Also Present:</b>                  Cllr Shirley Harper O’Neill</p>	
<p>123.</p>	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Cllr David Payne, with Cllr Tim Barker substituting. Apologies had also been received from Cllr Mike Markham.</p>	<p><b>Action by</b></p>
<p>124.</p>	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Cllr Carol Melvin declared a personal and prejudicial in Item 6: London School of Theology, Green Lane, Northwood. Cllr Melvin left the room while the Committee discussed this item and did not take part in the vote.</p> <p>Cllr Allan Kauffman declared a personal interest in Item 8: 37 Edwards Avenue, Ruislip. Cllr Kauffman left the room while the Committee discussed this item and did not take part in the vote.</p>	<p><b>Action by</b></p>
<p>125.</p>	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes were agreed as an accurate record.</p>	<p><b>Action by</b></p>
<p>126.</p>	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>	<p><b>Action by</b></p>

127.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that Items 6 – 14 were marked Part 1 and would be considered in public. Item 15 was confirmed as Part 2 and would be considered in Private.</p>	Action by
128.	<p><b>LONDON SCHOOL OF THEOLOGY, GREEN LANE, NORTHWOOD 10112/APP/2010/2915</b> (<i>Agenda Item 6</i>)</p> <p>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.)</p> <p>Officers presented the report to Members, and directed Members to the addendum sheet. There were no petitions in support or in objection to this application. 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><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer’s report and addendum.</b></p>	Action by
129.	<p><b>135 FIELD END ROAD, EASTCOTE 5910/APP/2010/2346</b> (<i>Agenda Item 7</i>)</p> <p>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.)</p> <p>In accordance with the Council’s constitution a representative of the petition received in support of the proposal was invited to address the meeting.</p> <p>Points raised by the petitioner:</p> <ul style="list-style-type: none"> <li>• The application had received overwhelming support in the form of petition signatories and letters of support.</li> <li>• The Environmental Protection Unit had not submitted any objections and did not oppose the application</li> <li>• The application was in accordance with the Council’s Supplementary Planning Document and Development Plan</li> <li>• Refusing the application would breach the Human Rights of the applicant</li> <li>• The neighbouring properties had not objected to the application, and some had even signed the petition in support.</li> </ul>	Action by

	<ul style="list-style-type: none"> <li>• The main aim of the application was to provide a food outlet for late night visitors to the area or those who had left nearby pubs and bars.</li> <li>• The workforce were recruited from Eastcote and supported the application</li> </ul> <p>The applicant was not present at the meeting.</p> <p>The Committee asked Officer to clarify the Human Rights aspect of the application. Legal Officers advised that information had been sought from the Borough Solicitor and application had received a fair hearing and the Committee must take into account the Human Rights Act as it set out the Right to Respect for Family Life and Right to the Protection of a Property. Officers could not advise on licensing issues, as they fell outside of the Planning Committee's remit.</p> <p>Officers also clarified that if the business had been trading for over 10 years they must prove this by applying for a Certificate of Lawful Use.</p> <p>Members felt that they knew the area well and there was no need for a food outlet to be open until 2.00 am. Extended opening hours may attract late night anti-social behaviour and cause noise nuisance in the area. Members pointed out that although local neighbours had signed the supporting petition there was no guarantee that they would live there forever; a very late night food outlet may deter people from moving into this area in the future.</p> <p>It was moved, seconded and was unanimously agreed that the application be refused.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused as set out in the officer's report and addendum.</b></p>	
130.	<p><b>FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD, PINNER ROAD, NORTHWOOD 67084/APP/2011/136</b> (<i>Agenda Item 8</i>)</p> <p>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.)</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"> <li>• The mast would create unnecessary street furniture on an already busy street.</li> <li>• A danger would be posed to pedestrians who may need to step onto the carriageway to avoid the mast and cabinets.</li> <li>• Future applications for masts should only be permitted in a specific area away from humans, to minimise the health effects</li> </ul>	Action by

	<p>on people.</p> <p>The applicant was not present at the meeting.</p> <p>Officers clarified that each application had to be determined on its own merits, and therefore no applications, including applications for masts would be subject to pre-determination.</p> <p>It was moved, seconded and was unanimously agreed that the application be refused.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused as set out in the officer’s report and addendum.</b></p>	
131.	<p><b>37 EDWARDS AVENUE, RUISLIP 65680/APP/2011/36</b> (<i>Agenda Item 9</i>)</p> <p>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.</p> <p>In accordance with the Council’s constitution a Ward Councillor was present and was invited to address the meeting.</p> <p>Points raised by the Ward Councillor:</p> <ul style="list-style-type: none"> <li>• The style of the development was out of character with the surrounding dwellings</li> <li>• The size and site of proposal were overdeveloped and were detrimental to the street scene.</li> <li>• There was an issue with overshadowing on neighbouring properties.</li> <li>• Should the proposal be approved it would create a precedent for future developments in the area.</li> </ul> <p>The applicant was not present at the meeting.</p> <p>Officers clarified that the PD rights had been removed from the conditions. 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><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer’s report, additional conditions and addendum.</b></p>	<b>Action by</b>

132.	<p><b>41 RAISINS HILL, EASTCOTE 64909/APP/2010/2668</b> (<i>Agenda Item 10</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"> <li>• The style of the development was out of character with the surrounding dwellings</li> <li>• The application would not harmonise with the surrounding properties.</li> <li>• The size and site of proposal were overdeveloped and were detrimental to the street scene.</li> <li>• Petitioners believed there was an issue with overshadowing on neighbouring properties.</li> <li>• Should the proposal be approved it would create a precedent for future developments in the area.</li> <li>• The proposed property would put pressure on the parking spaces and sewers in the road.</li> <li>• The applicant failed to display green notices at the application.</li> </ul> <p>The Agent was present at the meeting and was invited to address the Committee. The following points were raised by the Agent:</p> <ul style="list-style-type: none"> <li>▪ The proposed side elevation would not be largely visible.</li> <li>▪ The frontage had been designed with the help of Hillingdon Planning Officers to be sympathetic to the street scene.</li> <li>▪ The proposed application was technically compliant but subtly different, much like surrounding dwellings in the area.</li> <li>▪ The development was harmonious with adjoining properties.</li> <li>▪ Although six bedrooms had been proposed the applicant would only be converting four into bedrooms.</li> </ul> <p>Although no Ward Councillors were present one Ward Councillor had submitted comments which were read out by the Committee Chairman. The following points were raised by the Ward Councillor:</p> <ul style="list-style-type: none"> <li>▪ The proposal would result in an overdevelopment and would dominate the street scene.</li> <li>▪ The petition in objection highlighted the concerns of neighbours regarding commuter parking in the street.</li> </ul> <p>Members has visited the site and found other dwellings in the road to be normal sized houses. The Committee felt that just because one semi-detached house had been over-developed it did not justify the overdevelopment of another. The Committee agreed that the application would spoil a serene area, and the application should be refused on the grounds of overdevelopment, lack of set back at the front of the proposal and the detrimental effect it would have on the</p>	Action by
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	<p>street scene (B13, B15 and B19)</p> <p>It was moved, seconded and was unanimously agreed that the application be refused.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused on the grounds of overdevelopment, lack of set back at the front of the proposal and the detrimental effect it would cause on the street scene (B13, B15 and B19)</b></p>	
133.	<p><b>LAND ADJACENT TO BUS SHELTER, JUNCTION OF BURY STREET AND PLOUGH FARM CLOSE, RUISLIP 67082/APP/2011/135</b> (<i>Agenda Item 11</i>)</p> <p>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.)</p> <p>Officers presented the report, and Members felt the site was in the vicinity of many locally listed buildings.</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 refused.</p> <p><b>Resolved –</b></p> <p><b>That the application be refused as set out in the officer's report.</b></p>	<b>Action by</b>
134.	<p><b>1-8 (INCLUSIVE), BREAKSPEAR MEWS, BREAKSPEAR ROAD NORTH, HAREFIELD 7902/APP/2009/2480</b> (<i>Agenda Item 12</i>)</p> <p>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.</p> <p>Officers presented the report to Committee. Members believed the proposal would improve the look of the development.</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><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer's report and addendum.</b></p>	<b>Action by</b>

135.	<p><b>1-8 (INCLUSIVE), BREAKSPEAR MEWS, BREAKSPEAR ROAD NORTH, HAREFIELD 7902/APP/2009/2481</b> (<i>Agenda Item 13</i>)</p> <p>Regularisation of building work that has already been carried out within Units 1 and 2 (Application for Listed Building Consent.)</p> <p>Officers presented the report to Committee. Members believed the proposal would improve the look of the development.</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><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer’s report and addendum.</b></p>	<b>Action by</b>
136.	<p><b>138 HIGH STREET, RUISLIP 7855/APP/2010/2832</b> (<i>Agenda Item 14</i>)</p> <p>Change of use from Retail (Class A1) to Hot Food Takeaway (Class A5)</p> <p>Officers presented the report to Members, which stated that the unit had been out of retail use since December 2010. The property had a refuse facility space towards the rear of the development. Members were concerned that another food outlet would affect the vibrancy of Ruislip High Street but since the unit had been out of use for a long period of time they decided to agree the Officer’s recommendation.</p> <p>Members stated that the report summed up the reasons for approval.</p> <p>It was moved, seconded and was agreed with five votes that the application be approved, with one abstaining vote.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as set out in the officer’s report and addendum.</b></p>	<b>Action by</b>
137.	<p><b>HIGH ROAD, EASTCOTE ENF/148/09</b> (<i>Agenda Item 15</i>)</p> <p>Enforcement Report</p> <p>Officers presented the report to the Committee. Members stated that the report summed up the reasons for enforcement.</p> <p>It was moved, seconded and was unanimously agreed that the enforcement action would be taken</p> <p><b>Resolved –</b></p> <p><b>That enforcement action would be taken.</b></p>	<b>Action by</b>

138.	<b>ANY ITEMS TRANSFERRED FROM PART 1</b> ( <i>Agenda Item 16</i> )	<b>Action by</b>
	None.	
139.	<b>ANY OTHER BUSINESS IN PART 2</b> ( <i>Agenda Item 17</i> )	<b>Action by</b>
	None.	
The meeting, which commenced at 7.00 pm, closed at 9.00 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.



## Report of the Head of Planning & Enforcement Services

**Address** 150 FIELD END ROAD EASTCOTE PINNER

**Development:** Conversion of existing part two storey, part three storey building (Class B1) to provide a 76 bedroom hotel (Class C1) together with a commercial unit (Class A3) at ground floor level, with associated internal and external alterations to the building and alterations to the car parking.

**LBH Ref Nos:** 25760/APP/2010/2957

**Drawing Nos:** 102 Rev. P2  
103 Rev. P2  
104 Rev. P2  
105 Rev. P2  
106 Rev. P2  
107 Rev. P1  
111 Rev. P7  
112 Rev. P7  
113 Rev. P7  
101 Rev. P1  
114 Rev. P2  
115 Rev. P2  
116 Rev. P3  
Planning Statement, December 2010  
Design and Access Statement, January 2011  
Transport Assessment, December 2010  
Framework Travel Plan, December 2010  
Sustainability Statement 10/1918 revA, dated 21 December 2010

**Date Plans Received:** 21/12/2010                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 03/02/2011

### 1. **SUMMARY**

This application seeks permission to convert the existing part three storey, part two storey office building to a 76 bedroom hotel and a 106 sqm restaurant/cafe on the ground floor at the front of the site. A total of 51 surface car parking spaces are proposed, including 8 disabled spaces. No objections are raised to the principle of conversion and the scheme would not adversely impact upon the amenities of the surrounding occupiers. However, it is considered that the scheme does not provide an adequate amount of car parking and the proposed layout is substandard, with inadequate provision being made for servicing and deliveries. The scheme also does not make adequate provision for disabled persons and tree protection. Also, the scheme generates demand for S106 contributions and no agreement or unilateral undertaking has been offered/secured. The application is recommended for refusal on these grounds.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

1            NON2            **Non Standard reason for refusal**

The proposal fails to provide adequate off-street car parking and servicing arrangements

to satisfy adopted car parking standards and the proposed car parking layout is substandard. Furthermore, the proposed cycle parking does not satisfy adopted standards and the proposal fails to make separate provision for the proposed restaurant/café use. The proposal is therefore contrary to Policies AM7, AM9, AM14 and AM15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**2 NON2 Non Standard reason for refusal**

There are trees on and close to the site that form tree belts on the southern and western boundaries of the site that are landscape features of merit. The application makes inadequate provision for the long-term retention of these trees and is therefore contrary to Policies BE4, BE13 and BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**3 NON2 Non Standard reason for refusal**

The proposal fails to make adequate provision for disabled access, contrary to Policies 3D.7, 4B.1 and 4B.5 of the London Plan (February 2007) and the design principles contained within the adopted Hillingdon Design and Accessibility Statement (HDAS): Accessible Hillingdon.

**4 NON2 Non Standard reason for refusal**

The scheme fails to demonstrate that all feasible means have been investigated to reduce the carbon footprint of the development and that the site is capable of accommodating the photovoltaic panels proposed. The proposal therefore fails to comply with Policies 4A.4, 4A.6, 4A.7 and 4A.8 of the London Plan (February 2008).

**5 NON2 Non Standard reason for refusal**

The proposal makes inadequate provision for the storage of waste and recycling, contrary to Policy 4A.22 of the London Plan (February 2008).

**6 NON2 Non Standard reason for refusal**

The development does not make adequate provision, through planning obligations, for contributions towards public transport, construction training, the public realm and project management and monitoring. 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 adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

## **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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LE7	Provision of planning benefits from industry, warehousing and business development
T2	Location of tourist accommodation and conference facilities
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM16	Availability for public use of parking spaces in commercial developments in town centres and other areas

### **3. CONSIDERATIONS**

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

The site, which has an area of 0.3237 hectares is located on the western side of Field End Road and currently comprises a vacant 1970's office building surrounded by large expanses of tarmac surface level parking within the centre of Eastcote Town Centre. The office building comprises a three-storey frontage, with a three storey rear 'L' shaped wing that drops to two storeys to the west. There are two accesses to the site, the primary access being to the south of the building from Field End Road and there is a secondary

access via a narrow service road from Morford Way. There are a number of trees along the southern and western boundaries of the site. An office building abuts the site to the north, while a 2 storey shopping parade extends along Field End Road to the southeast. To the northwest, west and south, the site is surrounded by 2 storey residential dwellings. The application site directly abuts Eastcote Conservation Area on its eastern and southern boundaries.

The site is located within Eastcote Minor Town Centre as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007). Although the site occupies a fairly central siting in terms of the town centre, it does not lie within either the primary or secondary shopping areas. It sits between two areas of secondary frontage on this side of Field End Road, with the primary frontage occupying the units on the opposite side of the road.

### **3.2 Proposed Scheme**

This application is for the conversion of the existing part two storey, part three storey office building (Class B1) to provide a 76 bedroom hotel (Class C1) together with a 106sqm commercial unit (Class A3) at ground floor level, with associated internal and external alterations to the building and alterations to the car parking layout.

Alteration works involve the localised demolition of the plant area and a single storey side extension to provide reception facilities. Internal works involve the internal subdivision of the building.

The ground floor would provide hotel accommodation for 27 bedrooms, together with the hotel reception, linen intake and store, refuse store, staff and ancillary facilities. A 106sqm Class A3 unit would also be provided at the front of the building. At first floor level, 32 bedrooms would be provided, with 17 bedrooms on the second floor. Of these, 4 (5%) will be fully accessible for disabled guests, including wheelchair users (2 of these bedrooms would be provided on the ground floor, with one each on the first and second floors) and 15 (20%) will provide family rooms (7 of which will be on the ground and first floors, with a single family room on the second floor). A total of 51 car parking spaces would be provided, of which 8 would be for disabled users.

A number of statements have been submitted in support of the application as follows:

Design and Access Statement:

This describes the proposal and the site. It advises that the change of use of the building has been designed for Travelodge Hotels Ltd who will occupy the building and have provided input into the scheme to ensure it accords with their operational requirements. A secure gated entrance from Field End Road will be provided. Of the 51 car parking spaces, 8 will be designated for disabled users. Lift access will be provided to all floors and 4 fully compliant accessible bedrooms. The reception area will be permanently staffed and a full CCTV system throughout the building will be installed. The statement also includes a Travelodge Generic Detailed Design Stage Access Statement.

Planning Statement:

This provides the context for the scheme and states that the building has been vacant for over two years and the scheme has been designed for Travel Lodge Hotels Ltd who will occupy the building and have provided input into the scheme to ensure it accords with their operational requirements. The main planning considerations are assessed.

#### Transport Assessment:

This provides the context for the development. It assesses the likely peak hour trip generation of the existing office block and that of the proposed hotel use using the TRICS database. The A3 restaurant/cafe has been discounted as it is considered the vast majority of its trade would come from passing pedestrians and hotel guests. The existing B1 use with a floor area of 2,600sqm would generate 12 trips during the weekday AM peak (08:00 to 09:00) and 14 trips in the PM peak (17:00 to 18:00). This compares to 10 AM peak trips and 9 trips during the PM peak for the 76 bedroom hotel. There would therefore be a slight reduction in trips during the peak periods. Servicing will be carried out from Field End Road using the existing access and Travelodge will instruct contractors to visit the site outside of the peak hours.

The statement goes on to advise that the existing access would be utilised for customer parking and taxis are able to enter and exit the site in a forward gear. The London Plan advises a benchmark of 1 space per bedroom for hotels on arterial roads outside central locations, which together with 2 spaces for the restaurant/cafe use, would give a maximum car parking requirement of 78 spaces. Given the site's good overall access to public transport, it is not considered that the use would require the maximum 76 parking spaces and the 51 spaces proposed would be sufficient to serve the development. The UDP also requires a minimum of 1 cycle space per 20 rooms and 1 space per 25sqm for the restaurant/cafe use, giving a minimum of 8 cycle spaces. The statement also advises that no provision is made for any on-site coach parking as the proposed occupier (Travelodge ) does not market their hotels to coach party operators and coach parties form no part of their business plan.

#### Framework Travel Plan:

This provides the context for the travel plan and identifies a long-term management strategy to assist in the delivery of sustainable transport objectives. The Travel Plan would include a number of measures, including the use of guest travel packs, display of transport information on a reception notice board and staff training initiatives.

#### Sustainability Statement:

This advises that as a conversion, the proposal has limited scope for sustainability measures as compared to new build schemes. Photovoltaic panels are the preferred method of providing renewable energy on site and approx. 180sqm of panels, located on the roof could achieve a 10% reduction.

### **3.3 Relevant Planning History**

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

A number of applications have been submitted for the re-development of this site to provide a new residential block on this site with a ground floor commercial unit at the front, but they have either been withdrawn or refused permission. The latest application (ref. 25760/App/2010/2410) is for a part three storey, part two storey block with roof space accommodation and basement parking for 42 residential flats and a ground floor commercial unit fronting Field End Road and has yet to be determined.

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

London Plan (Consolidated with Alterations since 2004)  
Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 4: Planning for Sustainable Economic Growth  
Planning Policy Statement 5: Planning and the Historic Environment  
Planning Policy Statement 22: Renewable Energy  
Planning Policy Guidance 13: Transport  
Planning Policy Guidance 24: Planning and Noise  
Supplementary Planning Guidance - Community Safety by Design  
Supplementary Planning Guidance - Noise  
Supplementary Planning Guidance - Air Quality  
Supplementary Planning Guidance - Planning Obligations  
Supplementary Planning Guidance - Accessible Hillingdon

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

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

### Part 1 Policies:

- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.18 To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough.
- PT1.19 To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres.
- PT1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.
- PT1.28 To encourage the provision of a range of hotel and conference facilities provided development does not harm the environment.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

### Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
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BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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AM15	Provision of reserved parking spaces for disabled persons
AM16	Availability for public use of parking spaces in commercial developments in town centres and other areas

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **2nd March 2011**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

219 neighbouring properties have been consulted and site and press notices have been posted. 1 response has been received, raising the following concerns:

- (i) Further hotel in Eastcote is not needed,
- (ii) Additional traffic will add to considerable congestion,
- (iii) Parking is not adequate,

(iv) Coming and going of guests late at night or in the early morning will disturb residents in the adjoining conservation area.

Eastcote Village Conservation Area Advisory Panel:

This is the 5th application to redevelop 150, Field End Road Eastcote. The previous 4 being for flatted developments, application 4 has not yet been determined.

The site at present, presents a very poor visual aspect, partly due to the current owner having piles of rubbish stored in the forecourt, highly visible from the main shopping area. The hoarding erected to the front of the building is used for fly posting and the owner does not remove these eye sores.

In principal EVCAAP does not object to a change of use for this site. However, there are areas of this application which give cause for concern.

Car Parking Standards:

The proposed A3 food & drink element of the development does not have any car spaces or cycle parking spaces allocated. The UDP requests 1 car parking space per 50 sqm and 1 cycle space per 25 sqm.

C1 Hotels of 30 beds and over should have 1 space per bedroom.

These current proposals do not comply, there being only 51 spaces for 76 bedrooms. There is no provision for car parking for staff. Overall the cycle parking allowance is just below the minimum requirement. It must be noted that Morford Way and Morford Close have a Residents only parking scheme in operation. The surrounding area does not afford any available parking.

Accessibility for deliveries, collections and guests arrivals and departures:

The layout of the car park does not leave space for a turning circle for refuse wagons and vehicles carrying out deliveries and collections to the Hotel. Nor for Taxi services. The only access to the Reception upon arrival is to the front of the building. Which means, those guests arriving by taxi, or leaving by same method will cause obstructions to the main road. It must also be noted that all deliveries and refuse collection for the A3 unit will have to be from the front of the building, there not being any provision made for any other entrance to this unit.

A3 Unit:

The drawings and details for this unit are very sketchy. There is no provision made for a bin store for this unit, there is no provision for off street deliveries, or refuse collection. There appears to be only one entrance, there is no provision of a fire exit.

Fire Safety Standards:

Accessible rooms for wheelchair users are situated on ground, first and second floors, at the rear of the building. All of these bedrooms are situated at a distance from the one lift located to the front of the building. There should be a second lift situated nearer to these bedrooms for fire escape purposes.

Renewable Energy:

The only viable form of renewable energy according to the submitted Energy statement is Photovoltaic panels on the roof. It must be noted that the 2nd Application for this site included Photovoltaic roof panels, and was found to be unacceptable to Northolt Airport.



## Planning Statement:

\* The submitted Planning Statement [PS] covers many areas. It states that this building is not within the Primary or Secondary shopping areas of Eastcote. The building is flanked either side by the secondary shopping area, so therefore must be within the secondary shopping area.

\* Contrary to the assertions made within the PS, access to London Heathrow Airport is neither quick nor direct by public transport. There is no direct underground link, nor is there a direct bus link. Visitors arriving at Heathrow will experience difficulty in persuading a Taxi Driver to come to Eastcote, the Taxi Drivers prefer fares to the centre of London.

\* The rather vague business model, is centred upon a Hotel in Bethnal Green yet to be opened. Stating that an occupancy of 85% is expected there. It must be noted that Bethnal Green is within walking distance of Liverpool Street Main Line Station and the City of London or 5 minutes on the underground. Only two stops away from the Olympic Stadium. Eastcote, on a 'good train' day, is 50 minutes from Liverpool Street and the City. At least 1 hour from the Olympic Stadium.

\* It is stated that Travel Lodge will take a 25 year lease on the building if planning permission is granted. Thereby giving security to Eastcote. Leases can be broken, and although business may be satisfactory during the London Olympic Games, there is no guarantee that it will remain so afterwards. Eastcote could be left with a white elephant.

\* Discussions are made regarding Hillingdon's requirement to supply 3,800 new hotel rooms by 2026, most of these required for the 2012 Olympic Games. From information published in the 2009/2010 Annual Monitoring Report, Hillingdon appears to be ahead of target, this without applications currently awaiting determination at Longford and Harlington, which would give another 400 bedrooms if approved.

## Conclusions:

This applications does not meet car parking standards, and fire safety is dubious. Adequate provision for services and refuse collection have not been made for either Hotel or A3 unit.

It is doubtful that the renewable energy percentage can be met.

Hillingdon will meet the Hotel Room requirement by 2026 without the help of this application.

The long term viability of this project has not been proven.

It was a great pity that the developer did not consult with local people upon this matter before submitting an application.

To be able to comply with car parking standards and add another dimension to the plan, a lesser number of hotel rooms should be installed, and a conference centre added at ground floor level. Eastcote is very restricted in Conference facilities.

We ask that further discussions be made with the developer to over come the restrictions of the site and that should the application be approved in this or any other form, conditions regarding installing a Sustainable Urban Drainage System, and Asbestos removal are added.

Previous applications have shown that this building does contain various types of asbestos, and for public safety these must be removed in accordance with current practice.

The addition of a SUDS will improve the somewhat over loaded land drainage system of the area.

A full application to be required, for the erection of signage at the front of the building, so as to be able to take into consideration of the effect upon the Morford Way Conservation Area.

MOD Safeguarding: The MOD have no safeguarding objections.

### **Internal Consultees**

URBAN DESIGN/CONSERVATION OFFICER:

Proposal: Conversion of existing part two storey, part three storey office block to hotel use with ground floor commercial unit

Comments: No objection in principle to the proposed change of use, details will be required of the roof level PV cells at this stage of the application and where possible additional landscaping should be introduced within the car park and on the street frontage.

Conclusion: No objection, subject to the comment above.

TREES AND LANDSCAPE OFFICER: There are a few trees on the site, which together with trees (off-site) close to it form tree belts along the southern and western boundaries of the site. There are also two trees (off-site) in proximity to the sub-station, which may well have to be removed in any event. The trees in the gardens of properties in Field End Road, Morford Way and Morford Close are protected by virtue of their location in the Morford Way (Eastcote) Conservation Area. The existing tree belts are large-scale features of merit in the local landscape, which should be retained in the long-term (Saved Policy BE38 of the UDP), but the trees in the sub-station do not constrain the development of the site.

The locations of the existing trees on and close to the site are shown on the 'Site plan and existing parking layout' and the 'Proposed site plan/parking layout' drawings. The 'proposed' plan seemingly shows two new trees on the Field End Road frontage. However, no other tree or tree-related information is provided with the application.

There are no proposed changes to the layout in proximity to the trees, which should not be affected and appear to be retained. However, the 'proposed' layout plan does not include a key or note to indicate the existing trees will be retained as part of the development and the only landscaping associated with it, nor does it show measures to protect the trees so that they are not affected by conversion/construction-related activity. Furthermore, no information is provided about proposed services, which might affect the roots systems of the trees. It also seems that the two proposed trees are located over existing services, such that such planting is not feasible.

The applicants should show that the scheme makes adequate provision for the protection and long-term retention of the trees/landscape features of merit, and explain what landscaping is proposed, in terms of Saved Policy BE38.

The proposed layout plan should be amended to show (key and/or note) which trees on the site are retained (or removed) in addition to those off-site trees that will not be affected, and that the existing hard-standing will be retained or replaced (as the car parking areas). This information should, preferably, be informed/supported by a tree survey (to British Standard 5837:2005). The two proposed trees should be deleted from the plan, and the applicants should explain what landscaping is proposed as part of the scheme.

It would be helpful to the LPA's consideration of this application, if information about the proposed services and a tree protection plan (also based on the recommendations of BS 5837), and any landscaping and/or SUDS proposals, were to be provided.

Further tree/landscape information may be required in due course, depending on the above-mentioned amendments and additional information.

Please consult TLP again when the revised plan, and any additional tree (and landscape) related information, is received.

HIGHWAY OFFICER: The Council's car parking standards provide a benchmark of 1 car parking space per bedroom for hotel C1 use class and maximum 1 space per 50 sq.m for Cafes/Restaurants A3 use class. The Council's minimum cycle parking standards are 1 space per 20 bedrooms plus 1 space per 3 staff for hotel C1 use class and 1 space per 25 sq.m for Cafes/Restaurants A3 use class. The proposed car parking and cycle parking spaces are not in

accordance with the Council's requirements.

Drawings contained in the Transport Assessment show 51 car parking spaces for the proposed development. No information has been provided where the remaining car parking demand would be accommodated, in particular during the hours of maximum demand associated with the development. The car parking layout is substandard, therefore the actual parking provision would be much less than the proposed 51 spaces. No dedicated parking spaces have been proposed for coaches, taxis and deliveries. Swept paths for coaches and deliveries have not been provided. There should be a 1.2m wide safety zone at the vehicle access end of all disabled bays to provide boot access or for use of a rear hoist. All transfer spaces should be clearly marked.

8 cycle parking spaces have been proposed, 4 for the hotel element and 4 for the A3 element of the development. The two uses would be separate, therefore to provide cycle parking within the hotel for the A3 element is not considered practical. In addition, staff numbers have not been quantified to stipulate staff cycle parking requirement.

The application therefore is unacceptable from the highways point of the view and is recommended to be refused, as it is contrary to the Council's Policies AM7, AM9 and AM14 of the UDP.

SUSTAINABILITY OFFICER:

Background: I object to the proposed development as it fails to provide a 20% reduction in CO2 emissions from renewable energy. The report states 180m2 of Photovoltaic (PV) panels will be used to provide a 10% reduction in CO2 emissions. The London Plan requires a 20% reduction or adequate justification where this is not provided.

I also object to the proposed development as it does not adequately meet the aims of Policy 4A.4 of the London Plan. It fails to clearly set out:

- \* A calculation of baseline energy demand and carbon dioxide emissions
- \* Proposals for the reduction of energy demand and carbon dioxide emissions from heating, cooling and electrical power (Policy 4A.6)
- \* Proposals for meeting residual energy demands through sustainable energy measures (Policies 4A.7 and 4A.8)
- \* Calculation of the remaining energy demand and carbon dioxide emissions

In particular, it is unclear as to the source of benchmark and therefore it is difficult to properly assess the starting point for achieving the reductions.

I also object to the proposed development as the design of the building fails to consider the conclusions of the energy statement. The report suggests the preferred approach to renewable energy would be to utilise photovoltaic panels. The energy statement was completed in December 2010, but the designs submitted with the proposals were completed in May 2010. They do not take into account the need to accommodate PV panels on the roof.

The designs therefore do not show that the development can meet the aims of the energy statement, let alone the required target of 20%.

S106 OFFICER:

Proposal: conversion of existing part two storey, part three storey building (Class B1) to provide a 76 bed hotel (Class C1) together with a commercial unit (Class A3) at ground floor level, with associated internal and external alterations to the building and alterations to the car parking.

Proposed heads of Terms:

1. Transport: in line with the SPD a sustainable transport measure may be sought as well as a Travel Plan as a result of this proposal. If a travel plan is to be secured as part of this development then a £20,000 bond to ensure compliance will also be sought. Please liaise with Syed Shah on highways matters and Emma Chapman over the Travel Plan in the first instance.
2. Construction Training: in line with the SPD a contribution towards construction training may be sought if the following criteria applies:  
the construction period is over 3 months and the cost is in excess of £2 million.
3. Public Realm: in line with the SPD there may be a need for some form of public art, street scene improvements or community safety measures as a result of this proposal, I would envisage a contribution in the sum of £20,000 would be appropriate in this instance.
4. Project Mgmt and Monitoring Fee: in line with the SPD if a s106 agreement is entered into then a cash contribution equal to 5% of the total cash contributions will be sought to enable the management and monitoring of the resulting agreement.

ACCESS OFFICER: Whilst it is appreciated that this is an existing building, the Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic' which includes those with a disability. To comply with the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should plan ahead to take steps to address the barriers that may impede disabled people.

In assessing this development proposal, reference has been made to London Plan Policy 3D.7, BS 8300:2009, BS 9999:2008 and the Council's Supplementary Planning Document 'Accessible Hillingdon' adopted January 2010.

The following observations are provided:

1. Accessible car-parking bays should be sited within 50m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300: 2009.
2. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.2m clear wide, no steeper than 1:20 (unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts. Paths should include suitably dropped kerbs at key crossing points.
3. Part of the reception/concierge desk should be provided at a height of 750-800mm. An assisted listening device, ie infra-red or induction loop system, should be fitted to serve all reception areas.
4. Seating of varying heights should be provided and sited close to reception.
5. All signage for directions, services or facilities should be provided in a colour contrasting with the background. Signage and lighting levels should be consistent throughout the building and care taken to avoid sudden changes in level.
6. Toilets should be designed in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004.

7. The accessible toilet should be signed either 'Accessible WC' or 'Unisex'. Alternatively, the use of a 'wheelchair' symbol with the words 'Ladies' and 'Gentlemen' or 'Unisex' would be acceptable.

8. Corridors should be a minimum of 1500mm wide and internal doors across circulation routes should incorporate a suitable zone of visibility.

9. It is noted that only four accessible bedrooms are proposed. To comply with BS 8300:2009, the provision should be increased to a minimum of seven fully accessible bedrooms. It is appreciated that the accessible room shown on plan are of a generous size and that would ordinarily be encouraged if space was not at a premium. However, in this circumstance, the two accessible rooms proposed on the first floor should be reduced in size to meet the minimum requirements of BS 8300:2009 for a room where a hoist may not be used, in order to allow for an additional three accessible bedrooms.

N.B. accessible bedrooms need not be occupied exclusively by disabled people, as a well designed is of great benefit to older people and families with young children.

10. Signs indicating the location of an accessible lift should be provided in a location that is clearly visible from the building entrance.

11. The lift should accord with BS 8300:2009.

12. Internal doors, across circulation routes, should be held open using fire alarm

13. The lift shown on plan should be specified to allow its use during a fire emergency. Details in this regard should be submitted and agreed prior to planning approval.

14. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

Conclusion: Further details in respect of the above should be requested and submitted prior to any grant of planning approval.

ENVIRONMENTAL HEALTH OFFICER: I do not wish to object to this proposal.

Hotel use and Non-residential ground-floor A3 use

A condition restricting hours of operation is recommended to be applied to the proposed A(3) food use only.

Both hotel and A(3) use should benefit from conditions relating to air extraction systems, delivery and waste collections, air handling units requiring prior approval and dust from demolition and construction. The construction site informative is also recommended.

Air Quality Assessment

The site is within the northern half of the Borough and therefore not located in the declared AQMA. No objections are therefore raised in respect of Air Quality impacts.

Environmental Protection Officer (Land Contamination):

There is a possibility there may be some contaminating substances present in the ground. We have some limited investigation information on the ground conditions which indicates the presence of clinker and elevated lead levels along with elevated hydrocarbon contamination in some areas. We would advise persons working on site to take basic precautions in relation to any contamination

they may find. Precautions should be taken to minimise the mixing of any material that is dug up with exposed areas of soils that are to remain on site. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

#### GAS/RADON INFORMATIVE:

It is recommended that the extension/conversion is designed and constructed/adapted to prevent/minimise the possible entry of any migrating ground gas or radon. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advice.

#### WASTE SERVICES:

##### Hotel

a) I would estimate the waste arising from the development to be as follows depending on the star rating of the hotel:

4/5 star hotel: 350 litres projected weekly waste per bedroom, 26,600 litres from all bedrooms, 24 x 1,100 litre eurobins required. For 2/3 star hotel, 250 litres projected weekly waste per bedroom, 19,000 litres from all bedrooms, 17 x 1,100 litre eurobins required. For 1 star hotel - 150 litres projected weekly waste per bedroom, 11,400 litres from all bedrooms, 10 x 1,100 litre eurobins required.

From the above it can be seen that larger waste containers would be more practical. This could either be in the form of 12 cubic yard front end loader bins, or 40 cubic yard roll on, roll off bins. The latter would give to opportunity to be fed through compactors, to optimise the load being taken away.

The six bulk bins shown would not be adequate or sufficient for the proposed development.

b) Recyclable waste should be separated; in particular glass, paper, cardboard, metal cans, and plastic bottles. Some of the waste containers should be allocated to collect recyclable items.

c) Arrangements should be made for the cleansing of the waste storage area with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

d) The material used for the floor of the waste storage area must be able to withstand the weight of the bulk bins. If the 40 cubic yard roll-on roll-off bin option is chosen, then 40 Newton metre concrete would be required to withstand regular bin movements. Ideally the walls of the bin storage area should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

e) If gate/door are added to the waste storage area these need to be made of either metal, hardwood, or metal clad softwood and ideally have fire resistance of 30 minutes when tested to BS 476-22. The door frame should be rebated into the opening. Again the doorway should allow sufficient clearance either side of the bin when it is being moved for collection. The door(s) should have a latch or other mechanism to hold them open when the bins are being moved in and out of the chamber.

f) If 1,100 litre bulk bins are used for the collection of certain waste streams these should not have to be moved more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

g) The gradient of any path that the bulk bins (1,100 litre) 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 storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

h) The access road to the waste storage area must be able to withstand the load of the collection vehicle. Allow up to 32 tonnes for front end loader or roll on roll off vehicles. It must also be 4 metres wide.

#### Commercial Unit

This could receive a waste collection through either a sack system or bulk bin. If a bulk bin were used the above considerations would apply.

#### General Points

\* The value of the construction project will be in excess of £300,000, so the Site Waste Management Plans Regulations 2008 apply. This requires a document to be produced which explains how waste arising from the building works will be reused, recycled or otherwise handled. This document needs to be prepared before the building work begins.

\* 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.

## **7. MAIN PLANNING ISSUES**

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

The site is located within the Eastcote Minor Town Centre, although outside of the main primary and secondary retail areas as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007). Nevertheless, the site is located within the heart of Eastcote Town Centre, sited between the two secondary retail areas on this side of Field End Road, with the primary area opposite and therefore the site is of significance for the town centre.

In terms of the loss of office use, Policy 3B.2 of the London Plan seeks to increase the current stock, although paragraph 3.148 acknowledges that suburban London office stock is losing its appeal for some larger scale occupiers. The Hillingdon UDP (Saved Policies) does not incorporate any specific policies which preclude the loss of offices. The Planning Statement advises that the office building has been vacant for two years and no objections have been raised by the LPA to the loss of office accommodation previously. Where a market does exist, this is for smaller units. As such, the property needs to be viewed in the wider market, including Uxbridge, Watford and Harrow. In Hillingdon, Uxbridge is the strongest centre which together with Stockley Park, has good quality Grade A office space. There has been no change in circumstances to suggest that office accommodation should be protected and given the current market expectations and the availability of significant alternative space in more traditional centres, no objections are raised to the loss of this office space.

PPS4: Planning for Sustainable Economic Growth (December 2009) provides advice on economic growth and town centres. It advises that town centres, amongst other uses, are appropriate for arts, culture and tourism development, including hotels. The guidance advises that LPAs should be supportive of proposals that promote sustainable economic growth and that competition and enhanced consumer choice within town centres, including tourism and local services should be encouraged. The guidance also suggests that evidence should be used to plan positively.

To this end, the GLA Hotel Demand Study (2006) and the LDF Technical Background

Report Tourism Study (2008) identifies an indicative need for 3,800 new hotel rooms in Hillingdon (of which 800 would replace older accommodation) during the period 2007-2026. It is further predicted that the majority of this estimate will be required by 2012. From Council records, from 01/04/10 to 31/03/2010, a total of 2,836 rooms were given planning permission which would result in a net gain of 2,532 rooms. During this period, 1,173 rooms which had permission granted prior to April 2006 were also completed or are currently under construction, many within the Heathrow area. Obviously, these figures should not be viewed as being overly prescriptive, but they do suggest that there is some spare capacity for additional hotel bedroom space within the borough.

Part 1.28 of the UDP Saved Policies 2007 and Policies T2 and T4 establish the criteria for hotel and conference facility provision in Hillingdon. Specifically, Policy T4 advises that hotels will be acceptable in principle provided:

- (i) the development is located within a mixed use area;
- (ii) the development is located near or on a primary or secondary road or British Rail or underground station;
- (iii) the development does not result in the loss of amenity to neighbours through noise and other disturbances;
- (iv) parking to standards adopted by the LPA can be met within the cartilage of the site; and
- (v) any on street parking that may be generated can be accommodated without detriment to the free flow of traffic or conditions of general highway safety.

With the exception of criteria (iv) and (v) which relate to parking issues and are dealt with more fully at Section 7.10, the proposal satisfies the above criteria.

Other considerations include staff accommodation. London Plan paragraph 3.294 notes the labour market constraints facing the hotel industry and the wider need for affordable housing in London. The paragraph states that 'Boroughs should seek agreements to provide staff accommodation as part of hotel development and encourage better staff training'. Had the application not been recommended for refusal, this would have been explored as part of the S106 negotiations.

The Class A3 element of the proposal would be generally in accordance with PPS4: 'Planning for Sustainable Economic Growth' and Policy 3D.1 of the London Plan (February 2008). The aims of PPS4 and the London Plan seek to promote the vitality and viability of town centres. An element of office/commercial use within the town centre would be appropriate in this context and it is considered that the ground floor office unit is appropriate in scale to its location and would contribute towards the enhancing the vitality and viability of Eastcote Minor Town Centre. The hotel and restaurant/café glazed entrances/shopfront would create active street frontage, linking the two parts of the secondary frontage on this side of Field End Road, enhancing the retail attractiveness of the town centre.

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

Not applicable to this application.

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

The application site directly abuts Eastcote (Morford Way) Conservation Area on its western and southern boundaries which is predominantly residential in character, comprising mainly semi-detached properties which are well-spaced. As the only physical alteration to the building that would be capable of being seen from the conservation area would be the replacement of windows there would be no material alteration to the



appearance of the building. Also, the change of use of the office building to an hotel would not materially alter the commercial character of the site. As such, there would be minimal impact upon the character and/or appearance of the adjoining conservation area and bringing the building back into use is likely to result in a positive enhancement. As such, the scheme would be in accordance with Policy BE4 of the UDP (Saved Policies) and 4B.8 of the London Plan.

The Council's Urban Design/Conservation Officer advises that details of solar panels on the roof and additional tree planting in the car park should be sought prior to any approval being granted. Had the application not been recommended for refusal, such details would have been sought.

#### **7.04 Airport safeguarding**

As the application is to convert an existing building, there are no implications for airport safeguarding.

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

The site is not within or conspicuous from the Green Belt.

#### **7.06 Environmental Impact**

Not applicable to this application.

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

With the exception of replacement windows, the only other changes proposed to the building involve the new shopfront, the single storey extension on the southern side of the building and behind this, the replacement of two windows with doors to serve a bin store and a linen intake, and above the extension, on a recessed part of the side elevation, the enlargement of 3 smaller window openings on each of the first and second floors to provide 2 windows to match the height, position and design of the replacement windows .

On the street frontage, the shopfront on the new Class A3 unit would replace the existing glazed office entrance and three traditional windows with full height glazed panels under an existing canopy. A separate entrance on this frontage would be provided for the hotel. No objections are raised to this elevational treatment on a modern commercial building.

The extension and alterations to a very limited number of openings on the building are not extensive and would not impact upon the wider area.

The change of use of the building from Class B1 office use to Class C1 hotel use is not likely to give rise to any greater intensity of use of the site or materially alter its existing commercial character.

The proposal is therefore considered to accrod with Policies BE13, BE15, BE26 and BE28 of the saved UDP.

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

The proposed hotel use would replace the existing office use of the building. With the site maintaining its existing access from Field End Road, there is little likelihood that the proposed hotel use by reason of noise and general disturbance would have an adverse impact upon the surrounding residential properties as compared to the existing use. The existing building is sited so that it does not breach the 21m distance required by design guidance to avoid the potential for overlooking. The proposed change of use of the building would not alter this existing relationship, just the times when the potential for overlooking would be most likely to occur.

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

Not applicable to this application.

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

The Council's Highway Engineer advises that the Council's car parking standards provide a benchmark of 1 car parking space per bedroom for hotel (Class C1) use and a maximum of 1 space per 50sqm for restaurant/cafe (Class A3) use. The Council's minimum cycle standards are 1 space per 20 bedrooms plus 1 space per 3 staff for hotel use and 1 space per 25sqm for restaurant/cafe use. The proposed car parking is therefore not in accordance with the Council's car parking standards.

The Transport Assessment states that 51 spaces would satisfy the operational needs of Travelodge but the Highway Engineer considers that these would be required, particularly during the hours of maximum demand associated with the development. Furthermore, the car parking layout is substandard, with inadequate manoeuvring space and therefore the actual parking provision would be much less than the suggested 51 spaces. Furthermore, the Highway Engineers advises that no dedicated parking spaces have been proposed for coaches, taxis and deliveries. Although the Transport Assessment states that Travelodge do not cater for coach parties, a different operator may choose to cater for coach parties. Swept paths for coaches and deliveries are needed and have not been provided. There should also be a 1.2m wide safety zone at the vehicle access end of all disabled bays to provide boot access or for use of a rear hoist. All transfer spaces should be clearly marked.

8 cycle parking spaces have been proposed, 4 for the hotel element and 4 for the A3 element of the development. The two uses would be separate, therefore to provide cycle parking within the hotel for the A3 element is not considered practical. In addition, staff numbers have not been quantified to stipulate the staff cycle parking requirement.

The application is therefore unacceptable on highway and pedestrian safety grounds, contrary to Policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

The relevant issues have been dealt with in Section 7.07 above.

#### **7.12 Disabled access**

The Council's Access Officer raises a number of concerns regarding disabled access with the scheme, including the siting of disabled spaces and the number of accessible bedrooms provided to accord with the minimum standards of BS8300:2009.

The proposal therefore fails to make adequate provision for disabled access, contrary to Policies 3D.7, 4B.1 and 4B.5 of the London Plan (February 2007) and the design principles contained within the adopted Hillingdon Design and Accessibility Statement (HDAS): Accessible Hillingdon.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

There are a number of trees on site, mainly Ash, Sycamore, Poplar and Cypress which together with a number of trees off-site, form belts of trees along the southern and western boundaries of the site. The trees in the gardens of properties in Field End Road, Morford Way and Morford Close are protected by reason of their location in the Morford Way (Eastcote) Conservation Area. The Council's Tree Officer advises that these tree belts are large scale features of merit in the vicinity, which should be retained in the long-term in terms of Saved Policy BE38 of the UDP.

The Tree Officer advises that although no layout changes are proposed in proximity to the trees which should not be affected, insufficient information has been submitted with the application. In particular, the trees are not shown to be retained as part of the development and no measures are shown to protect them during conversion/construction related activity. Furthermore, no information has been submitted as regards proposed services which may affect the root systems. Also two new trees that are shown to the front of the site appear to be sited over existing services.

As such, the proposal does not make adequate provision for the protection and long-term retention of existing trees on and close to the site, contrary to Policy BE38 of then adopted Hillingdon Unitary Development Plan Saved policies (September 2007).

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

The proposal does include provision for covered and secure waste storage within the building towards the front of the site for 6 bulk eurobins. The Council's Waste Services advise that this provision is inadequate to serve the proposed development. As such, the scheme is contrary to Policy 4A.22 of the London Plan (February 2008).

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

The Greater London Authority (GLA), through the London Plan (February 2008) clearly outlines the importance of reducing carbon emissions and the role that planning should play in helping to achieve that goal. The London Plan contains a suite of policies relating to climate change and Chapter 4A.

In the supporting text to Policy 4A.1 which outlines the role of developments in contributing to mitigation of and adaptation to climate change it states Policies 4A.2-4A.16 include targets that developments should meet in terms of the assessment of and contribution to tackling climate change. There will be a presumption that the targets will be met in full except where developers can demonstrate that in the particular circumstances of a proposal there are compelling reasons for the relaxation of the targets. In all cases, the most important contribution will be to the achievement of reductions in carbon dioxide emissions.

Policy 4A.4 (Energy assessment) requires that an energy assessment be submitted and details the energy demand and carbon dioxide emissions from proposed major developments and should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development, including the feasibility of CHP/CCHP and community heating systems. The assessment should include:

- calculation of baseline energy demand and carbon dioxide emissions
- proposals for the reduction of energy demand and carbon dioxide emissions from heating, cooling and electrical power (Policy 4A.6)
- proposals for meeting residual energy demands through sustainable energy measures (Policies 4A.7 and 4A.8)
- calculation of the remaining energy demand and carbon dioxide emissions.

Policy 4A.6 (Decentralised Energy: Heating, Cooling and Power) of the London Plan 2008, requires developments to evaluate combined cooling, heat, and power (CCHP) and combined heat and power (CHP) systems and where a new CCHP/CHP system is installed as part of a new development, examine opportunities to extend the scheme beyond the site boundary to adjacent areas. The Mayor will expect all major developments to demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference:

- connection to existing CCHP/CHP distribution networks
- site-wide CCHP/CHP powered by renewable energy
- gas-fired CCHP/CHP or hydrogen fuel cells, both accompanied by renewables
- communal heating and cooling fuelled by renewable sources of energy
- gas fired communal heating and cooling.

In Policy 4A.7 it states the presumption that developments will achieve a reduction in carbon dioxide emissions of 20% from on-site renewable energy generation unless it can be demonstrated that such provision is not feasible. Regarding the above policy, the onus is on the applicant to demonstrate compliance with the policy. In order to illustrate compliance it is necessary for an energy assessment of a development proposal to be undertaken. Policy 4A.4 of the London Plan is an overarching policy which links to Policy 4A.7 and outlines the need for an energy assessment.

Policy 4A.4 of the London Plan requires submission of an assessment of the energy demand and carbon dioxide emissions from proposed major developments, which should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development.

Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

A brief Energy Statement has been submitted. This states that due to the access and space constraints on site, it will be difficult for the scheme to achieve a 20% carbon reduction, but a 10% reduction is more feasible. However, little in the way of assessment and justification has been provided. As such, it is considered that the scheme fails to accord with Policies 4A.4 and 4A.7 of the London Plan (February 2008).

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

If the application had not been recommended for refusal, a suitable sustainable urban drainage system would have been sought by condition.

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

With regard to the noise impact the development may have upon surrounding residents, traffic to the proposed development would utilise an existing access point into the site. It is not considered that the vehicle movements associated with the hotel development would result in the occupiers of surrounding properties experiencing any additional noise and disturbance over and above that associated with the office use. The Council's Environmental Protection Unit advise of the need for conditions to control the hours of use of the restaurant/cafe use, details of any air extraction system, the hours of deliveries and collections, details of any air handling units and mitigation of construction dust.

Therefore, had the application not been recommended for refusal, these conditions would ensure that the amenities of surrounding residents were protected, in accordance with Policies OE1 and OE3 of the saved UDP.

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

The relevant planning concerns raised by the objector and the Eastcote Village Conservation Panel have been addressed in the report.

#### **7.20 Planning Obligations**

1. Transport: in line with the SPD a sustainable transport measure may be sought as well as a Travel Plan as a result of this proposal. If a travel plan is to be secured as part of this

development then a £20,000 bond to ensure compliance will also be sought. Please liaise with Syed Shah on highways matters and Emma Chapman over the Travel Plan in the first instance.

2. Construction Training: in line with the SPD a contribution towards construction training may be sought if the following criteria applies:  
the construction period is over 3 months and the cost is in excess of £2 million.

3. Public Realm: in line with the SPD there may be a need for some form of public art, street scene improvements or community safety measures as a result of this proposal, I would envisage a contribution in the sum of £20,000 would be appropriate in this instance.

4. Project Mgmt and Monitoring Fee: in line with the SPD if a s106 agreement is entered into then a cash contribution equal to 5% of the total cash contributions will be sought to enable the management and monitoring of the resulting agreement.

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

Not applicable to this application.

#### **7.22 Other Issues**

Policy AM16 of the saved UDP advises that the LPA will, where appropriate, seek to ensure that parking spaces provided as part of commercial development within town centres are available to the public. In this instance, given that the number of spaces is considered to be inadequate to serve the proposed development and there are existing public car parks nearby, it is considered that an element of public parking would not be warranted in this case.

As regards land contamination issues, had the application not been recommended for refusal, these could have been addressed by the conditions suggested by the Environmental Health Officer (Land Contamination).

#### **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**

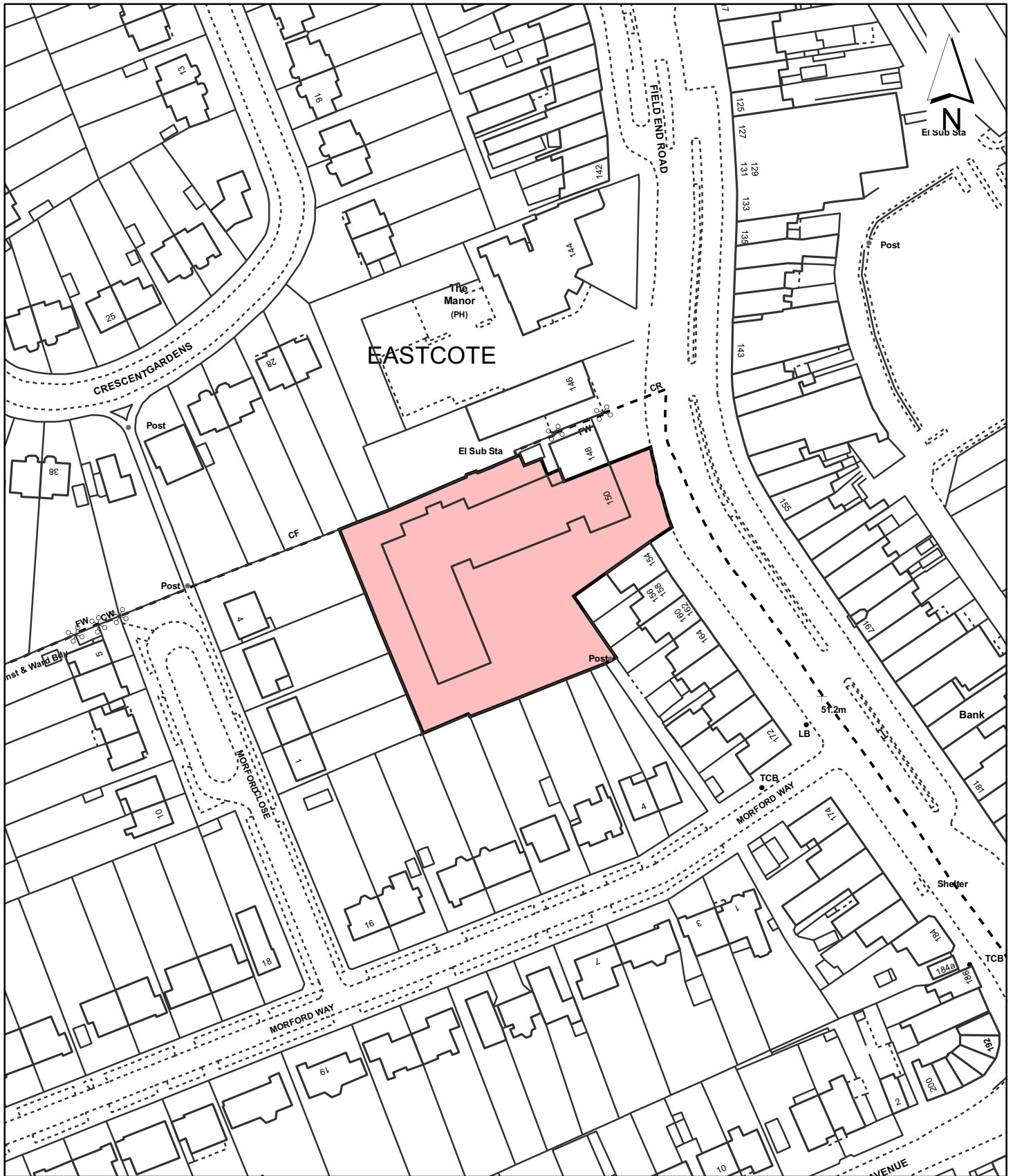
Although no objections are raised to the principle of conversion and the scheme would not adversely impact upon the amenities of the surrounding occupiers, it is considered that the scheme does not provide an adequate amount of car parking, and the proposed layout is substandard, with inadequate provision being made for servicing and deliveries. Furthermore, the scheme does not make adequate provision for disabled persons and tree protection. Also, the scheme generates demand for S106 contributions and no agreement of unilateral undertaking has been offered and/or secured at this stage. The application is recommended accordingly.

**11. Reference Documents**


PPS1: Delivering Sustainable Development  
PPS4: Planning for Sustainable Economic Development  
PPS22: Renewable Energy  
PPG13: Transport  
PPG24 Planning and Noise  
London Plan (February 2008)  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Accessible Hillingdon (January 2010)  
Planning Obligations Supplementary Planning Document, July 2007  
Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**150 Field End Road  
Eastcote**

Planning Application Ref:

**25760/APP/2010/2957**

Planning Committee

**North** Page 31

Scale

**1:1,250**

Date

**March 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** LAND AT FORMER RAF EASTCOTE, OFF EASTCOTE ROAD HIGH ROAD EASTCOTE

**Development:** Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

**LBH Ref Nos:** 10189/APP/2011/281

**Drawing Nos:** 5585/WIM.W.L/PLOT261/02  
5585/WIM.W.L/PLOT261/01  
5585/WIM.WL/PL261/1396CON/E1  
5585/WIM.WL/PL261/1396CON/E2  
5585/WIM.WL/PLOT261/1396/P1  
5585/WIM.WL/PLOT261/1396CON/P1  
Design and Access Statement

**Date Plans Received:** 09/02/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 15/02/2011

### 1. SUMMARY

This report relates to an application seeking variations to the layout and design of the alternative access reserved matters scheme ref: 10189/APP/2007/3046, which was approved on 31 March 2008. The amendments would allow a rear conservatory on plot 261 at the RAF Eastcote site.

It is considered that in terms of design and layout, the inclusion of the conservatory would respect the character of the local area and not detract from the internal character of the development.

It is also considered that the inclusion of conservatory to this plot would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

The remaining external amenity area of this plot would meet the HDAS Minimum Amenity Space requirements, and is considered sufficient to meet the needs of future occupiers.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details which have previously been approved for the main site under reference 10189/APP/2008/2872 dated 12/11/2008, unless otherwise agreed in writing by the Local Planning Authority. The external materials of the conservatory hereby approved shall match those used in the main building.

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).

**2 NONSC Non Standard Condition**

The development hereby approved shall incorporate measures to minimize 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 aim to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

**3 NONSC Non Standard Condition**

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 extension to any dwellinghouses including enlargement of roofs, nor any garages, sheds or other out-buildings shall be erected without the grant of specific written permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**4 NONSC Non Standard Condition**

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 or doors shall be constructed in the walls or roof slopes of any of the residential units hereby approved.

REASON

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

**5 NONSC Non Standard Condition**

The wheelchair units and lifetime homes shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3A.10 and the Hillingdon Design and Accessibility Statement (HDAS) Access for All.

**6 NONSC Non Standard Condition**

Development shall not commence until details of access to building entrances (to include ramped/level approaches and dimensions of door width and lobby opening) to meet the needs of people with disabilities have been approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

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

**7 NONSC Non Standard Condition**

The development shall not be occupied until parking provision for wheelchair users has been constructed in accordance with the details approved under planning reference 10189/APP/2008/2352 dated 16/12/2010, unless otherwise agreed in writing by the Local Planning Authority. Thereafter these facilities shall be permanently retained.

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 NONSC Non Standard Condition**

Development shall not be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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.

**REASON**

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

**9 NONSC Non Standard Condition**

The supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input / works shall be implemented in accordance with the details approved on 16/10/2008, under planning reference no. 100189/APP/2008/2380, unless otherwise agreed in writing by the Local Planning Authority.

**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).

**10 NONSC Non Standard Condition**

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent 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.

## INFORMATIVES

### 1 152 **Compulsory Informative (1)**

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

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

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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.
HDAS	Residential Layouts Residential Extensions

### 3 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**

The application relates plot 261, located centrally within the northern portion of the RAF Eastcote site. The plot forms part of a short terrace of three, 3 storey town houses, situated on the northern side of the main estate road, leading from Eastcote Road, details of which have been approved at reserved matters stage.

The larger site is 7.7 hectares in area and is dissected into northern and southern areas by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formally comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now

been demolished.

The site historically had three vehicular access points, two from Eastcote Road and one leading from Lime Grove. The MoD closed the two accesses from Eastcote Road some years ago due to safety concerns. A new access has recently been constructed off Eastcote Road, to serve the northern portion of the RAF Eastcote Site.

The site has an average PTAL score of 1b, which is low within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The wider site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north, the residential character is predominantly 1960/70s in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating from the 1930s.

Highgrove Nature Reserve, which is of Borough Grade II importance, is situated to the south of the wider site, adjacent to which is Highgrove House which is at present vacant, but previously provided hostel accommodation in two and three storey buildings set within enclosed grounds. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

### 3.2 Proposed Scheme

The application seeks to vary reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of a conservatory to plots 261. The proposed conservatory would extend the full width of the property (6.375 metres) and would project 3.6 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof, whilst the rear would be part glazed. The brickwork and glazing will match that of the original design.

The proposal will provide additional ground floor accommodation and act as a link between the internal accommodation and the private rear outdoor space.

### 3.3 Relevant Planning History

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

**Decision:** 31-03-2008 Approved

#### Comment on Relevant Planning History

The North Planning Committee resolved on 31 March 2005 to grant planning permission for residential development, subject to the application being referred to the Secretary of State, the signing of a S299 legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781). The outline planning permission was issued on 9th March 2006,

subject to the conditions imposed by the Planning Committee.

On February 21st 2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008.

Application ref: 10189/APP/2007/3383 (A) was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals will no longer be necessary, if the alternative access (Highgrove) referred to above goes ahead. This new outline planning permission was approved on 21st February 2008.

The varied condition requires the developers to provide a traffic light controlled access, as per the Outline Planning Permission, or such alternative access as the LPA shall approve in writing. The condition allows them to commence construction on site whilst they resolve the technical issues concerning the alternative access. The developers have elected to proceed with the alternative access.

Reserved matters applications 10189/APP/2007/2463 (approved access) and 10189/APP/2007/3046 (alternative access) relate to alternative schemes and cover details of siting, design, external appearance and landscaping pursuant to discharge of condition 3 of outline planning permission 10189/APP/2007/3383 dated 21/2/2008.

Both reserved matters schemes were approved on 31 March 2008 for 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space. Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House (implemented scheme).

In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved.

Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

An application to amend the layout to various plots to address breaches in planning control was granted on 24/6/2009.(Reserved matters Approval 10189/APP/2009/621 (Amendments to reserved matters approval refs: 10189/APP/2007/3046 and 10189/APP/2007/2463 dated 31/03/2008 involving: rearrangement of plots 100-116,

removal of access path between plots 102 and 103, provision of rear access to plots 101 and 102 and substitution between plots 103 and 258 of a 4 bed wheel chair unit and 4 bed life time home unit).

Phase 1 development comprising the southern parcel of land and the vehicular link to Lime Grove is presently under construction and well advanced. Construction has also commence on Phase 2, north of the public footpath, whilst the new access road into the site from Eastcote Road has been completed.

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

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

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS	Residential Layouts Residential Extensions

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

**5.1** Advertisement Expiry Date:- **11th March 2011**

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

The applications have been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. A site notice was posted on the site. No responses have been received.

Eastcote Residents Association: No response.

##### **Internal Consultees**

URBAN DESIGN OFFICER:

There are no objections from an urban design point of view to the principle of erecting a conservatory to the approved building scheme at the RAF Eastcote site. The proposal has been assessed in terms of suitability with regard to the position and distribution within the application site and the visual impact that the additional structure would have on the character and appearance of

the surroundings.

The conservatory would be constructed in the form of a direct continuation of the consented building structure, which would increase the usability of the interior of the dwelling and contribute positively to the amenity value of the site. Although the additional structure would create some additional bulk and volume to the building, on balance it is considered that the proposed design is acceptable in terms of bulk, massing and street scene character.

**TREE AND LANDSCAPE OFFICER:**

No existing trees are affected, and there is no impact on the approved landscaping/tree planting scheme, so the application is acceptable in terms of Saved Policy BE38.

**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 outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval. Permitted development rights have been removed so that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity to adjoining and future occupiers.

It is considered that the application to vary the reserved matters approval, to allow for the introduction of the conservatory to this plot, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. No objections are therefore raised to the principle of the development.

**7.02 Density of the proposed development**

Not applicable to this application.

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

There are no archaeological or historic issues associated with this application.

**7.04 Airport safeguarding**

There are no airport safeguarding issues related to this development

**7.05 Impact on the green belt**

There are no Green Belt issues associated with this site.

**7.06 Environmental Impact**

Not applicable to this development.

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

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The approved reserved matters scheme includes a mixture of 2 and 3 storey houses and 3.5 storey apartment blocks. The house subject to this application comprises a 4 bedroom terraced dwelling arranged over 3 floors (house types 1396). This dwelling has front and rear gardens and is located in the northern portion of the site.

Generally, the dwelling will be as originally approved, apart from the inclusion of the



conservatory. The proposed conservatory would extend the full width of the property and would project 3.6 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof, with part glazed rear elevations. The size of the conservatory is considered to be relatively small in comparison to the overall building and its addition to the building is not considered to impact on the overall building design. It is considered that the conservatory will integrate appropriately with the existing design of the house and not appear over dominant or out of character.

The Urban Design Officer raises no objections to the general design principles. It is considered that external materials can be controlled by condition, in order to achieve a high quality, functional and attractive design.

It is not considered that the inclusion of conservatory to this plot would compromise the internal character of the development or the character of the local area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres. In relation to outlook, Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. In relation to sunlight, Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

The plot is centrally located within the development and it is considered that the inclusion of conservatory to this plot would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

The conservatory would maintain a distance of over 80 metres to the nearest properties in Kent Gardens to the south and 40 metres to the nearest properties in Spring Drive to the north. It is also noted that the proposed landscape scheme for the site is based on the retention of important boundary screens and individual trees and new tree and native hedge planting, to the interveining public open space and wild life habitat to the south.

In addition to the above considerations, the proposed conservatory would have solid flank walls, while the proposed fencing to the individual plots would prevent overlooking and loss of privacy to adjoining residents.

In terms of outlook, it is not considered that the depth of the conservatory at 3.6 metres, would result in an unacceptable impact on the future occupiers of adjoining plots or adjoining residents. It is also considered that given the single storey nature of the conservatories, they would not have an unacceptable impact on level of daylight and sunlight to adjoining properties.

Overall, it is considered that the inclusion of the proposed conservatory would respect the sensitivities of the surrounding area and any adverse impact to the amenity of neighbours would be limited, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

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

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. HDAS Minimum Amenity Space Requirements for a three bedroom house is 60sq. metres and for a 4/4+ bedroom house, 100sq. metres.

By adding the proposed conservatory, the remaining garden areas of the plot will be 100sq.m. in compliance with the HDAS minimum amenity space requirements. The remaining garden area would still be approximately 11.5 metres deep, which is considered to be a reasonable space for outdoor family activities. It is also noted that the internal layouts of the ground floor of the town house has been modified to create an open plan, flexible living space which will link indoor and outdoor living space.

Furthermore, the plot is located close to a large area of open space and a wild life habitat. These areas of public open space form part of the wider provision of informal areas of green public open space spread around the RAF site, which cumulatively equate to approximately 0.7ha. This space is provided as follows:

- Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.
- Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of those properties which lies within close proximity of the Conservation Area.
- Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Overall it is considered that the amenity space provision would be sufficient to meet the needs of future occupiers, and will generally provide good environmental conditions, in compliance with relevant policy and design guidance.

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

There are no highway, access or parking issues associated with this application.

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

These issues have been dealt with in Section 7.07.

## **7.12 Disabled access**

The dwelling has been designed to meet the requirements of Part M of the Building Regulations and Lifetime Homes. The conservatory extension to the ground floor accommodation will be on the same level as the main house. Access to the rear garden will be via the french doors and the gardens will incorporate a level patio area linked to the doors with a maximum 150mm step threshold for ease of access. There will be no impact on the approved scheme with regard to mobility through the site. The links between the proposed conservatory and the house has been designed to ensure easy passage by those with limited mobility, with access to the garden from the conservatory, in compliance with the Supplementary Planning Document HDAS: Accessible Hillingdon.

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

Not applicable to this application.

## **7.14 Trees, Landscaping and Ecology**

In terms of the impact of the proposed conservatories on the approved landscaping scheme, the Tree and Landscape Officer has commented that there are no existing trees on this part of site where the conservatory is proposed and thus does not raise any objection to the proposal. The application is therefore considered acceptable in terms of Saved Policy BE38 of the UDP.

#### **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**

No responses have been received to the public consultation.

#### **7.20 Planning Obligations**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of a conservatory to an individual plot would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to planning obligations.

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

There are no enforcement issues associated with this site.

#### **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 to this application.

**10. CONCLUSION**

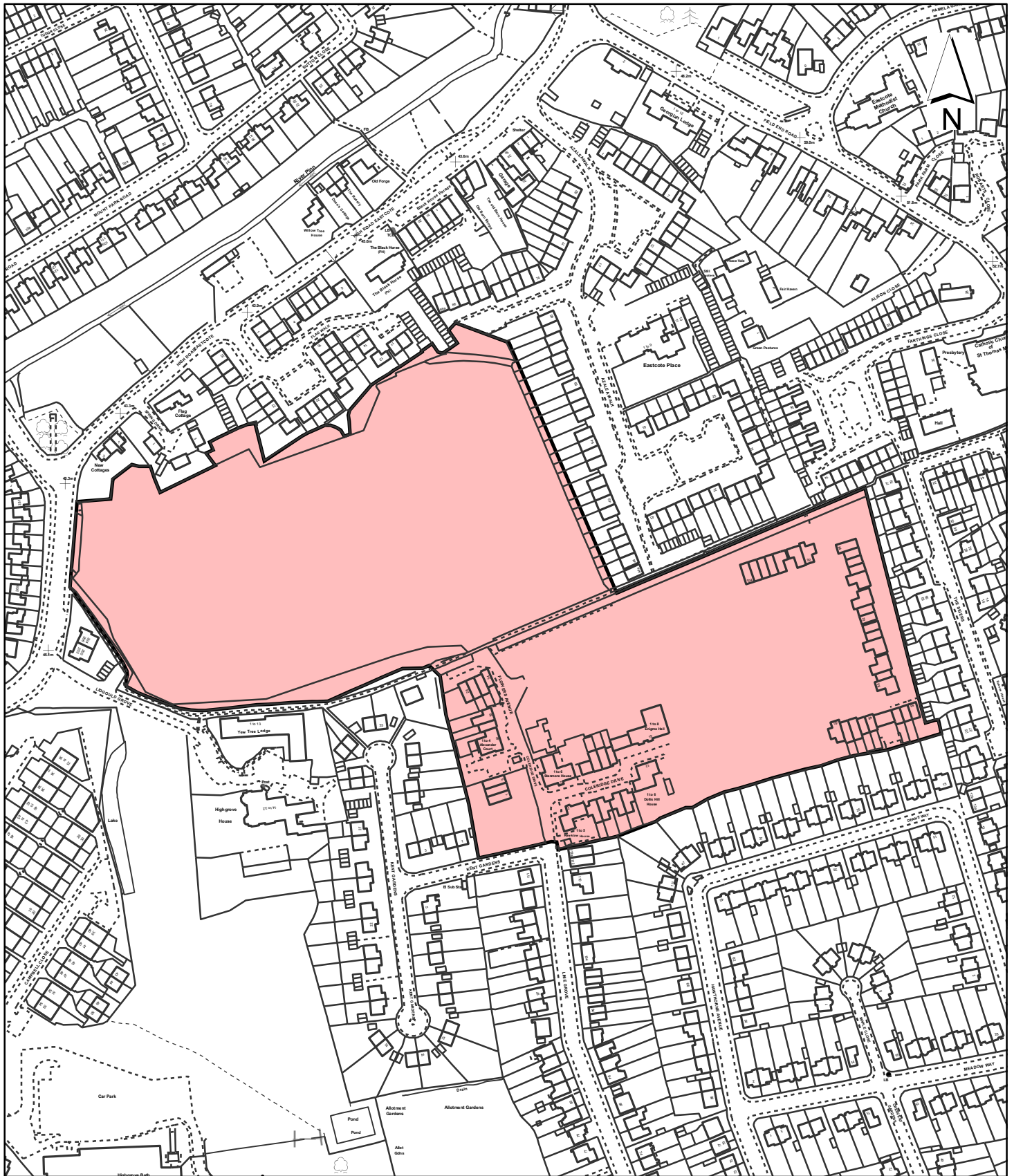
It is considered that the application to vary the reserved matters approval, to allow for the introduction of a conservatory to this plot would have only limited local impact on the immediate environment. The proposed scheme would be sympathetic to the character of the surrounding area, whilst creating flexible living space for future occupiers. The development would not result in unacceptable impacts on the amenities of neighbouring properties. Subject to the conditions originally imposed on reserved matters approval ref.10189/APP/2007/3046, in so far as the same are still subsisting and capable of taking effect, the application is recommended for approval.

**11. Reference Documents**


London Plan (2008)  
Planning Policy Statement 3 Housing  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Accessible Hillingdon  
HDAS: Residential Layouts  
Supplementary Planning Guidance Community Safety by Design

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Land at former RAF Eastcote off Eastcote Road Eastcote</b>	
Planning Application Ref:	Scale
<b>10189/APP/2011/281</b>	<b>1:3,000</b>
Planning Committee	Date
<b>North</b> Page 45	<b>March 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



HILLINGDON

LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** LAND AT FORMER RAF EASTCOTE, OFF EASTCOTE ROAD HIGH ROAD EASTCOTE

**Development:** Provision of glazed conservatory to plot 259 :Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

**LBH Ref Nos:** 10189/APP/2011/282

**Drawing Nos:** 5585/WIM.W.L/PLOT259/01  
5585/WIM.W.L/PLOT259/02  
5585/WIM.WL/PLOT259/1396/P1  
5585/WIM.WL/PLOT259/1396CON/P1  
5585/WIM.W.L/PLOT259/1396/E1  
5585/WIM.WL/PLOT259/1396CON/E2  
Design and Access Statement

**Date Plans Received:** 09/02/2011                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 15/02/2011

### 1. SUMMARY

This report relates to an application seeking variations to the layout and design of the 'alternative access' reserved matters scheme ref: 10189/APP/ 2007/3046, which was approved on 31 March 2008. The amendments would allow a rear conservatory on plot 259 at the RAF Eastcote site.

It is considered that in terms of design and layout, the inclusion of the conservatory would respect the character of the local area and not detract from the character of the development.

It is also considered that the inclusion of the conservatory to this plot would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

Although the remaining external amenity area of this plot would be slightly below the HDAS Minimum amenity space requirements, it is considered sufficient to meet the needs of future occupiers.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details which have previously been approved for the main site under reference 10189/APP/2008/2872 dated 12/11/2008, unless otherwise agreed in writing by the Local Planning Authority. The external materials of the conservatory hereby approved shall match those used in the

main building.

**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).

**2 NONSC Non Standard Condition**

The development hereby approved shall incorporate measures to minimize 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 aim to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

**3 NONSC Non Standard Condition**

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 extension to any dwellinghouses including enlargement of roofs, nor any garages, sheds or other out-buildings shall be erected without the grant of specific written permission from the Local Planning Authority.

**REASON**

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**4 NONSC Non Standard Condition**

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 or doors shall be constructed in the walls or roof slopes of any of the residential units hereby approved.

**REASON**

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

**5 NONSC Non Standard Condition**

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

**REASON**

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



**6 NONSC Non Standard Condition**

The wheelchair units and lifetime homes shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3A.10 and the Hillingdon Design and Accessibility Statement (HDAS) Access for All.

**7 NONSC Non Standard Condition**

Development shall not commence until details of access to building entrances (to include ramped/level approaches and dimensions of door width and lobby opening) to meet the needs of people with disabilities have been approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

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

**8 NONSC Non Standard Condition**

The development shall not be occupied until parking provision for wheelchair users has been constructed in accordance with the details approved under planning reference 10189/APP/2008/2352 dated 16/12/2010, unless otherwise agreed in writing by the Local Planning Authority. Thereafter these facilities shall be permanently retained.

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**9 NONSC Non Standard Condition**

Development shall be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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.

**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).

**10 NONSC Non Standard Condition**

The supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input / works shall be implemented in accordance with the details approved on 16/10/2008, under planning reference no. 100189/APP/2008/2380, unless otherwise agreed in writing by the Local Planning Authority.

## 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).

## INFORMATIVES

### 1 152 **Compulsory Informative (1)**

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

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

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Layouts Residential Extensions

### 3 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.

### 4

You are advised that although no existing trees are affected, the proposed conservatory will require an amendment to the approved landscaping scheme, so that the nearest proposed tree is relocated away from the conservatory and nearer to the rear boundary of the plot.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application relates to plot 259, located centrally within the northern portion of the RAF Eastcote site. The plot forms part of a short terrace of three, 3 storey town houses,

situated on the northern side of the main estate road, leading from Eastcote Road, details of which have been approved at reserved matters stage.

The larger site is 7.7 hectares in area and is dissected into northern and southern areas by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formally comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished.

The site historically had three vehicular access points, two from Eastcote Road and one leading from Lime Grove. The MoD closed the two accesses from Eastcote Road some years ago due to safety concerns. A new access has recently been constructed off Eastcote Road, to serve the northern portion of the RAF Eastcote Site.

The site has an average PTAL score of 1b, which is low within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The wider site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north, the residential character is predominantly 1960/70s in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating from the 1930s.

Highgrove Nature Reserve, which is of Borough Grade II importance, is situated to the south of the wider site, adjacent to which is Highgrove House which is at present vacant, but previously provided hostel accommodation in two and three storey buildings set within enclosed grounds. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

### **3.2 Proposed Scheme**

The application seeks to vary reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of a conservatory to plot 259. The proposed conservatory would extend the full width of the dwelling (6.375 metres) and would project 3.6 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof, whilst the rear would be part glazed. The brickwork and glazing will match that of the original design.

The proposal will provide additional ground floor accommodation and act as a link between the internal accommodation and the private rear outdoor space.

### **3.3 Relevant Planning History**

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND

## ASSOCIATED PARKING AND LANDSCAPING'

**Decision:** 31-03-2008 Approved

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

The North Planning Committee resolved on 31 March 2005 to grant planning permission for residential development, subject to the application being referred to the Secretary of State, the signing of a S299 legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781). The outline planning permission was issued on 9th March 2006, subject to the conditions imposed by the Planning Committee.

On February 21st 2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008.

Application ref: 10189/APP/2007/3383 (A) was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals will no longer be necessary, if the alternative access (Highgrove) referred to above goes ahead. This new outline planning permission was approved on 21st February 2008.

The varied condition requires the developers to provide a traffic light controlled access, as per the Outline Planning Permission, or such alternative access as the LPA shall approve in writing. The condition allows them to commence construction on site whilst they resolve the technical issues concerning the alternative access. The developers have elected to proceed with the alternative access.

Reserved matters applications 10189/APP/2007/2463 (approved access) and 10189/APP/2007/3046 (alternative access) relate to alternative schemes and cover details of siting, design, external appearance and landscaping pursuant to discharge of condition 3 of outline planning permission 10189/APP/2007/3383 dated 21/2/2008.

Both reserved matters schemes were approved on 31 March 2008 for 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space. Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House (implemented scheme).

In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved.

Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

An application to amend the layout to various plots to address breaches in planning control was granted on 24/6/2009, involving rearrangement of plots 100-116, removal of access path between plots 102 and 103, provision of rear access to plots 101 and 102 and substitution between plots 103 and 258 of a 4 bed wheel chair unit and 4 bed life time home unit.

Phase 1 development comprising the southern parcel of land and the vehicular link to Lime Grove is presently under construction and well advanced. Construction of Phase 2, comprising the northern section of the former RAF site has also commenced. The new access road from Eastcote Road has been completed.

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

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

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS	Residential Layouts Residential Extensions

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

**5.1** Advertisement Expiry Date:- **11th March 2011**

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

The applications have been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. Site notices were posted on the site. No responses have been received.

Eastcote Residents Association: No response.

**Internal Consultees**

**URBAN DESIGN OFFICER:**

There are no objections from an urban design point of view to the principle of erecting a conservatory to the approved building, at the RAF Eastcote site. The proposal has been assessed in terms of suitability with regard to the position and distribution within the application site and the visual impact that the additional structure would have on the character and appearance of the surroundings.

The conservatory would be constructed in the form of a direct continuation of the consented building structure, which would increase the usability of the interior of the dwelling and contribute positively to the amenity value of the site. Although the additional structure would create some additional bulk and volume to the approved building, on balance it is considered that the proposed design is acceptable in terms of bulk, massing and street scene character.

**TREE AND LANDSCAPE OFFICER:**

No existing trees are affected, however the proposed conservatory will require an amendment to the approved landscaping scheme, so that the nearest proposed tree is relocated away from it and nearer to the rear boundary of the plot.

Subject to the associated change to the approved landscaping scheme (as part of the separate application), the application is acceptable in terms of Saved Policy BE38.

**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 outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval. Permitted development rights have been removed so that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity to adjoining and future occupiers.

It is considered that the applications to vary the reserved matters approval, to allow for the introduction of a conservatory to this plot, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. No objections are therefore raised to the principle of the development.

**7.02 Density of the proposed development**

Not applicable to this application.

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

There are no archaeological or historic issues associated with this application.

**7.04 Airport safeguarding**

There are no airport safeguarding issues related to this development

**7.05 Impact on the green belt**

There are no Green Belt issues associated with this site.

**7.06 Environmental Impact**

Not applicable to this development.

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

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The approved reserved matters scheme includes a mixture of 2 and 3 storey houses and 3.5 storey apartment blocks. The house subject to this application comprises of a 4 bedroom terraced dwelling arranged over 3 floors. The dwelling has front and rear gardens and is located primarily in the northern portion of the site.

Generally, the dwelling will be as originally approved, apart from the inclusion of the conservatory. The proposed conservatory would extend the full width of the dwelling and would project 3.6 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof, with part glazed rear elevations. The size of the conservatory is considered to be relatively small in comparison to the overall building and its addition to the approved building will not impact on the overall building design. It is considered that the conservatory will integrate appropriately with the existing design of the house and not appear over dominant or out of character.

The Urban Design Officer raises no objections to the general design principles. It is considered that external materials can be controlled by condition, in order to achieve a high quality, functional and attractive design.

It is not considered that the inclusion of conservatory to this plot would compromise the internal character of the development or the character of the local area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres. In relation to outlook, Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. In relation to sunlight, Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

This plot is centrally located within the development and it is considered that the inclusion of the conservatory would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

The conservatory would maintain distances of over 80 metres to the nearest properties in Kent Gardens to the south and 40 metres to the nearest properties in Spring Drive to the north. It is also noted that the proposed landscape scheme for the site is based on the retention of important boundary screens and individual trees and new tree and native hedge planting, to the intervening public open space and wild life habitat to the south.

In addition to the above considerations, the proposed conservatory would have solid flank walls, while the proposed fencing to the individual plots would prevent overlooking and loss of privacy to adjoining residents.

In terms of outlook, it is not considered that the depth of the conservatory at 3.6 metres, would result in an unacceptable impact on the future occupiers of adjoining plots or adjoining residents. It is also considered that given the single storey nature of the conservatory, it would not have an unacceptable impact on level of daylight and sunlight to adjoining properties.

Overall, it is considered that the inclusion of the proposed conservatory would respect the sensitivities of the surrounding area and any adverse impact to the amenity of neighbours, would be limited, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

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

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. HDAS Minimum Amenity Space Requirements for a four bedroom house, such as plot 259, is 100sq. metres.

By adding the proposed conservatory, the remaining garden areas of the plot will be approximately 88sq.m. Whilst the remaining amenity space for the plot would fall slightly short of the HDAS minimum amenity space requirements, the remaining garden areas would still be approximately 10 metres deep, which is considered to be a reasonable space for outdoor family activities. It is also noted that the internal layouts of the ground floor of the town houses have been modified to create an open plan, flexible living space which will link indoor and outdoor living space.

It is also noted that the plot is located close to a large area of open space and a wild life habitat. These areas of public open space form part of the wider provision of informal areas of green public open space spread around the RAF site, which cumulatively equate to approximately 0.7ha. This space is provided as follows:

- Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.
- Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of those properties which lies within close proximity of the Conservation Area.
- Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Overall it is considered that the amenity space provision would be sufficient to meet the needs of future occupiers, and will generally provide good environmental conditions, in compliance with relevant policy and design guidance.

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

There are no highway, access or parking issues associated with this application.

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

These issues have been dealt with in Section 7.07.

#### **7.12 Disabled access**

The dwelling has been designed to meet the requirements of Part M of the Building Regulations and Lifetime Homes. The conservatory extension to the ground floor accommodation will be on the same level as the main house. Access to the rear garden will be via the french doors and the gardens will incorporate a level patio area linked to the doors with a maximum 150mm step threshold for ease of access. There will be no impact



on the approved scheme with regard to mobility through the site. The links between the proposed conservatory and the houses has been designed to ensure easy passage by those with limited mobility, with access to the garden from the conservatory, in compliance with the Supplementary Planning Document HDAS: Accessible Hillingdon.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

In terms of the impact of the proposed conservatory on the approved landscaping scheme, the Tree and Landscape Officer has commented that there are no existing trees on this part of site where the conservatory is proposed and thus does not raise any objection to the proposal in terms of retained trees.

Whilst the position of one tree in the middle (side) of the rear garden of plot 259 is not compatible with the layout of the proposed conservatory, the removal of this tree from the scheme, and its relocation will not affect the overall landscape concept or quality of the landscaping on the larger site. The changes to the approved landscaping scheme to relocate this tree further away from the proposed conservatory can be dealt with as part of the separate (landscaping details) application, currently under consideration.

The application is therefore considered acceptable in terms of Saved Policy BE38 of the UDP.

#### **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**

No responses have been received to the public consultation.

#### **7.20 Planning Obligations**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of a conservatory to this plot would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to planning obligations.

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

There are no enforcement issues associated with this site.

#### **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 to this application.

#### **10. CONCLUSION**

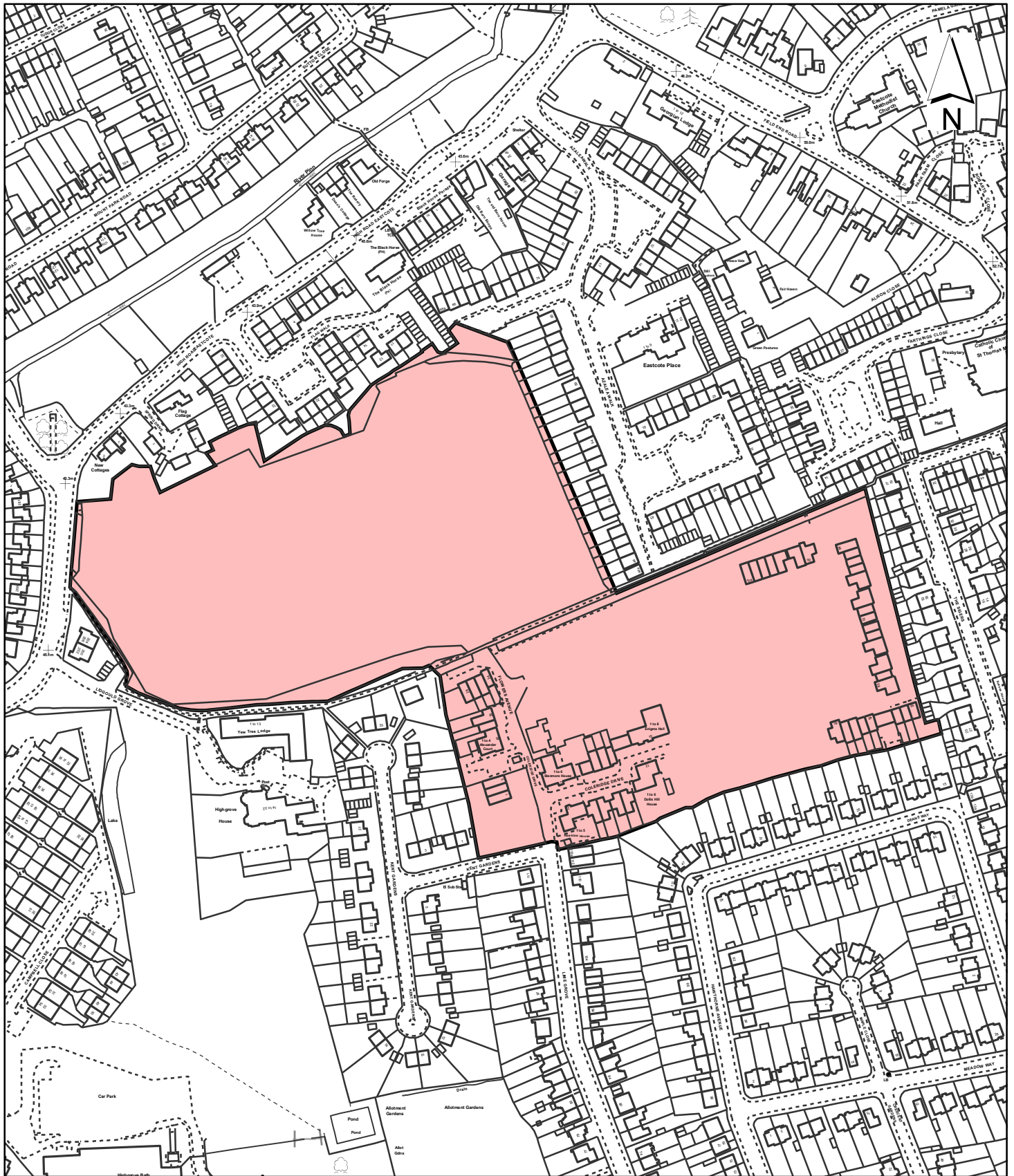
It is considered that the application to vary the reserved matters approval, to allow for the introduction of a conservatory to this plot would have only limited local impact on the immediate environment. The proposed scheme would be sympathetic to the character of the surrounding area, whilst creating flexible living space for future occupiers. The development would not result in unacceptable impacts on the amenities of neighbouring properties. Whilst the remaining external amenity area of this plot would be slightly below the HDAS Minimum amenity space requirements, it is considered sufficient to meet the needs of future occupiers, given the proximity of the plot to of public open space provided on the larger site. Subject to the conditions originally imposed on reserved matters approval ref.10189/APP/ 2007/3046, in so far as the same are still subsisting and capable of taking effect, the application is recommended for approval.

#### **11. Reference Documents**


London Plan (2008)  
Planning Policy Statement 3 Housing  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Accessible Hillingdon  
HDAS: Residential Layouts  
Supplementary Planning Guidance Community Safety by Design

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Land at former RAF Eastcote off Eastcote Road Eastcote</b>	
Planning Application Ref:	Scale
<b>10189/APP/2011/282</b>	<b>1:3,000</b>
Planning Committee	Date
<b>North</b> Page 59	<b>March 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



HILLINGDON

LONDON

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## Report of the Head of Planning & Enforcement Services

- Address** LAND AT FORMER RAF EASTCOTE, OFF EASTCOTE ROAD HIGH ROAD EASTCOTE
- Development:** Provision of glazed conservatory to plot 224 : Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)
- LBH Ref Nos:** 10189/APP/2011/283
- Drawing Nos:** 5585/WIM.W.L/PLOT224/02  
5585/WIM.W.L/PLOT224/01  
5585/WIM.WL/PLOT224/1396CON/E1  
5585/WIM.WL/PLOT 224/1396CON/E2  
5585/WIM.WL/PLOT 224/1396/P1  
5585/WIM.WL/PLOT 224/1396CON/P1  
Design and Access Statement

**Date Plans Received:** 09/02/2011                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 15/02/2011

### 1. SUMMARY

This report relates to an application seeking variations to the layout and design of the alternative access reserved matters scheme ref: 10189/APP/2007/3046, which was approved on 31 March 2008. The amendments would allow a rear conservatory on plot 224 at the RAF Eastcote site.

It is considered that in terms of design and layout, the inclusion of the conservatory would respect the character of the local area and not detract from the internal character of the development.

It is also considered that the inclusion of a conservatory to this plot would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

The remaining external amenity area of this plot would be considered sufficient to meet the needs of future occupiers.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details which have previously been approved for the main site under reference 10189/APP/2008/2872 dated 12/11/2008, unless otherwise agreed in writing by the Local Planning Authority. The external materials of the conservatory hereby approved shall match those used in the

main building.

**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).

**2 NONSC Non Standard Condition**

The development hereby approved shall incorporate measures to minimize 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 aim to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

**REASON**

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

**3 NONSC Non Standard Condition**

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 extension to any dwellinghouses including enlargement of roofs, nor any garages, sheds or other out-buildings shall be erected without the grant of specific written permission from the Local Planning Authority.

**REASON**

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

**4 NONSC Non Standard Condition**

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 or doors shall be constructed in the walls or roof slopes of any of the residential units hereby approved.

**REASON**

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

**5 NONSC Non Standard Condition**

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

**REASON**

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

**6 NONSC Non Standard Condition**

The wheelchair units and lifetime homes shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority.

**REASON**

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3A.10 and the Hillingdon Design and Accessibility Statement (HDAS) Access for All.

**7 NONSC Non Standard Condition**

Development shall not commence until details of access to building entrances (to include ramped/level approaches and dimensions of door width and lobby opening) to meet the needs of people with disabilities have been approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

**REASON**

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

**8 NONSC Non Standard Condition**

The development shall not be occupied until parking provision for wheelchair users has been constructed in accordance with the details approved under planning reference 10189/APP/2008/2352 dated 16/12/2010, unless otherwise agreed in writing by the Local Planning Authority. Thereafter these facilities shall be permanently retained.

**REASON**

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**9 NONSC Non Standard Condition**

Development shall be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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:

**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).

**10 NONSC Non Standard Condition**

The supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input / works shall be implemented in accordance with the details approved on 16/10/2008, under planning reference no. 100189/APP/2008/2380, unless otherwise agreed in writing by the Local Planning Authority.

## 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).

## INFORMATIVES

### 1 152 **Compulsory Informative (1)**

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

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

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Layouts

### 3 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**

The application relates to plot 224, located centrally within the northern portion of the RAF Eastcote site. The plot forms part of a short terraces of three, 3 storey town houses, situated on the northern side of the main estate road, leading from Eastcote Road, details of which have been approved at reserved matters stage.

The larger site is 7.7 hectares in area and is dissected into northern and southern areas by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating and becomes lower towards the north western boundaries.



The southern portion of the site is 3.5 hectares, is generally flat, and formally comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished.

The site historically had three vehicular access points, two from Eastcote Road and one leading from Lime Grove. The MoD closed the two accesses from Eastcote Road some years ago due to safety concerns. A new access has recently been constructed off Eastcote Road, to serve the northern portion of the RAF Eastcote Site.

The site has an average PTAL score of 1b, which is low within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The wider site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north, the residential character is predominantly 1960/70s in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating from the 1930s.

Highgrove Nature Reserve, which is of Borough Grade II importance, is situated to the south of the wider site, adjacent to which is Highgrove House which is at present vacant, but previously provided hostel accommodation in two and three storey buildings set within enclosed grounds. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

### **3.2 Proposed Scheme**

The application seeks to vary reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of a conservatory to plot 224. The proposed conservatory would extend the full width of the dwelling (6.375 metres) and would project 3.6 metres to the rear. The side walls would be masonry walls supporting a mono-pitch glazed roof, whilst the rear would be part glazed. The brickwork and glazing will match that of the original design.

The proposal will provide additional ground floor accommodation and act as a link between the internal accommodation and the private rear outdoor space.

### **3.3 Relevant Planning History**

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

**Decision:** 31-03-2008 Approved

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

The North Planning Committee resolved on 31 March 2005 to grant planning permission for residential development, subject to the application being referred to the Secretary of

State, the signing of a S299 legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781). The outline planning permission was issued on 9th March 2006, subject to the conditions imposed by the Planning Committee.

On February 21st 2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008.

Application ref: 10189/APP/2007/3383 (A) was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals will no longer be necessary, if the alternative access (Highgrove) referred to above goes ahead. This new outline planning permission was approved on 21st February 2008.

The varied condition requires the developers to provide a traffic light controlled access, as per the Outline Planning Permission, or such alternative access as the LPA shall approve in writing. The condition allows them to commence construction on site whilst they resolve the technical issues concerning the alternative access. The developers have elected to proceed with the alternative access.

Reserved matters applications 10189/APP/2007/2463 (approved access) and 10189/APP/2007/3046 (alternative access) relate to alternative schemes and cover details of siting, design, external appearance and landscaping pursuant to discharge of condition 3 of outline planning permission 10189/APP/2007/3383 dated 21/2/2008.

Both reserved matters schemes were approved on 31 March 2008 for 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space. Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House (implemented scheme).

In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved.

Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

An application to amend the layout to various plots to address breaches in planning control was granted on 24/6/2009.(Reserved matters Approval 10189/APP/2009/621

(Amendments to reserved matters approval refs: 10189/APP/2007/3046 and 10189/APP/2007/2463 dated 31/03/2008 involving: rearrangement of plots 100-116, removal of access path between plots 102 and 103, provision of rear access to plots 101 and 102 and substitution between plots 103 and 258 of a 4 bed wheel chair unit and 4 bed life time home unit).

Phase 1 development comprising the southern parcel of land and the vehicular link to Lime Grove is presently under construction and well advanced.

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

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

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS	Residential Layouts

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

**5.1 Advertisement Expiry Date:- 11th March 2011**

**5.2 Site Notice Expiry Date:- Not applicable**

#### **6. Consultations**

##### **External Consultees**

The application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. Site notices were posted on the site. No responses have been received.

Eastcote Residents Association: No response.

##### **Internal Consultees**

URBAN DESIGN OFFICER:

There are no objections from an urban design point of view to the principle of erecting a conservatory to the approved building at the RAF Eastcote site. The proposal has been assessed in terms of suitability with regard to the position and distribution within the application site and the visual impact that the additional structure would have on the character and appearance of the

surroundings.

The conservatory would be constructed in the form of a direct continuation of the consented building structure, which would increase the usability of the interior of the dwelling at ground floor, and contribute positively to the amenity value of the site. Although the additional structure would create some additional bulk and volume to the building, on balance it is considered that the proposed design is acceptable in terms of bulk, massing and street scene character.

#### TREE AND LANDSCAPE OFFICER:

No existing trees are affected, and there is no impact on the approved landscaping/tree planting scheme, so the application is acceptable in terms of Saved Policy BE38.

### **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 outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval. Permitted development rights have been removed so that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity to adjoining and future occupiers.

It is considered that the applications to vary the reserved matters approval, to allow for the introduction of a conservatory to this plot would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. As such, no objections are therefore raised to the principle of the development.

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

Not applicable to this application.

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

There are no archaeological or historic issues associated with this application.

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues related to this development

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

There are no Green Belt issues associated with this site.

#### **7.06 Environmental Impact**

Not applicable to this development.

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

Policies contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The approved reserved matters scheme includes a mixture of 2 and 3 storey houses and 3.5 storey apartment blocks. The houses subject to this application comprise of 4 bedroom terraced dwellings arranged over 3 floors (house types 1396C+). Each of the dwellings have front and rear gardens and are located primarily in the northern portion of the site.

Generally, the dwelling will be as originally approved, apart from the inclusion of the conservatory. The proposed conservatory would extend the full width of the dwelling and would project 3.6 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof, with part glazed rear elevations. The size of the conservatory is considered to be relatively small in comparison to the overall building and its addition to the building does not impact on the overall building design. It is considered that the conservatory will integrate appropriately with the existing design of the house and not appear over dominant or out of character.

The Urban Design Officer raises no objections to the general design principles. It is considered that external materials can be controlled by condition, in order to achieve a high quality, functional and attractive design.

It is not considered that the inclusion of a conservatory to this plot would compromise the internal character of the development or the character of the local area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres. In relation to outlook, Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. In relation to sunlight, Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

The plot is centrally located within the development and it is considered that the inclusion of a conservatory to this plot would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

The conservatory would maintain distances of over 80 metres to the nearest properties in Kent Gardens to the south and 40 metres to the nearest properties in Spring Drive. It is also noted that the proposed landscape scheme for the site is based on the retention of important boundary screens and individual trees and new tree and native hedge planting, to the interveining public open space and wild life habitat to the south.

In addition to the above considerations, the proposed conservatory would have solid flank walls, while the proposed fencing to the individual plots would prevent overlooking and loss of privacy to adjoining residents.

In terms of outlook, it is not considered that the depth of the conservatory at 3.6 metres, would result in an unacceptable impact on the future occupiers of adjoining plots or adjoining residents. It is also considered that given the single storey nature of the conservatory, they would not have an unacceptable impact on level of daylight and sunlight to adjoining properties.

Overall, it is considered that the inclusion of the proposed conservatory would respect the sensitivities of the surrounding area and any adverse impact to the amenity of neighbours, would be limited, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant

design guidance.

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

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. HDAS Minimum Amenity Space Requirements for a four bedroom house is 100sq. metres.

By adding the proposed conservatory, the remaining garden areas of the plots will be 98sq.m. Whilst the remaining amenity space would fall slightly short of the HDAS minimum amenity space requirements for a 4 bedroom house, the remaining garden areas would still be approximately 12 metres deep, which is considered to be a reasonable space for outdoor family activities. It is noted that the internal layout of the ground floor of the town house has been modified to create an open plan, flexible living space which will link indoor and outdoor living space.

Furthermore, the plots are located close to a large area of open space and a wild life habitat. These areas of public open space form part of the wider provision of informal areas of green public open space spread around the RAF site, which cumulatively equate to approximately 0.7ha. This space is provided as follows:

- Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.
- Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of those properties which lies within close proximity of the Conservation Area.
- Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Overall it is considered that the amenity space provision would be sufficient to meet the needs of future occupiers, and will generally provide good environmental conditions, in compliance with relevant policy and design guidance.

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

There are no highway, access or parking issues associated with this application.

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

These issues have been dealt with in Section 7.07.

#### **7.12 Disabled access**

The dwelling has been designed to meet the requirements of Part M of the Building Regulations and Lifetime Homes. The conservatory extension to the ground floor accommodation will be on the same level as the main house. Access to the rear garden will be via the french doors and the gardens will incorporate a level patio area linked to the doors with a maximum 150mm step threshold for ease of access. There will be no impact on the approved scheme with regard to mobility through the site. The link between the proposed conservatory and the house has been designed to ensure easy passage by those with limited mobility, with access to the garden from the conservatory, in compliance with the Supplementary Planning Document HDAS: Accessible Hillingdon.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

In terms of the impact of the proposed conservatory on the approved landscaping scheme, the Tree and Landscape Officer has commented that there are no existing trees on this part of site where the conservatory is proposed and thus does not raise any objection to the proposal. The application is therefore considered acceptable in terms of

Saved Policy BE38 of the UDP.

**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**

No responses have been received to the public consultation.

**7.20 Planning Obligations**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of a conservatory to an individual plot, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to planning obligations.

**7.21 Expediency of enforcement action**

There are no enforcement issues associated with this site.

**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 to this application.

**10. CONCLUSION**

It is considered that the application to vary the reserved matters approval, to allow for the introduction of a conservatory to this plot would have only limited local impact on the immediate environment. The proposed scheme would be sympathetic to the character of the surrounding area, whilst creating flexible living space for future occupiers. The development would not result in unacceptable impacts on the amenities of neighbouring properties. Good environmental conditions will be maintained for future occupiers. Subject to the conditions originally imposed on reserved matters approval ref.10189/APP/2007/3046, in so far as the same are still subsisting and capable of taking effect, the application is recommended for approval.

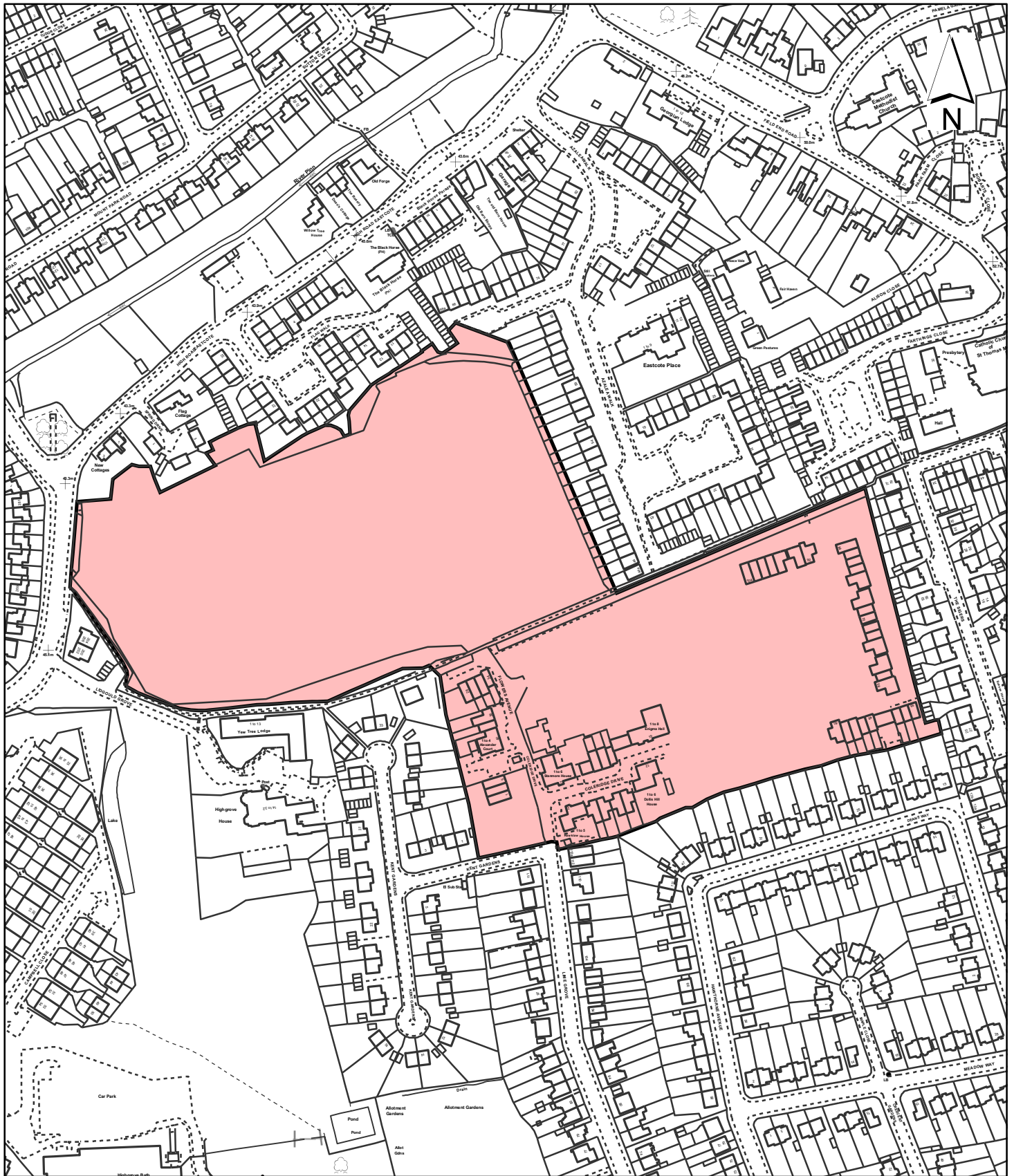
**11. Reference Documents**

London Plan (2008)  
Planning Policy Statement 3 Housing  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Accessible Hillingdon  
HDAS: Residential Layouts  
Supplementary Planning Guidance Community Safety by Design


**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Land at former RAF Eastcote off Eastcote Road Eastcote</b>	
Planning Application Ref:	Scale
<b>10189/APP/2011/283</b>	<b>1:3,000</b>
Planning Committee	Date
<b>North</b> Page 73	<b>March 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



HILLINGDON

LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** 11 MOOR PARK ROAD NORTHWOOD

**Development:** Erection of a first floor side extension, part two single, part single storey rear extensions, and conversion of roofspace to habitable use involving the erection of a rear dormer and 4 side rooflights, alterations to front elevation, installation of additional vehicular entrance and crossover to front and alterations to driveway.

**LBH Ref Nos:** 60973/APP/2010/2746

**Drawing Nos:** 1536/1  
1536/5  
1536/3B

**Date Plans Received:** 26/11/2010      **Date(s) of Amendment(s):** 26/11/2010  
**Date Application Valid:** 08/12/2010      24/01/2011

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the south side of Moor Park Road and comprises a two storey detached house with a pyramidal hipped roof and a garage attached to the west side. To the west of the application site is no. 13 Moor Park Road, which has a single storey side extension along the shared side boundary, side and rear dormers as well as a rear two storey bay window. To the east of the application site is no. 9 Moor Park Road, which has not been extended at the rear and has a side garage along the shared side boundary. The application property is sited further forward of no.13 Moor Park Road and is more or less in line with the front elevation of no.9 Moor Park Road. The roof ridge of the application property is higher than those of nos. 9 and 13 Moor Park Road. The street scene is residential in character and appearance comprising two storey detached houses of varied design and the application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and is also covered by Tree Preservation Order 13. There is a protected Birch tree (T139) in the garden of the application property.

#### 1.2 Proposed Scheme

The previously refused scheme proposed the erection of two storey side extensions to the east and west sides of the application property as well as a two storey rear extension and the conversion of the extended loft space into habitable use involving the installation of two flat roofed rear dormers and two rooflights on the western and eastern elevations of the roof slopes.

This current application now proposes a first floor side extension over the existing garage. It would be set flush with the front and flanks wall of the existing garage and the rear wall of the application property, and would measuring 3.4m wide and 8.6m deep. The main roof would be extended over the proposed first floor side extension.

The proposed part single storey rear extension would measure 14.4m wide, projecting 1.2m beyond the eastern flank wall facing 9 Moor Park Road, and set flush with the flank wall of the existing side garage facing 13 Moor Park Road. It would measure 5m deep along the eastern side boundary and 4.3m deep along the western side boundary. The proposed part two storey rear extension would be set flush with and project 3m deep along the eastern flank wall of the application property for a width of 4.9m (smaller part two storey rear extension). At this point it would project 5m deep for a width of 7.7m, retaining a 0.9m gap to the western flank wall of the application property (larger part two storey rear extension). The smaller part two storey rear extension would be finished with a hipped ridged roof set 0.9m below the main roof ridge, while the larger part two storey rear extension would be finished with a hipped roof set 0.5m below the main roof ridge.

The proposed part single storey rear extension beyond the smaller part two storey rear extension would be finished with a crown roof measuring 2.7m high at eaves level and 3.6m high at its highest point, while the part single storey rear extension along the western side boundary would be finished with a lean-to roof 2.6m high at eaves level and 3.5m high at its highest point.

Elevational alterations comprise a new garage door and widening of the existing first floor bedroom window. At rear, a first floor balcony is proposed for the new first floor bedroom. A dormer window is also proposed in the main roof slope, between the roofs of the part two storey rear extensions. It would measure 1.4m wide, 2.7m deep and finished with a flat roof, 1.6m wide, with an overall height of 1.4m. Rooflights are proposed in the eastern and western roof slopes.

### 1.3 Relevant Planning History

60973/APP/2009/2665 11 Moor Park Road Northwood

Two storey side and rear extension and conversion and extension of hipped roof to form a crown roof to provide habitable use involving the installation of two rear dormers and side rooflights (involving demolition of existing attached garage).

**Decision Date:** 17-03-2010      **Refused**      **Appeal:**

#### Comment on Planning History

The above application was refused for the following reasons:

1. The proposal, by reason of the excessive infilling of the width of the plot, unsympathetic design, with unbroken elevations, incorporating a crown roof form substantially different from the traditional hipped roof of the application property with projecting eaves detail, relationship of original chimneys with the side extensions and style of fenestration, would constitute a bulky, unbalanced and unsympathetic addition to the street scene that would be detrimental to the character, appearance and architectural composition of the original house. The extensions would detract from the visual amenities of the street scene and surrounding area, contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and sections 5.0 and 6.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

2. The siting of the first floor rear extension beyond the central rear bedroom, owing to its length of projection and size of rear windows would prevent adequate daylight to penetrate the rear section of the enlarged bedroom. As such, the proposal would fail to provide adequate outlook to the occupiers of the rear section of the enlarged bedroom and would fail to ensure that adequate sunlight would be able to penetrate it. The proposal would fail to afford an acceptable standard of amenity for the occupiers of that habitable room, who would be reliant on artificial means to light that room during the day, and to secure the objectives of energy conservation. As such, the application proposal is contrary to policy BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), September 2007 and the London Plan (2008) Policy 4A.3.

3. The proposed side rooflights on the rear section of the extended roof, by reason of their siting, orientation, height and proximity to the private rear patio areas at Nos. 9 and 13 Moor Park Road, would result in direct overlooking of those areas, resulting in a material loss of residential amenity to the occupiers of those properties, contrary to Policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 6.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

EXTERNAL:

10 adjoining owner/occupiers have been consulted. 2 letters of objection, a petition with 42 signatories against the scheme and 22 letters of support (14 of which are from non-residents of the borough) have been received.

Letters of objection:

- (i) The proposal would result in the loss of light to 9 Moor Park Road;
- (ii) The increase in the size of the original house would not be in keeping with the character and appearance of the street scene and surrounding area;
- (iii) The proposal would appear disproportionate to other houses in the street; and
- (iv) The proposal would result in the loss of light to an attic bedroom window and utility room window at 13 Moor Park Road facing the application site and the rear windows at that house.

Petition:

"The increased roof height and bulk detracts from the amenity and character of the area. It is oversized compared to adjacent properties. It is over dominant"

Letters of support:

- (i) The proposal would be in keeping with the street scene;
- (ii) Provide good family accommodation;
- (iii) The proposal will not be intrusive;

- (iv) There are other similar sized houses in the street;
- (v) The proposal would result in an improvement to the dwellinghouse; and
- (vi) The proposal has been well designed.

Northwood Residents Association: Objection: BE19: The increased roof height and bulk detracts from the amenity and character of the area. BE21: it is oversized compared to adjacent properties. It is overdominant.

Ward Councillor: Requests that this application is reported to the planning committee for determination.

INTERNAL:

Trees/Landscape:

This site is covered by TPO 13 and although several trees were protected at the time the Order was made, two Rowans (T136 and T137) have been removed and not replaced, and only a Birch (T139) remains. No provision has been made for the retention and protection of the Silver Birch, which could be damaged by construction-related activities.

The plans should, therefore, be amended to show the Silver Birch tree to be retained, and to show the location and details of protective fencing (in accordance with BS 5837: 2005). In this case, the fencing should be erected across the rear garden, 15m away from the rear wall of the house, so that the Silver Birch tree is protected.

With regards to landscaping, the scheme will reduce the level of soft landscaping in the front garden and replace it with block paving to provide extra off-site parking. The percentage of proposed soft landscaping appears to conform to HDAS guidelines, however no details have been provided to show that the proposed hard standing/block paving will conform to SUDS guidelines. This can, however, be dealt with by conditions.

To mitigate the visual impact of the proposed development and to replace the two removed protected Rowans (T136 and T137), the plans should be amended to detail two new Rowans planted in the flower bed at the front/centre of the site.

Subject to the revision of the plans, and conditions TL2 and TL3 (amended to remove first part which requests detailed drawings of protective fencing), TL5 (materials to be used for car parking to conform to SUDS) and TL6, this scheme is acceptable in terms of Saved Policy BE38 of the UDP.

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

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area and on residential amenity.

The street scene is characterised by detached houses of varying size and design. As such, the principle of extending the application property is acceptable.

The proposed extensions would increase the overall bulk and scale of the original house, however this is not considered to be to its detriment as there are similar sized houses in the street. The proposed first floor side extension, by reason of its overall size, siting, design and appearance is considered to integrate satisfactorily with the appearance of the original house. Paragraphs 5.7 and 5.9 of the Hillingdon Design & Accessibility Statement: Residential Extensions, advises that for detached houses, two storey (or first floor) side extensions should integrate with the existing house. There is no requirement for a setback from the front wall and the roof ridge should be equal to the main roof ridge. The proposed first floor side extension would comply with these standards.

Paragraph 5.1 of the Hillingdon Design & Accessibility Statement: Residential Extensions advises that two storey side extensions should retain a 1m set-in from the side boundary. The proposed resultant two storey side extension would maintain a 1.3m gap to the side boundary with 13 Moor Park Road and this would be sufficient to maintain the open character and visual amenities of the street scene.

It is therefore considered that the proposed first floor side extension would relate satisfactorily with the character and appearance of the original house and the street scene and surrounding area generally, in accordance with policies BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed part two storey and part single storey rear extensions, by reason of their overall size, siting, bulk, scale, design and length of projection are considered to relate satisfactorily with the appearance of the original house. They are considered to appear subordinate as the proposed part two storey rear extension would be set sufficiently below the main roof ridge and the part single storey rear extension would be set sufficiently below the cill of the rear first floor windows.

It is not proposed to increase the height of the main roof. The enlarged house would appear wider in the street scene however, given the varied house styles and designs prevalent in the street, it is not considered that the proposal would detract from the character and appearance of the street scene. The proposed front driveway alterations and new vehicular entrance and crossover are acceptable in design terms.

The proposed elevational alterations are considered to be acceptable and the proposed rear dormer window, by reason of its overall size, siting and design, would harmonise with the appearance of the enlarged house and would appear subordinate to the roofslope within which it would be set. As such, the proposed extensions are considered to harmonise with character and appearance of the street scene and surrounding area and would therefore comply with policies BE13, BE15, BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and sections 3.0, 6.0, and 7.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

9 Moor Park Road would not be adversely affected by the proposed first floor side extension as it lies on the opposite side of the application property. The proposed part single and part two storey rear extensions would project some 5m and 3m, respectively, beyond the rear wall of 9 Moor Park Road. However, the flank wall of that house would be some 6m from the flank wall of the proposed extension and this distance is considered to be sufficient to ensure that the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at 9 Moor Park Road. There are no habitable room windows at 9 Moor Park Road that face the application site and the first floor flank windows facing that house are shown fitted with obscure glass.

The proposed first floor side extension would project 2.7m beyond the front wall while the proposed part single, part two storey rear extension would project 0.4m beyond the rear wall of 13 Moor Park Road. Given the 2.6m wide gap that would be retained between the two properties, it is considered that the proposal would not breach a 45 degree line of sight taken from the front and rear habitable room windows at 13 Moor Park Road.

13 Moor Park Road has a lean-to single storey side extension adjacent to the side boundary with the application property. Natural light to these windows are partially restricted by the application property and the 1.8m high side boundary. It is considered that although the proposed first floor side extension would further reduce natural light to the windows of the side extension, this further reduction in light is not considered to be so significant as to justify a refusal of planning permission. Furthermore, the existing side dormer window at 13 Moor Park Road facing the application property would still receive sufficient natural light. The proposed first floor flank windows facing 13 Moor Park Road are shown fitted with obscure glass.

The proposed rear first floor terrace would be centrally positioned on the rear elevation. As the proposed part two storey, part single storey rear extension would project beyond the rear walls of the adjoining properties, it will not be possible to overlook the private amenity spaces of 9 and 13 Moor Park Road from the proposed first floor terrace.

As the rear of the properties on this side of the road faces south, any increase in overshadowing will be over 9 and 13 Moor Park Road themselves or to the front of these houses.

As such, the proposal is not considered to harm the residential amenities of the occupiers of 9 and 13 Moor Park Road through overdominance, visual intrusion, overlooking and



overshadowing, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The proposal would not result in the loss of off-street parking, and the proposed crossover is not considered to harm highway and pedestrian safety. Furthermore, over 200sq.m of private amenity space would be retained. With regards to trees/landscaping, the proposed hard and soft landscaping to the front area are considered to be acceptable subject to conditions relating to sustainable urban drainage, tree protection and landscaping. The proposal would therefore comply with policies BE38 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regards to the third party comments, point (ii) of the letters of support is not a material planning consideration. The remaining points are addressed in the report.

For the reasons outlined above and that the proposal would comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

**1** HH-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-M2 External surfaces to match existing building

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

**REASON**

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

**3** HH-MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

**REASON**

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy

H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

**REASON**

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

**5** 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 9 and 13 Moor Park Road.

**REASON**

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

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

The first floor side windows facing 9 and 13 Moor Park Road 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).

**7** HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the part single storey rear 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).

**8** 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.

#### **9** 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).

#### **10** 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).

#### 11 SUS5 Sustainable Urban Drainage

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

#### REASON

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

### 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:
 

<b>Policy No.</b>	
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

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

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

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

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

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

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

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

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

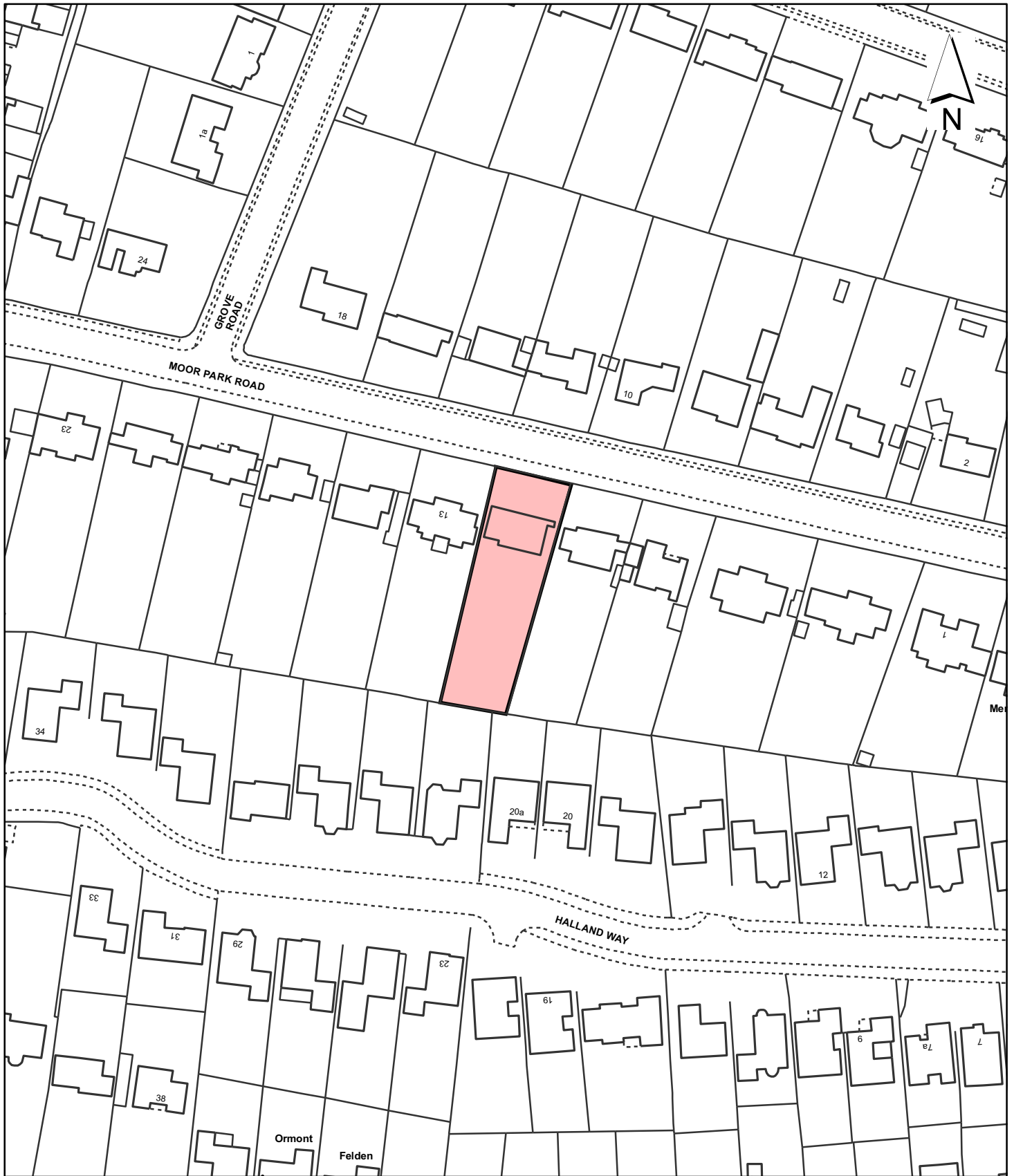
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to

adjoining premises.


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

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>11 Moor Park Road Northwood</b>	
Planning Application Ref:	Scale
<b>60973/APP/2010/2746</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 88	<b>March 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



HILLINGDON

LONDON



## Report of the Head of Planning & Enforcement Services

**Address** FLAT 1 38 MURRAY ROAD NORTHWOOD

**Development:** Erection of single storey ground floor rear extension to Flat 1.

**LBH Ref Nos:** 20748/APP/2010/1766

**Drawing Nos:** Location Plan to Scale 1:1250  
298.001a  
298.002a  
298.003a  
298.004a  
298.005a  
298.037b  
298.038c  
298.039b

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

**Date Application Valid:** 03/08/2010

### 1. **SUMMARY**

Planning permission is sought for the erection of a single storey rear extension. The proposed extension would not detract from the character and appearance of the surrounding area and the Northwood Town Centre, Green Lane Conservation Area, and would not harm the residential amenities of adjoining occupiers.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

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

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

#### REASON

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

#### 2            M2                      **External surfaces to match existing building**

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

#### REASON

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

#### 3            HH-OM1            **Development in accordance with Approved Plans**

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

REASON

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

**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 Flat 4, 38 Murray Road and 36 Murray Road.

REASON

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

**5 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.

**6 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).

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the north west side of Murray Road and comprises an attractive Edwardian two storey semi-detached house with a front gable, red brick work on the ground floor with pebble dash stone finish on the first floor elevations. The property has been converted into 4 self-contained flats and there is a part single storey rear extension with a hip end ridged roof along the south west side boundary. Flats 1 to 3 are within the main building while flat 4 lies within the part single storey rear extension. The attached house, 36 Murray Road lies to the north east and has a bay window projection adjacent to the side boundary with the application property, and a part single storey rear extension with a gable end ridged roof. To the south west lies a driveway leading to 40b Murray Road, which lies to the rear (backland development), with 40 Murray Road, a two storey detached house lying beyond the driveway.

The street scene is residential in character and appearance comprising a mix of detached and semi-detached houses of varying designs and the application site lies within the Northwood Town Centre, Green Lane Conservation Area, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 3.2 Proposed Scheme

Originally, the proposal sought to extend the time limit of a previously approved scheme under planning permission ref: 20748/APP/2005/1066, however the application was acknowledged received after the expiry of that permission. As such, planning permission is sought for the erection of a part single storey rear extension.

The proposed extension would be identical to the previously approved scheme. It would measure 5.5m wide, attached to the side boundary with 36 Murray Road, and the inner flank wall of flat 4, 4.7m deep, and finished with a crown roof, 2.3m high at eaves level and 3.6m high at its highest point. The proposed roof would be 4.5m wide, with the remainder, the area between it and the flank wall of Flat 4, finished with a flat roof set below the roof eaves of the part single storey rear extension.

The proposed extension would have rendered elevations with a terracotta tile roof. Folding doors are proposed in the rear wall of the extension, which would open onto the rear

garden, and a glazed high level window is proposed in the rear wall of the application property above the eaves of the proposed rear extension. The front roof pitch would be at 35 degrees, the rear at 55 degrees, and the sides at 45 degrees.

### 3.3 Relevant Planning History

20748/APP/2005/1066 Flat 1 38 Murray Road Northwood  
ERECTION OF SINGLE-STOREY GROUND FLOOR REAR EXTENSION TO FLAT 1

**Decision:** 02-08-2005 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:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
HDAS	Residential Extensions
BE23	Requires the provision of adequate amenity space.

### 5. Advertisement and Site Notice

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

**5.2** Site Notice Expiry Date:- Not applicable

### 6. Consultations

#### External Consultees

7 adjoining owner/occupiers and the Northwood Residents' Association have been consulted. The application has also been advertised as a development that may affect the character and appearance of the Northwood Town Centre, Green Lane Conservation Area. 9 letters and a petition with 27 signatories have been received objecting on the following grounds.

- (i) the proposed extension is too large and will obstruct views from the windows of Flat 2 which lies on the first floor;
- (ii) The skylight window is too large and close to the bedroom window of Flat 2;
- (iii) The proposal would detract from the appearance of the main house;

- (iv) Increase in noise and disturbance;
- (v) The application site now lies within a conservation area. The proposal would not preserve or enhance the character and appearance of the conservation area;
- (vi) The proposal would overshadow the rear patio at 36 Murray Road;
- (vii) The approved scheme for a dwelling at 36a Murray Road which lies to the rear of 36 Murray Road and the proposed extension would stifle 36 Murray Road;
- (viii) The proposal represents an overdevelopment of the site;
- (ix) The proposal would harm the living conditions of the occupier of flat 4; and
- (x) Construction work could damage Flat 4.

### **Internal Consultees**

Conservation Officer:

The site now falls within the Northwood Town Centre, Green Lane Conservation Area. The design of the addition was revised at the time of the original submission to incorporate more traditional materials. The new addition would be partially screened by the existing additions to the rear of the building. No objection, subject to same conditions as previously applied.

Trees/Landscape Officer:

The mature Birch at the front of the building and the small trees in the gardens at the rear of the site are protected by virtue of their location in the Northwood Town Centre Conservation Area (designated in 2009). The tree shown close to the building on the 2005 plans has been felled/removed. The other trees at the rear are protected by the existing boundary fences.

There are no proposed works at the front, so there will be no direct impact on the Silver Birch at the front of the building (38 Murray Road). However, if the front garden is used for construction-related activity, the birch could be affected.

The applicant should confirm in writing that there will be no construction-related activity in the front garden at 38 Murray Road, or provide a plan showing the Birch retained and protected in accordance with the recommendations of BS 5837:2005.

Subject to the above-mentioned statement about the Birch tree/front garden or, if a (Birch) tree protection plan is submitted, conditions TL2 and TL3 (modified to require the erection of the approved fencing), the application is acceptable in terms of Saved Policy BE38 of the UDP.

## **7. MAIN PLANNING ISSUES**

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

Since the grant of the 2005 consent, the application site has been included within the Northwood Town Centre, Green Lane Conservation Area. Within conservation areas, all development should preserve or enhance the character and appearance of the conservation area.

The 2005 scheme originally comprised a contemporary designed extension with a centrally positioned angled roof light with louvers set above an uneven hipped pitched roof. The roof design was amended to a traditional crown roof design omitting the rooflight. The elevations were rendered finished and the roof slopes finished in terracotta tiles.

This current application proposes an identical scheme to that previously approved. It is considered that the traditional design of the proposed rear extension would harmonise with the architectural composition of the original house. The proposed materials would match the existing and overall, the proposed extension would appear subordinate and

would relate satisfactorily with the character, proportion and appearance of the main house.

It is therefore considered that the proposal would not detract from the character and appearance of the surrounding area generally and would preserve or enhance the character and appearance of the Northwood Town Centre, Green Lane Conservation Area, in accordance with policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

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

This is addressed above.

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

The proposed extension would not obscure any flank windows at, or project beyond the rear wall of, Flat 4. Also, it would not project more than 3.6m beyond the rear bay window at 36 Murray Road, and would be set sufficiently below the cill of the rear first floor windows of the main house. It is considered that these, together with the regressive roof form, would result in a form of development that would not harm the residential amenities of the occupiers of the flats at 38 Murray Road and the occupiers of 36 Murray Road, through overdominance, visual intrusion and overshadowing. No windows are proposed facing the adjoining properties and therefore no overlooking will result.

As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.14 Trees, Landscaping and Ecology**

The submitted plans clearly show that the proposal would not affect the existing trees on the site. Conditions relating to tree protection and retention of landscape features are recommended should planning permission be granted. The proposal would comply with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

Many of the comments received relate to the originally submitted scheme in 2005. As mentioned above, the proposal was amended to a traditional design and this is reflected in this current scheme and the majority of the points raised have been considered in the main report. With regard to point (x) this is not a material planning consideration.

### **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**

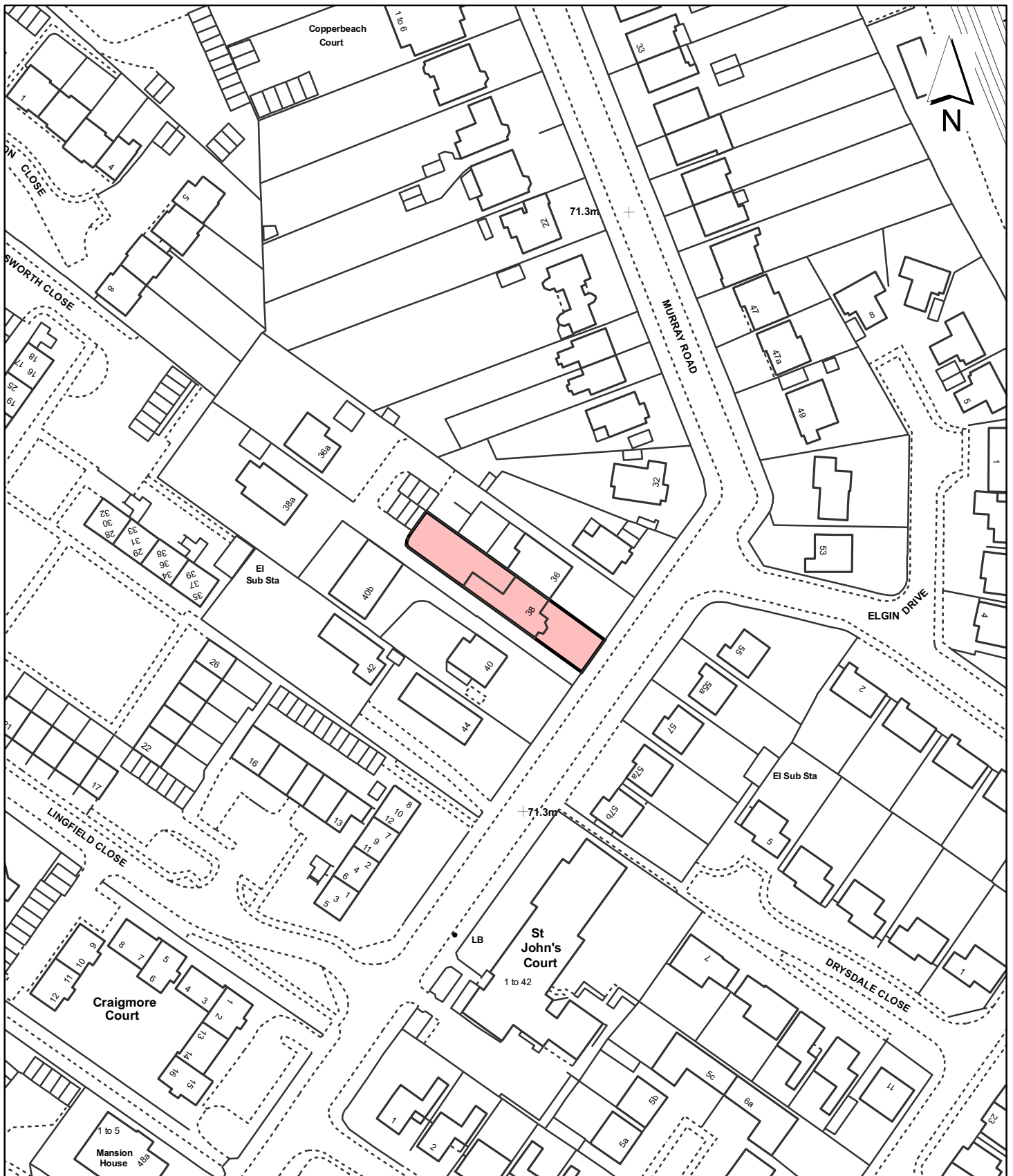
For the reasons outlined above and that the proposal would comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

## **11. Reference Documents**

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).  
HDAS: Residential Extensions  
Consultation Replies

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**Flat 1, 38 Murray Road  
Northwood**

Planning Application Ref:  
**20748/APP/2010/1766**

Planning Committee  
**North** Page 96

Scale  
**1:1,250**

Date  
**March 2011**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



**HILLINGDON**  
LONDON



## Report of the Head of Planning & Enforcement Services

**Address** 58 HIGH STREET RUISLIP

**Development:** Erection of a part first floor and part two storey extension to existing rear extension to create a studio flat.

**LBH Ref Nos:** 13991/APP/2010/2460

**Drawing Nos:** Location Plan - 1:1250  
Photograph  
1965/01  
Design and Access Statement  
Detail of Brick - West Hoathly Sharpthorne Mixture Stock  
1965/02C

**Date Plans Received:** 25/10/2010      **Date(s) of Amendment(s):** 25/10/2010  
**Date Application Valid:** 01/11/2010      04/02/2011

### 1. **SUMMARY**

Planning permission is sought for the erection of a part first floor and part two storey extension to the existing ground floor rear extension to form a studio flat. Although the proposal would provide adequate amenities for future occupiers and would not harm the residential amenities of adjoining properties, the overall bulk and scale of the development is such that it would not preserve or enhance the character and appearance of the Ruislip Village Conservation area.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

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

The proposed part first floor and part two storey extension, by reason of its overall size, bulk, scale, design and appearance, would represent an incongruous and visually obtrusive form of development which would be out of keeping with the existing extensions along the terrace. As such, the proposal would have a detrimental impact on the character and appearance of the Ruislip Village Conservation Area and the surrounding area generally, contrary to policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The proposal would result in the loss of an off-street car parking space while the proposal fails to make provision for its replacement. As such, the proposal would be likely to result in additional on-street car parking, to the detriment of highway and pedestrian safety contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### **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).

## **2 153 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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
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.
HDAS	Residential Layouts

### **3. CONSIDERATIONS**

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

The application site is located on the south west side of High Street Ruislip, between the junctions of King Edwards Road and Ickenham Road, and forms part of a terrace of ground floor commercial units, some with rear extensions, and residential above accessed from the rear. The application site itself comprises 58 and 60 High Street, a doubled fronted ground floor restaurant with a covered area and single storey extension to the rear of no.58, and 2 off-street car parking spaces and amenity space for the first floor flats above, to the rear of no. 60 High Street. To the north west lies 56 High Street, a bank, and to the south east lies 62 High Street, a retail unit. A service road lies to the rear. The street scene is commercial in character and appearance and the application site lies within the Ruislip Village Conservation Area and the primary shopping area of the Ruislip Town Centre, as designate din the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by an Archaeological priority Area.

#### **3.2 Proposed Scheme**

Planning permission is sought for the erection of a part first floor and part two storey

extension to the existing rear extension for use as a studio flat.

The proposed extension would follow the configuration of the existing rear extension. Its design comprises distinct sections. The proposed first floor section above part of the main delivery entrance area would measure 4m wide, 3m deep and finished with a single membrane flat roof 5.2m high measured from ground level. The next section would measure 4.7m wide and 3.7m deep. It would also be finished with a flat roof but with an overhang, measuring 5.9m high.

The section beyond would measure 4.7m wide, 2m deep and would be finished with an overhanging mono-pitched slate tiled roof (sloping south), measuring 5.8m high at eaves level and 6.7m high at its highest point. The final section comprises a two storey rear extension attached to the rear wall of the existing extension. This part of the scheme would provide the entrance and staircase access for the studio flat. The ground floor element would measure 4.7m wide, 3m deep, extending to the rear boundary with the service road, while the proposed first floor above would measure 4.8m deep, attached to the mono-pitched roof section of the extension. This part of the proposed extension would be 5.9m high, measured from ground level, and would be finished with a 3.8m deep flat roof, attached to the mono-pitched roof section of the extension, and a 1.3m deep part flat and part catslide roof which would extend 1.5m beyond the flank elevation and wrap around part of this elevation to form a canopy, supported by timber piers, over the front entrance.

The first floor side elevations would be rendered finish and comprises a varied design of windows. The proposed studio flat would comprise kitchen, living/bedroom and bathroom.

One of the parking spaces to the rear of 60 High Street would be replaced with new bin store areas for the existing restaurant.

### **3.3 Relevant Planning History**

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

There are no relevant decisions.

### **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  |
| 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.   |
| AM2  | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| BE23 | Requires the provision of adequate amenity space.   |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours.  |

OE1	Protection of the character and amenities of surrounding properties and the local area
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.
HDAS	Residential Layouts

## 5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

20 adjoining owner/occupiers and the Ruislip Residents Association have been consulted. The application has also been advertised as a development that affects the character and appearance of the Ruislip Village Conservation Area. 1 letter with a petition with 23 signatories has been received making the following comments:

- (i) Increase in noise and disturbance from building works;
- (ii) The proposed extension would overlook 56a High Street and would have a visually intrusive impact;
- (iii) The re-siting of the bins would create a smell nuisance; and
- (iv) Insufficient parking

Ruislip Village Conservation Panel: No comments received.

English Heritage (Archaeology): The present proposals are not considered to have an effect on any significant historic assets of archaeological interest.

### Internal Consultees

Conservation Officer:

The site is located in the Ruislip Village Conservation Area and forms part of a terrace of Locally Listed Buildings. The area to the rear of the property includes a number of ad hoc single storey additions and most of the other properties forming part of this two storey terrace have similar extensions. The three storey group of buildings on the corner with Ickenham Road, also back onto the same service area and have two storey flat roofed rear additions. These, however, are of a different design and scale to no.58 and as such should not be used as a precedent for similar works at this address.

The proposed new building to the rear of no.58 would be taller and deeper than the other secondary structures to the rear of this terrace. It would also have a distinctive flat roof form. As the service road is fully accessible it would be highly visible from the public realm. The proposed addition is considered to be of a poor design and overlarge given its immediate surroundings and hence unacceptable in conservation and design terms.

Environmental Protection Unit:

I do not wish to object to this proposal subject a condition to address sound transmission from the non-residential use on the ground floor.

#### Waste Management:

The plan does show that a space has been allocated for the storage of waste, which is good practice. However, Hillingdon is not a wheeled bin borough so a refuse bin or other containment could be provided by the developer. The current waste and recycling collection systems are:

Weekly residual (refuse) waste, using sacks purchased by the occupier;

Weekly dry recycling collection, using specially marked sacks provided by the Council.

The residents would be required to present the waste and recycling at an agreed point based on access from King Edwards Road.

## **7. MAIN PLANNING ISSUES**

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

There are two storey rear extensions to properties in the terrace, notably at 54 High Street. As such, the principle of a two storey rear extension is acceptable.

However, the proposed new building to the rear of 58 High Street would be taller and deeper than the other secondary structures to the rear of this terrace. Although the amended design is considered to be an improvement over the originally submitted scheme, which comprised a continuous flat roof design, the resultant development, by reason of its overall bulk and scale, would have a detrimental impact on the character and appearance of the surrounding area generally and would not preserve or enhance the character and appearance of the Ruislip Village Conservation Area. The proposal would therefore be contrary to policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### **7.08 Impact on neighbours**

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The proposed first floor rear extension would be some 4.7m from the rear elevation of 56a High Street. That first floor flat does not have habitable room windows in the rear elevation and as such, the proposal is not considered to have a visually intrusive and overdominant impact on the living conditions of the occupiers of that flat. No windows are proposed facing the first floor flats and therefore, no overlooking will result. Furthermore, the proposal would not affect the existing access leading to 56a High Street.

Finally, the proposed siting of the bin stores are some distance from the first floor flats above the commercial units and as such are unlikely to create a smell nuisance.

Subject to details relating to noise insulation, it is considered that the proposal would not harm the residential amenities of nearby residential properties, in accordance with policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The internal size of the proposed studio unit equates to approximately 36sq.m and this would provide adequate internal floor space to satisfy the minimum area of 33m<sup>2</sup> considered by the SPD HDAS: Residential Layouts to be the minimum necessary to provide an adequate standard of amenity for studio flats. As such, the proposal would provide an adequate standard of residential accommodation, in accordance with policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraphs 4.6 to 4.8 of the Council's Hillingdon Design & Accessibility Statement: 'Residential Layouts'. Given the location of the proposed unit, it would not be possible to provide private amenity space and the Council's policies state that where residential units are provided above commercial units in town centres, the lack of amenity space provision would be acceptable.

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

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

The area has a PTAL accessibility rating of 3, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a reasonable accessibility level.

No off-street parking has been provided. However, given the location of the site within a town centre and the size of the proposed unit, it is considered that no off-street parking spaces for the proposed unit are required. Notwithstanding this, the proposal involves the loss of an existing off-street parking space while the proposal fails to make provision for its replacement. As such, the proposal would be likely to result in additional on-street car parking, to the detriment of highway and pedestrian safety, contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Cycle parking provision has been provided within the proposed development in accordance with policy AM9 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

With regards to access, given the location of the proposed studio flat it would not be possible to provide a fully accessible unit.

### **7.12 Disabled access**

This is addressed above.

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

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

## **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**

For the reasons outlined above and that the proposal would not comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

## **11. Reference Documents**

London Plan 2008

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement: Residential Layouts

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**58 High Street  
Ruislip**

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

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

Planning Application Ref:  
**13991/APP/2010/2460**

Scale  
**1:1,250**

Planning Committee  
**North** Page 104

Date  
**March 2011**



**HILLINGDON**  
LONDON



## Report of the Head of Planning & Enforcement Services

**Address** FORMING PART OF 66 LONG LANE ICKENHAM

**Development:** Erection of a five-bedroom, two storey detached dwelling with habitable roofspace, integral garage to side and associated parking and amenity space.

**LBH Ref Nos:** 49805/APP/2011/44

**Drawing Nos:** Design and Access Statement  
06/2405/102  
Notes on Amenity Tree Survey  
06/2405/103  
06/2405/101  
06/2405/100  
Location Plan to Scale 1:1250

**Date Plans Received:** 10/01/2011                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 12/01/2011

### 1. **SUMMARY**

Planning permission is sought for the erection of a 5 bedroom detached house. The proposed house would appear cramped and out of character with the character and appearance of the street scene, surrounding area and the Ickenham Village Conservation Area. The proposal would also harm the residential amenities of the occupiers of 66 Long Lane.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

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

The proposed detached house, by reason of its overall size and width in relation to the existing houses in the street, would be out of keeping with the character and appearance of the street scene and the local context of the area. It would fail to retain a sufficient gap between it and the side boundary with 66 Long Lane and as such would appear cramped in the street scene, to the detriment of the character and appearance of the Ickenham Village Conservation Area, contrary to policies BE4, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

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

The proposed detached house, by reason of its overall design and appearance in particular, its roof form, incorporating a gable end half hip roof at rear, and an overly large side dormer window, would represent an incongruous and visually intrusive form of development which would be detrimental to the visual amenities of the street scene and the surrounding area generally and the character and appearance of the Ickenham Village Conservation Area, contrary to policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

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

The proposed detached house, by reason of its proximity and excessive projection would result in an overdominant/visually obtrusive form of development in relation to 66 Long Lane. It would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policies BE19 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The proposal due to the downstairs toilet not being wheelchair accessible and the door widths being less than 900mm wide, fails to meet the requirements of lifetime homes and is thus contrary to London Plan policies 3A.5 and 4B.5 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

**5 NON2 Non Standard reason for refusal**

The site is located within the Ickenham Village Conservation Area and there is a mature Horse Chestnut and Holly at the front of the site, both of which are considered to have high and moderate amenity values respectively, and are features of merit that make a positive contribution to the character and appearance of the street scene and the Ickenham Village Conservation Area. The proposal result in the loss of the Holly and thus the proposal would fail to maintain the character and visual amenities of the street scene and the Ickenham Village Conservation Area, contrary to policies BE4, BE13 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

**6 NON2 Non Standard reason for refusal**

The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the Ickenham area. Given that a legal agreement or unilateral undertaking has not been offered to address this issue, the proposal is considered to be contrary to Policy R17 of the Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

## **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.

BE4 New development within or on the fringes of conservation areas

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
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.
HDAS	Residential Layouts Accessible Hillingdon
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the west side of Long Lane and comprises a large attractive vernacular style house with tile hanging and mock timbering, set in a very spacious plot, and fronted by tall dense hedges and trees. A detached garage and side garden lie to the north. To the north of the application site lies 64 Long Lane, a two storey detached house with a single storey side extension and detached outbuildings along the side boundary with the application site, and to the south lies 35-45 Long Lane, a purpose built residential apartment block. The street scene is characterised by generous plots with mature planting and trees in front gardens and these provide a buffer from the main road. The application site lies within the Ickenham Village Conservation Area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 5.

#### 3.2 Proposed Scheme

Planning permission is sought for the erection of a two storey detached house on land to the north of 66 Long Lane, involving demolition of the detached garage. The application site measures 10.5m wide and 47.5m deep.

The proposed house would be set back some 19m from the road and would be in line with the front gable projection of 66 Long Lane. The proposed house would measure 8m wide

and 12.7m deep at ground floor level and 11.7m deep at first floor level. At front and sides, the proposed house would measure 5.5m high at eaves level and finished with a ridged roof 9.2m high, while at rear, it would be finished with a gable end half hipped roof with a high level window, utilising the roof void for habitable purposes.

A front projection is proposed incorporating an integral garage, set flush with the southern flank wall, measuring 3.5m wide, 1m deep and finished with a hipped roof set 1.9m below the roof ridge. The proposed single storey rear extension would be finished with a mono-pitched hip end roof measuring 2.5m high at eaves level and 3.5m high at its highest point.

A dormer window is proposed on the southern side roofslope. It would be set some 2.5m from the front roofslope, 5m from the rear gable end, and would measure 2.3m wide, 1.8m deep and finished with a hip end ridged roof, 2.6m wide, with an overall height of 2.6m. The proposed dormer window would retain a 0.2m gap to the eaves and 0.9m to the roof ridge.

Casement windows are proposed on the elevations. At front, the existing driveway and crossover would be utilised for the new house.

### 3.3 Relevant Planning History

49805/95/0382                      Forming Part Of 66 Long Lane Ickenham  
Erection of a detached house with integral garage

**Decision:** 26-10-1995      Refused

#### Comment on Relevant Planning History

None

### 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  |
| BE13 | New development must harmonise with the existing street scene.  |
| BE15 | Alterations and extensions to existing buildings  |
| BE19 | New development must improve or complement the character of the area.   |
| BE20 | Daylight and sunlight considerations.   |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| BE22 | Residential extensions/buildings of two or more storeys.  |
| BE23 | Requires the provision of adequate amenity space.   |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| 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.
HDAS	Residential Layouts Accessible Hillingdon
LPP 3A.5	London Plan Policy 3A.5 - Housing Choice
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
LPP 4B.1	London Plan Policy 4B.1 - Design principles for a compact city.
LPP 4B.5	London Plan Policy 4B.5 - Creating an inclusive environment.

## 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

94 adjoining owner/occupiers and the Ickenham Residents Association (x2) have been consulted. 4 letters of objection and 1 letter raising no objection have been received making the following comments:

- (i) The proposed house would appear out of character with other houses in the street;
- (ii) The proposal would lead to an overdominant form of development and loss of light. The dormer is out of character with the street;
- (iii) The proposal would not be in keeping in terms of its size, appearance and spacing in the road and therefore would be detrimental to the character and appearance of the Ickenham Village Conservation Area; and
- (iv) Increase in noise and pollution.

Ward Councillor: Requests that this application is reported to the planning committee for determination.

Thames Water:

There are public sewers crossing the site. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building/structure or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings/structures, but approval may be granted in some cases for extensions to existing buildings.

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

## Internal Consultees

Conservation & Design Officer:

No. 66 Long Lane is a large and attractive vernacular style house with tile hanging and mock timbering, set in a very spacious plot, and fronted by tall, dense hedges and trees. On the north side it has a garage and side garden. This part of the Conservation Area is characterised by generous plots with mature planting and trees in front gardens, and these provide a buffer from the main road. It is proposed to develop the side garden with a long, narrow house, of two and a half storeys, containing five bedrooms. This would utilise the existing access to the garage of No. 66, whilst the existing house would have a new access with front drive and parking spaces.

The new house would form a cramped development, standing very close to the existing house at No.66, and the boundary with No.64. It would be uncharacteristically narrow, with only the garage and one room at the front and it would extend a considerable depth into the plot. The ridge would be higher than that at No.66, and the huge dormer window overlooking No.66 (necessary to accommodate the staircase to the loft) would add to the bulk of the roofscape. The cramped nature of the development, which would not allow appropriate space and planting to either side and its overbearing height and depth would detract significantly from the streetscene and from the character and appearance of the Ickenham Conservation Area.

With regard to the front gardens, that of the new house would be dominated by the drive, whereas the existing house at No.66, which has such an attractive front hedge and planting, would have a new access, punched through the frontage almost adjacent to the existing one, with a new driveway, turning place and two parking spaces. It is considered that these new access arrangements would detract significantly from the character and appearance of the Ickenham Conservation Area.

**RECOMMENDATION: Unacceptable**

Trees/Landscape:

There are several trees on/close to the site, which are subject to TPO 5 or protected by virtue of their location in the Ickenham Village Conservation Area, and a hedge at the front of the site.

The mature Horse Chestnut and the Holly at the front of the site within the group G3 on TPO 5 (trees 52 and 53 on the tree survey) have high and moderate amenity values respectively and are features of merit that should be retained as part of any development of this site. The only other 'tree' on the site is a mature laurel (tree 50), which is not subject to TPO 5 and has a low amenity value, and so does not constrain the development of the site.

The scheme makes provision for the retention of the mature Horse Chestnut (tree 53), but not for the retention of the Holly (tree 52). There is also space for landscaping, including tree planting, on the site. In this case, whilst there is no objection to the removal of the laurel, the layout plan should be amended, so that the driveway remains unchanged (with no path) and to include the retention of the Holly, and to include a note/key to show which the trees and hedges on the site will be retained or removed.

Subject to these key amendments to the plan, and subject to conditions TL1 (services, levels ONLY), TL2, TL3, TL5, TL6, TL7 and TL21, the application is acceptable in terms of Saved Policy BE38 of the UDP.

Highways:

The site is located on Long Lane, which is a Classified Road and is designated a Local Distributor Road within the Council's UDP.

There is an existing vehicular crossover, which would be utilised for the proposed dwelling. The provision of off-street car parking is satisfactory. The turning head needs to be widened to allow satisfactory turning circles. Garage dimensions are approximately 5.1m long x 2.85m wide, which is acceptable. Pedestrian visibility of 2.4m x 2.4m on both sides of the access should be provided.

The following should be completed before the occupation of the development:

#### Car parking

Access road with no loose surface material and no surface to drain onto the highway or into the highway drainage system

Pedestrian visibility of 2.4m x 2.4m on both sides of the access No objection is raised on the highways aspect of the development, subject to the following conditions and informative being applied to cover the above elements:

#### Conditions:

1. The development hereby approved shall not be occupied until the access road and parking has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the vehicles at all times thereafter to the Authority's satisfaction.

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

#### Informatives:

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

#### Waste Management:

The plan does not appear to show that a space has been allocated for the storage of waste. Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer.

The current waste and recycling collection systems are:

Weekly residual (refuse) waste, using sacks purchased by the occupier

Weekly dry recycling collection, using specially marked sacks provided by the Council.

Fortnightly green garden waste collection, three specially marked reusable bags provided by the Council free of charge.

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

#### Environmental Protection Unit:

No objections, subject to conditions relating to importation of materials and contamination and a site construction informative.

## 7. MAIN PLANNING ISSUES

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

The application site lies within an established residential area and the street scene comprises predominantly detached houses. As such, the development of the site for residential is considered to be acceptable in principle.

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

The proposed scheme would have a density of 180 habitable rooms per hectare. This is at the middle of the London Plan density range of 150-250 habitable rooms per hectare) in respect of units per hectare based on the site's Public Transport Accessibility Level (PTAL) score of 2. There is therefore no objection to the proposed density of the scheme, subject to compliance with other policies in the Unitary Development Plan Saved Policies September 2007.

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

The impact of the proposed development on the character and appearance of the Ickenham Village Conservation Area is addressed in Section 7..

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

Policy BE13 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area.

The street scene is characterised by predominantly detached houses within spacious plots with mature planting and trees in the front. The plot widths of the sites in the street are quite generous, in some cases as much as 20m wide. However, 59 and 59A Long Lane, which lies opposite the application site, have plot widths of some 11m. The application site has a width of some 10.5m wide and this has resulted in a long and narrow house that would not be in keeping with the other houses in the street. The houses at 59 and 59A are wider than the proposed house.

Furthermore, the proposed house fails to retain a sufficient gap between it and the side boundary with 66 Long Lane, some 0.85m wide, and this together with the overall size of the plot, would result in a form of development that would appear cramped in the street scene.

With regards to the design and appearance of the proposed house, the proposed gable end half-hipped roof is considered to detract from the character and appearance of the new house. There are no similar roof designs on this side of the road. Furthermore, the proposed dormer window would add to the bulk of the roofscape, and would appear overly large, failing to appear subordinate to the roofslope within which it would be set.

A new driveway is shown on the submitted plans for 66 Long Lane, however this falls outside of the application site boundary and as such does not form part of this application.

Overall, it is considered that the proposed house, by reason of its design and appearance would have a detrimental effect on the appearance of the street scene and surrounding area and would detract from the character and appearance of the Ickenham Village Conservation Area, contrary to policies BE4, BE13, BE15, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.23 and 4.24 of the Hillingdon Design & Accessibility Statement: Residential Layouts.



## **7.08 Impact on neighbours**

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore, and a minimum of 21m overlooking distance should be maintained.

The proposed house would not project beyond the front walls of 64 and 66 Long Lane. The existing side extension and outbuilding at 64 Long Lane, along the side boundary with the new house, would screen the impact of the proposal from that house. Furthermore, the southern flank wall of 64 Long Lane would be some 8m from the flank wall of the proposed house. It is therefore considered that the proposal would not harm the residential amenities of the occupiers of 64 Long Lane through overdominance, visual intrusion and overshadowing. The proposed first floor flank window facing 64 Long Lane can be fitted with obscure glass to prevent overlooking as it would provide natural light to a bathroom.

With regards to 66 Long Lane, the proposed house would project 6m at ground floor level and 5m at first floor level beyond the rear wall of that house. A 1.8m wide gap would be retained between the two properties, however this distance is not considered to be sufficient to prevent the development from having a visually intrusive and overdominant impact on the residential amenities of the occupiers of 66 Long Lane when viewed from the habitable room windows of that house closest to the new house. The applicant has indicated on the submitted plans that a first floor rear extension would be erected at the rear/side corner elevation of 66 Long Lane adjacent to the new house under permitted development. However, this extension has not been erected and as such is not a material consideration.

As 66 Long Lane lies to the south, no overshadowing will result. The proposed side dormer window would provide natural light to a stairwell and as such can be fitted with obscure glass to prevent overlooking.

As such, it is considered that the proposal would harm significantly the residential amenities of 66 Long Lane contrary to policies BE19, BE20, BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Finally, the proposal is not considered to generate a significant increase noise and pollution within this residential area.

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

The internal size of the proposed house would be approximately 215sq.m which would exceed the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts for 4 or more bedroom houses, in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

With regard to amenity space, some 200sq.m is proposed for the new house and this would meet the recommended standard of 100sq.m for a 4 or more bedroom house as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposal would comply with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

The proposed house would not lead to a significant increase in traffic generation given its proposed use and location within a residential area. As such, the proposal would comply with policy AM7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The area has a PTAL accessibility rating of 2, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level. Therefore, the Council's maximum parking standard of 2 spaces is required for proposed dwelling.

The proposed integral garage has an internal width that would not meet the Council's standard of 3m. However, the existing driveway can accommodate two off-street parking spaces. No cycle parking has been provided however, this could be secured by an appropriate condition. As such, it is considered that the proposal would not result in an increase in on-street demand for parking to the detriment of highway and pedestrian safety, and would meet sustainability objectives, in accordance with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

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

The London Plan Policy 3A.5 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The proposed house would not fully comply with these standards. In particular, the ground floor WC is not wheelchair accessible and the width of doors is less than 900mm wide. Therefore, the proposal fails to satisfy 'Lifetime Homes' standards contrary to policy 3A.5 of the London Plan (2008) as well as the Council's Hillingdon Design & Accessibility Statement: 'Accessible Hillingdon'.

#### **7.14 Trees, Landscaping and Ecology**

There is a mature Horse Chestnut and Holly at the front of the site, both of which are considered to have high and moderate amenity values, respectively, and are features of merit that make a positive contribution to the character and appearance of the street scene and the Ickenham Village Conservation Area. The only other tree on the site is a mature laurel which is not subject to TPO 5 but is protected under conservation area status. However, this tree is considered to have a low amenity value.

The scheme makes provision for the retention of the mature Horse Chestnut but not for the retention of the Holly, which would be felled to provide a footpath. This is considered to be unacceptable and as such, the proposal would fail to maintain the character and visual amenities of the street scene and the Ickenham Village Conservation Area, contrary to policies BE4 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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

No refuse storage facility has been provided however this can be secured by way of an appropriate planning condition, in accordance with policy BE19 of the adopted Hillingdon

Unitary Development Plan (Saved Policies September 2007) and paragraphs 4.40 of the Hillingdon Design & Accessibility Statement: Residential Layout.

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

The third party comments are addressed in the report.

#### **7.20 Planning Obligations**

The proposed house would result in a net increase of 6 habitable rooms and therefore would fall within the threshold for seeking a contribution towards school places. However, as this application is unacceptable for the aforementioned reasons, a refusal on this ground is recommended to safeguard the Council's position in the event of an appeal. Therefore, the proposal would be contrary to policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

### **8. Observations of the Borough Solicitor**

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

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

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

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

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

### **10. CONCLUSION**

The proposed house would appear cramped and out of character with the character and appearance of the street scene, surrounding area and the Ickenham Village Conservation Area. The proposal would also harm the residential amenities of the occupiers of 66 Long Lane. For these and the other reasons outlined above the proposal is considered to be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the application is recommended for refusal.

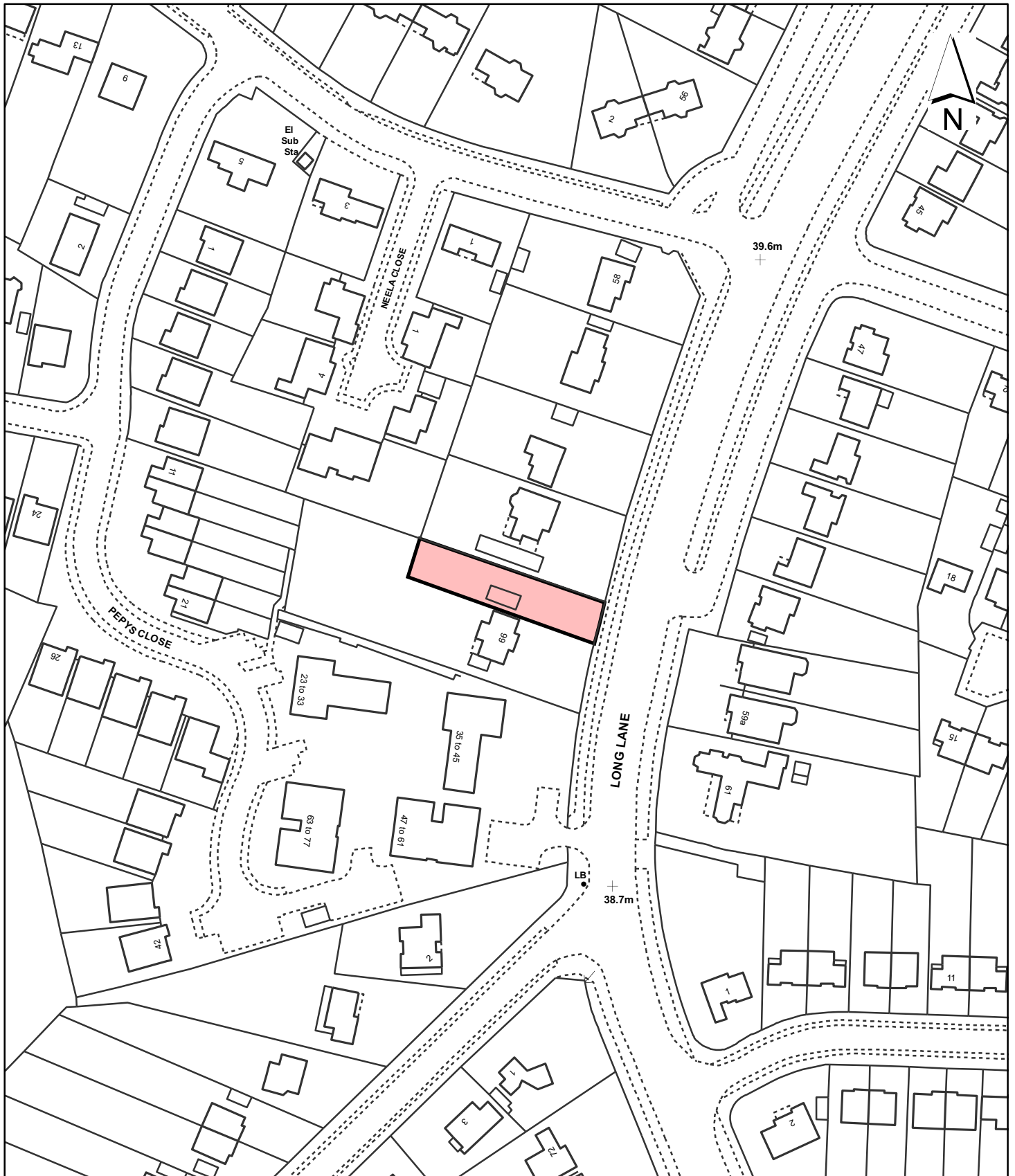
### **11. Reference Documents**

London Plan 2008


Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)  
Hillingdon Design & Accessibility Statement: Residential Layouts  
Hillingdon Design & Accessibility Statement: Accessible Hillingdon

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Land forming part of 66 Long Lane Ickenham</b>	
Planning Application Ref:	Scale
<b>49805/APP/2011/44</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 117	<b>March 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



HILLINGDON

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## REPORT OF THE HEAD OF PLANNING, TRADING STANDARDS AND ENVIRONMENTAL PROTECTION

CONTACT OFFICER: Nikki Wyatt  
EXTENSION: 8145

### **S.106/278 PLANNING AGREEMENTS QUARTERLY FINANCIAL MONITORING REPORT**

#### **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2010, where the Council has received and holds funds.

#### **RECOMMENDATION**

**That Members note the contents of this report.**

#### **INFORMATION**

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 17 March 2011 and updates the information received by Cabinet in December 2010. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2010, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of January 2011 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/10' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in

the columns titled "Total Income as at 31/09/10" and "Total Income as at 31/12/10".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 31 December 2010. The recommendation to note has no financial implications.

### **CORPORATE CONSULTATIONS CARRIED OUT**

#### Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

### **EXTERNAL CONSULTATIONS CARRIED OUT**

There are no external consultations required on the contents of this report.

### **BACKGROUND DOCUMENTS**

ODPM Circular 05/2005 'Planning Obligations'

District Auditor's "The Management of Planning Obligations" Action Plan May 1999

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 / March 2010/ June 2010/ September 2010 / December 2010/ March 2011  
Planning Obligations Supplementary Planning Document Adopted July 2008.

North Planning Committee – 7th April 2011

PART I – MEMBERS, PUBLIC & PRESS



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/12/10	TOTAL INCOME AS AT 30/9/10	TOTAL EXPENDITURE AS AT 31/12/10	TOTAL EXPENDITURE AS AT 30/9/10	2010 / 2011 EXPENDITURE To 31/12/10	BALANCE OF FUNDS AS AT 31/12/10	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/10	COMMENTS (as at mid February 2011)
<b>SECTION 278</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/278/66/135*32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A*49	South Ruislip	BEPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Walling restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave P-edestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A*66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	27,486.57	27,486.57	14,986.57	26,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Aylesham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75/218A	Harefield	The Harefield Academy, Harefield 1109/APP/2006/825	72,011.08	72,011.08	26,476.53	19,112.78	26,476.53	45,534.55	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending. Fees received for design checks for pedestrian crossing. £68,011.08 received for provision of zebra crossing on Northwood Road. <b>Scheme complete, awaiting invoices.</b>
PT/278/77/197*62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
<b>SECTION 278 SUB - TOTAL</b>			<b>183,655.72</b>	<b>183,655.72</b>	<b>69,622.23</b>	<b>62,258.48</b>	<b>41,463.10</b>	<b>114,033.49</b>	<b>0.00</b>	
<b>SECTION 106</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/11/45	Harefield	Springwell Lane - Cycle Way / 6670/Z/98/0887	3,283.20	3,283.20	3,283.20	3,283.20	1,161.63	0.00	0.00	Towards traffic calming in Springwell Lane. Funds earmarked/ committed towards traffic calming to benefit a cycle way. Delegated authority granted to advertise for 20min speed zone. Works complete. Officers chasing confirmation of final s106 expenditure amount. Interest accrued. Unexpended funds at January 2011 to be returned to the owner. Expenditure confirmed and balance spent towards additional works associated with the scheme.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2011)
			AS AT 31/12/10	AS AT 30/9/10	AS AT 31/12/10	To 31/12/10	AS AT 31/12/10	AS AT 31/12/10	
PT/25/55 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 3366/77/97/0684	37,425.09	37,425.09	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/26900L/99/1077	35,253.56	35,253.56	24,732.70	20,135.70	10,520.86	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required. Site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Anti-skid can be implemented following 3 months after completion of utilities works. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work.
PT/91/142A	Northwood	3 Reginald Road, Northwood 58866/APP/2005/1087	1,049.35	1,049.35	0.00	0.00	1,049.35	0.00	For the introduction and maintenance of white lines on the highway adjacent to the development. Funds not spent within 7 years of receipt of PO1 Form to be refunded. Scheme completed and final invoices received. Expenditure charged to non-s106 code. Officers investigating whether spend can be recharged.
PT/112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	0.00	0.00	7,502.15	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013. Funds allocated (26/10/2010) towards the provision of a cycle shelter as part of Eastcote Station improvements.
PT/117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	0.00	0.00	0.00	30,000.00	0.00	Funds received towards improvements to cycle route 89 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/118/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,000.00	0.00	0.00	0.00	75,000.00	0.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	189,513.35	84,513.35	28,015.90	21,297.33	161,497.45	0.00	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	373,169.07	266,169.07	97,638.13	89,014.38	275,530.94	0.00	
<b>PORTFOLIO: CULTURE, SPORT AND LEISURE</b>									
CSL/5/184A	West Ruislip	31-46, Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	49,601.53	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned. Funds to be transferred to Social Services, Health & Housing Portfolio for next quarter.
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/7/195A	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	9,578.00	9,578.00	0.00	0.00	9,578.00	9,578.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2011)
			AS AT 31/12/10	AS AT 30/9/10	AS AT 31/12/10	AS AT 30/9/10	To 31/12/10	AS AT 31/12/10	AS AT 31/12/10	
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	0.00	0.00	0.00	277,131.54	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. Earmarked towards Highgrove pool improvement programme. Subject to formal allocation of funds.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend.
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 39402/APP/2007/1072	269,750.00	0.00	0.00	0.00	0.00	269,750.00	269,750.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2011.
		<b>CULTURE, SPORT AND LEISURE SUB - TOTAL</b>	<b>641,611.98</b>	<b>371,861.98</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>641,611.98</b>	<b>292,666.00</b>	
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>										
EYL/66/144	Northwood	66 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School, £75,852.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School, £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd. Harefield 27314/APP/2005/844	103,122.52	103,122.52	74,935.52	74,935.52	0.00	28,187.00	28,187.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend.
EYL/102/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	739.00	739.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	34,980.79	34,980.79	0.00	33,708.21	33,708.21	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014). £34,980.79 spent towards Ruislip High School.
EYL/105/199B	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	37,459.20	37,459.20	0.00	0.00	0.00	37,459.20	0.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend. Funds allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High School. (Cabinet Member decision 21/10/2010).
EYL/106/200A	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	3,519.00	3,519.00	0.00	0.00	0.00	3,519.00	0.00	Funds received towards improvements to nearby educational facilities arising from the needs of the development. No time limit on spend. Funds allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High School. (Cabinet Member decision 21/10/2010).
EYL/108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	8,037.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2011)
			AS AT 31/12/10	AS AT 30/9/10	AS AT 31/12/10	To 31/12/10	AS AT 31/12/10	AS AT 31/12/10	
EYL110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	1,830,551.09	0.00	0.00	0.00	1,830,551.09	829,553.09	First and second instalments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.39). Funds to be spent within 7 years of receipt of the first contribution (September 2016). Secondary contribution (£658,998) allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution allocated towards Deanfield Early Years Centre. (Cabinet Member decision 28/10/2010).
EYL112/208	Northwood	110, Green Lane, Northwood 46543/APP/2005/2697	4,085.75	0.00	0.00	0.00	4,085.75	4,085.75	Funds received towards additional or improved education facilities in the Northwood area. No time limits.
EYL113/211	Ickenham	1a, Woodstock Drive, Ickenham. 65754/APP/2009/200	8,953.00	0.00	0.00	0.00	8,953.00	8,953.00	Funds received towards additional or improved education facilities within a 3 mile radius if the site. No time limits.
EYL115/215B	Ruislip	5 to 11 Reservoir Road, Ruislip. 61134/APP/2006/260	22,087.13	0.00	0.00	0.00	22,087.13	22,087.13	Funds received towards the provision of education facilities within the Borough of Hillingdon. No time limits on spend.
EYL117/213	Northwood	1, Oakhurst, Northgate, Northwood. 30779/APP/2009/2036	4,441.00	0.00	0.00	0.00	4,441.00	4,441.00	Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits.
EYL120/217A	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,193.00	0.00	0.00	0.00	7,193.00	7,193.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2951	6,438.00	0.00	0.00	0.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL133/233	Ickenham	6, Warren Road, Ickenham 65990/APP/2009/834	15,492.00	0.00	0.00	0.00	15,492.00	25,492.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site to accommodate the nursery, primary & secondary school child yield arising from the development. No time limit on spend.
EYL134/234	Ruislip	125a, High Street, Ruislip. 2061/APP/2009/2175	5,054.00	0.00	0.00	0.00	5,054.00	5,054.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the primary and/or secondary school child yield arising from the development. No time limits.
EYL135/235	South Ruislip	325, Victoria Road, Ruislip 63602/APP/2009/2288	12,896.00	0.00	0.00	0.00	12,896.00	12,896.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the child yield arising from the development. No time limits.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	2,321,801.34	209,735.88	209,735.88	0.00	2,112,065.46	996,864.18	
		<b>PORTFOLIO: FINANCE AND CORPORATE SERVICES</b>							
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	
		<b>PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY</b>							
		PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	
		<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>							

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME		TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE		BALANCE OF FUNDS		BALANCE SPENDABLE NOT ALLOCATED		COMMENTS (as at mid February 2011)
			AS AT 31/12/10	AS AT 30/9/10		AS AT 31/12/10	To 31/12/10	AS AT 31/12/10	AS AT 31/12/10			
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27717/APP/2007/1440	21,195.00	21,195.00	0.00	0.00	0.00	21,195.00	0.00			Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. Funds allocated towards scheme of improvements at The Gravel Pits, Cabinet Member Decision 3/9/2010.
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	0.00	0.00	0.00	38,258.39	0.00			Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches, and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010).
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	0.00	0.00	715.39	0.00			Funds received for an interpretation sign to be located in the nearby plot of land know as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete. awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.
E/50/180B	Northwood Hills	16, Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	20,253.00	0.00	0.00	0.00	20,253.00	0.00			Funds received towards the costs of providing local open space facilities at Frithwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park. Funds allocated towards the provision of a new play area at Frithwood Park. (Cabinet Member Decision 3/9/2010).
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,652.00	5,652.00	0.00	0.00	0.00	5,652.00	0.00			Funds received towards improvements to nearby open space facilities. No time limits for spend. Funds allocated towards improvements at Bessingby Park Complex. (Cabinet Member Decision 3/6/2010).
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95			Contribution received towards the provision or improvement of outdoor sports facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	28,275.50	28,275.50	0.00	0.00	0.00	28,275.50	0.00			Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Funds to be spent by Sept 2011.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	28,994.76	28,994.76			Contribution received towards open spaces/recreation improvements or other green spaces in the locality. No time limits on spend.
E/61/217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	7,000.00			Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 39402/APP/2007/1072	146,879.75	0.00	0.00	0.00	0.00	146,879.75	0.00			Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement.
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 39402/APP/2007/1072	30,000.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00			Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015).
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB - TOTAL</b>	447,343.05	270,463.30	1,315.31	0.00	0.00	446,027.74	184,798.71			
<b>PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING</b>												
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00			Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2011)
			AS AT 31/12/10	AS AT 30/9/10	AS AT 31/12/10	AS AT 30/9/10	To 31/12/10	AS AT 31/12/10	AS AT 31/12/10	
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	Funds received towards the cost of providing primary health care facilities within the Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014.
H/19/231 *71	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	193,305.00	0.00	0.00	0.00	0.00	193,305.00	0.00	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017).
		<b>SOCIAL SERVICES HEALTH &amp; HOUSING SUB-TOTAL</b>	414,229.33	220,924.33	0.00	0.00	0.00	414,229.33	0.00	
		<b>SECTION 106 SUB - TOTAL</b>	4,014,499.05	3,236,122.30	239,067.09	237,807.09	21,297.33	3,775,431.96	1,474,328.89	
		<b>GRAND TOTAL ALL SCHEMES</b>	4,198,154.77	3,419,778.02	308,689.32	300,065.57	62,760.43	3,889,465.45	1,474,328.89	

NOTES

The balance of funds remaining must be spent on works as set out in each individual agreement.

Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.

Bold figures indicate changes in income and expenditure

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

\* Denotes funds the Council is unable to spend currently (totals £502,654.42)

\*24: PT/25

\*32: PT/28/46

\*49:PT/27/8/63

\*55: H/9/194C

\*57:H/11/195B

\*58:H/12/197B

\*62:PT/27/8/197

\*65: H/15/205F

\*66: PT/27/8/72

\*71:H/19/231G

\* £37,425.09 reasonable period for expenditure without owner's agreement has lapsed

\* £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

\* £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

\* £21,675.10 funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.

\* £3,156.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.

\* £11,440.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.

\* £23,000.00 held as security for the due and proper execution of the works.

\* £184,653.23 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.

\* £16,000.00 funds received as a security deposit to ensure proper execution of works

\* £193,305.00 funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.

\* £502,654.42

# Plans for North Planning Committee

7th April 2011



HILLINGDON  
LONDON



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## **Report of the Head of Planning & Enforcement Services**

**Address** 150 FIELD END ROAD EASTCOTE PINNER

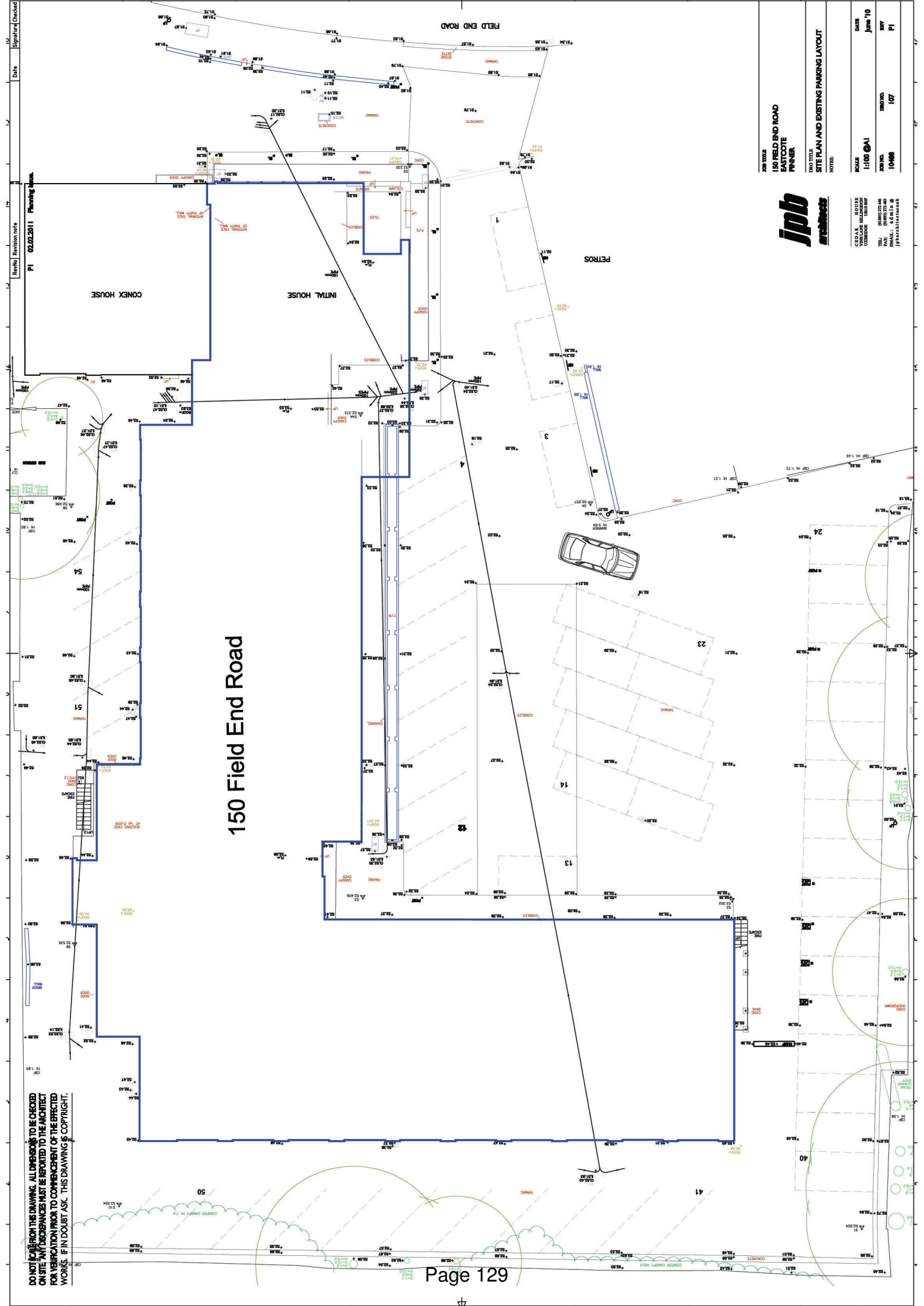
**Development:** Conversion of existing part two storey, part three storey building (Class B1) to provide a 76 bedroom hotel (Class C1) together with a commercial unit (Class A3) at ground floor level, with associated internal and external alterations to the building and alterations to the car parking.

**LBH Ref Nos:** 25760/APP/2010/2957

**Date Plans Received:** 21/12/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 03/02/2011





150 Field End Road

JOB TITLE	150 FIELD END ROAD
DATE	01 June 2011
JOB NO.	100988
SCALE	1:100
DESIGNER	IPB
DATE	01 June 2011
JOB NO.	100988
SCALE	1:100
DESIGNER	IPB

NOTES:  
 1. SITE PLAN AND EXISTING PARKING LAYOUT

IPB  
 CONSULTANTS

CEDEAR HOUSE  
 CONSULTANTS

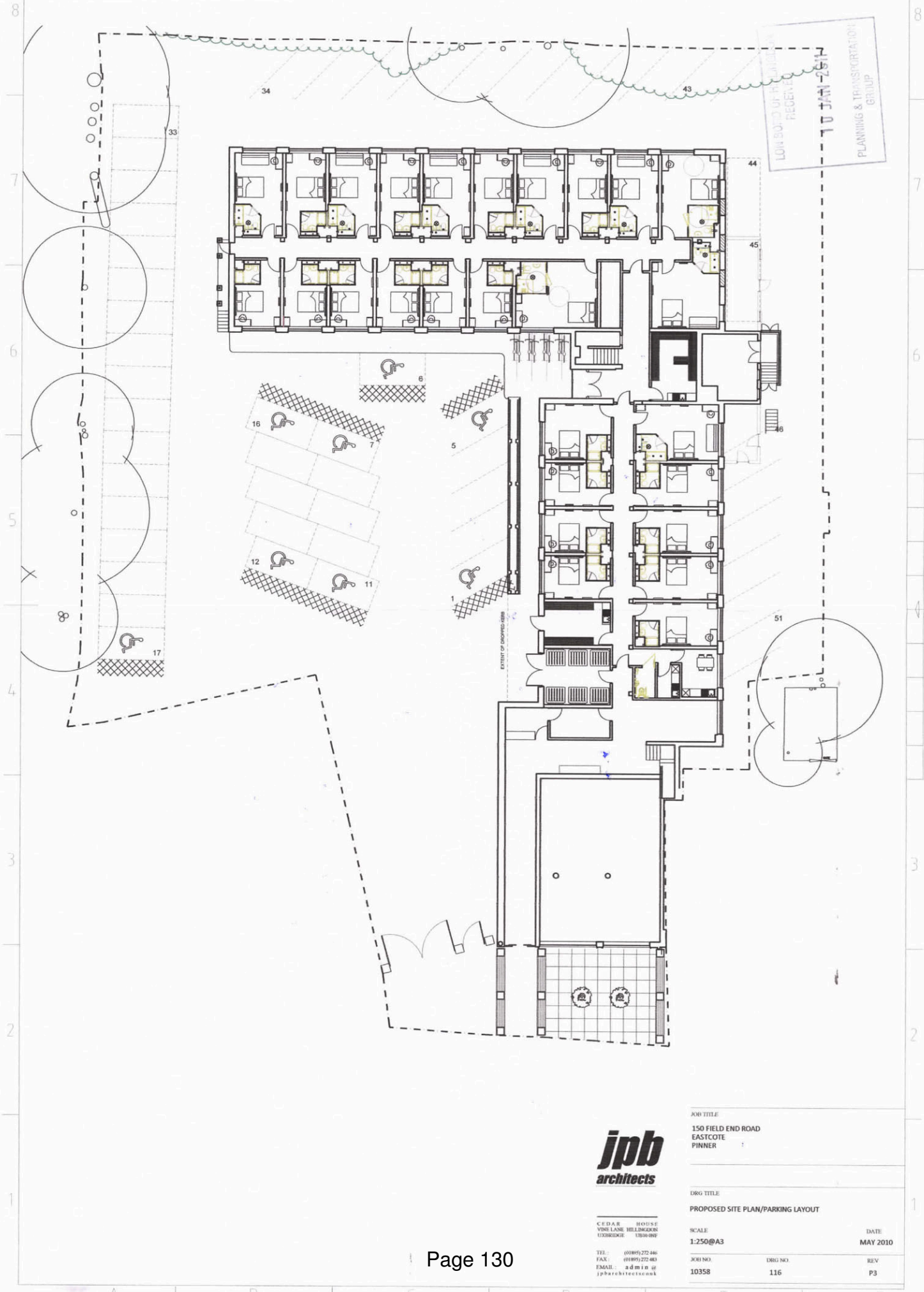
TEL: (08) 949 222 446  
 FAX: (08) 949 222 446  
 1/100 BENTLEY DRIVE  
 BENTLEY, VIC 3084

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RevNo	Date	Revision note
P1	30.07.10	Preliminary Issue.
P2	17.08.10	Drop curb indicated.
P3	20.10.10	Disabled parking spaces and cycle bays added

LON BOARD OF PLANNING & TRANSPORTATION GROUP  
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 10 JAN 2011



CEDAR HOUSE  
 150 FIELD END ROAD  
 EASTCOTE  
 PINNER

TEL: (01895) 272 446  
 FAX: (01895) 272 483  
 EMAIL: admin@jpbarchitects.co.uk

JOB TITLE:  
 150 FIELD END ROAD  
 EASTCOTE  
 PINNER

DRG TITLE:  
 PROPOSED SITE PLAN/PARKING LAYOUT

SCALE:  
 1:250@A3

JOB NO:  
 10358

DRG NO:  
 116

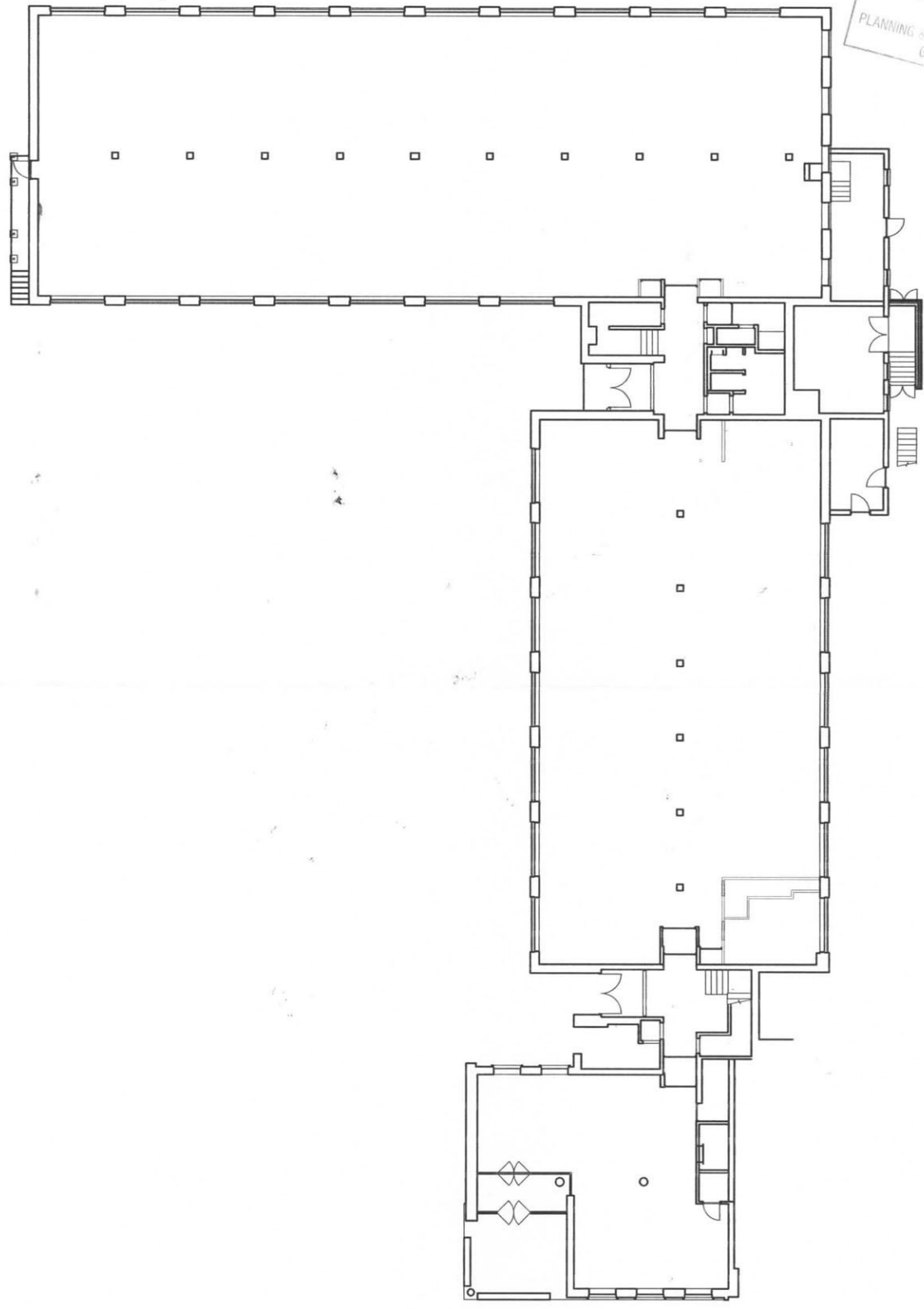
DATE:  
 MAY 2010

REV:  
 P3

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RevNo	Date	Revision note
P1	03.11.2010	Preliminary Issue
P2	21.12.2010	Portal Issue

LOW BOULEVARD  
 10 JAN 2011  
 PLANNING & TRANSPORTATION  
 GROUP



GROUND FLOOR PLAN

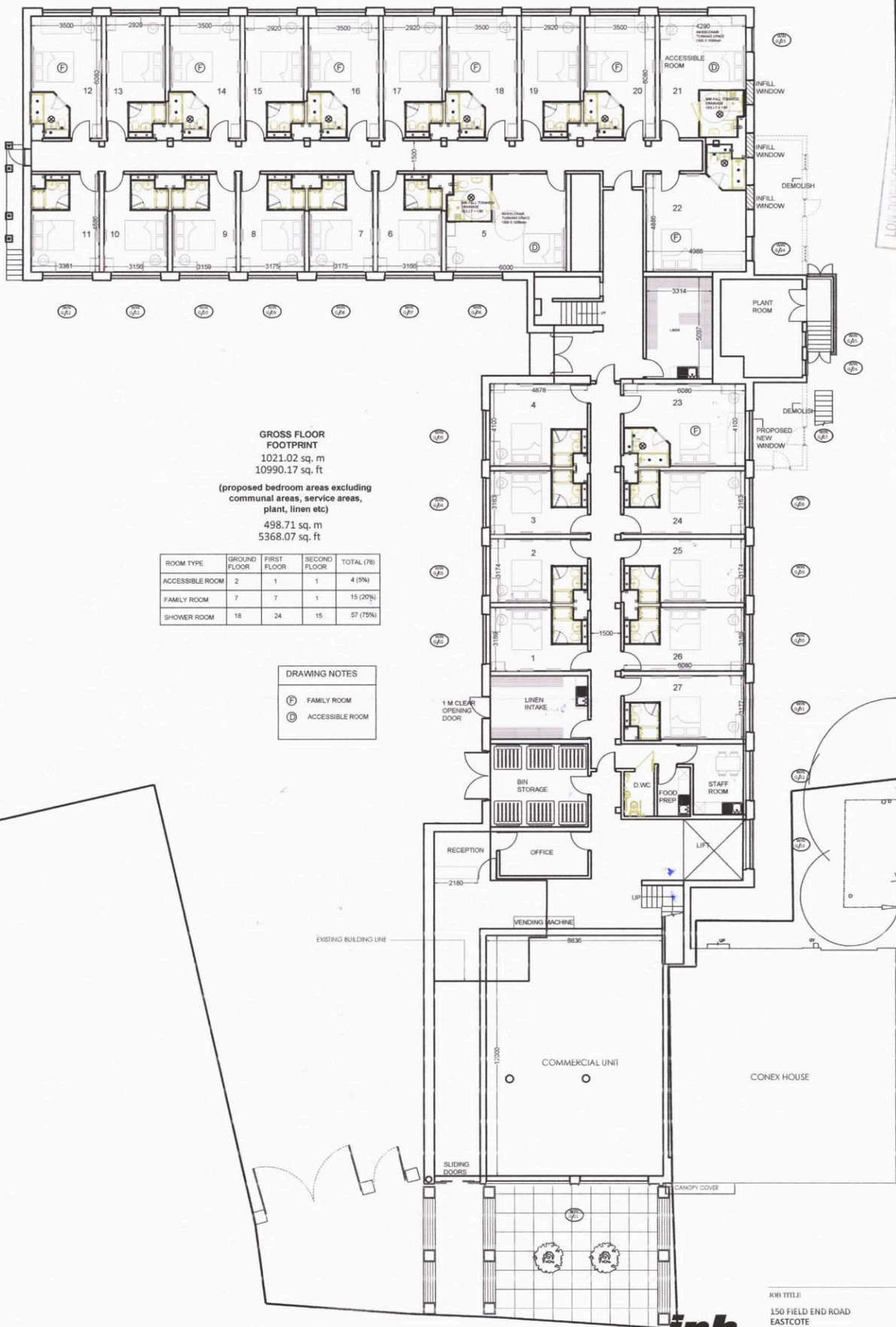


CELEBRATION HOUSE  
 VINE LANE HILLINGDON  
 UXBIDGE UB8 3NF  
 TEL: (01895) 272 486  
 FAX: (01895) 272 483  
 EMAIL: admin@jpbarchitects.co.uk

JOB TITLE	150 FIELD END ROAD EASTCOTE PINNER
DRG TITLE	EXISTING GROUND FLOOR PLAN
SCALE	1:200@A3
DATE	MAY 2010
JOB NO	10488
DRG NO	102
REV	P2

RevNo	Date	Revision note
P2	06.07.10	General amendments.
P3	16.07.10	General amendments.
P4	30.07.10	General amendments.
P5	25.10.10	Window references added.
P6	22.11.10	Incorporating wakemans comments.
P7	21.12.2010	Areas added.

LOW POINT ARCHITECTS  
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PLANNING & TRAFFIC STUDY GROUP



GROSS FLOOR FOOTPRINT  
1021.02 sq. m  
10990.17 sq. ft  
  
(proposed bedroom areas excluding communal areas, service areas, plant, linen etc)  
498.71 sq. m  
5368.07 sq. ft

ROOM TYPE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (78)
ACCESSIBLE ROOM	2	1	1	4 (5%)
FAMILY ROOM	7	7	1	15 (20%)
SHOWER ROOM	18	24	15	57 (75%)

DRAWING NOTES  
 (F) FAMILY ROOM  
 (D) ACCESSIBLE ROOM

GROUND FLOOR PLAN



JOB TITLE:  
150 FIELD END ROAD  
EASTCOTE  
PINNER

D&O TITLE:  
PROPOSED GROUND FLOOR PLAN

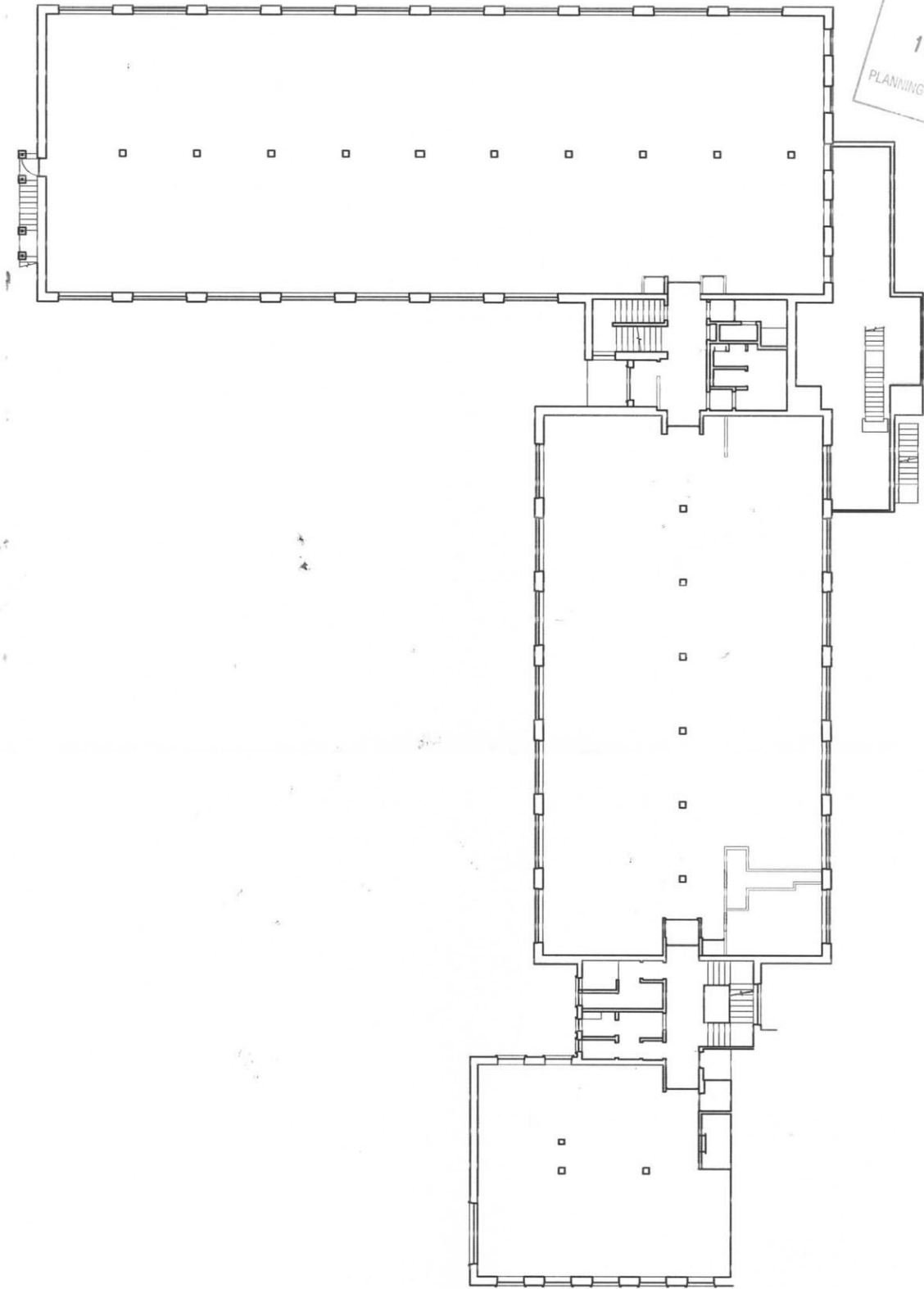
SCALE	DATE	
1:200@A3	MAY 2010	
JOB NO	DRG NO	REV
10358	111	P7

CEDAR HOUSE  
VINE LANE HILLINGDON  
UD8 3JQ  
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FAX: (01895) 272 483  
EMAIL: admin@jpbarchitects.co.uk

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RevNo	Date	Revision note
P1	01.12.2010	Preliminary issue
P2	21.12.2010	Portal issue

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FIRST FLOOR PLAN



CE D A R HOUSE  
VINE LANE HILLBODDON  
OXFORD OX10 0NF  
TEL: (01895) 272 486  
FAX: (01895) 272 483  
EMAIL: [info@jpbarchitects.co.uk](mailto:info@jpbarchitects.co.uk)  
[www.jpbarchitects.co.uk](http://www.jpbarchitects.co.uk)

JOB TITLE  
150 FIELD END ROAD  
EASTCOTE  
PINNER

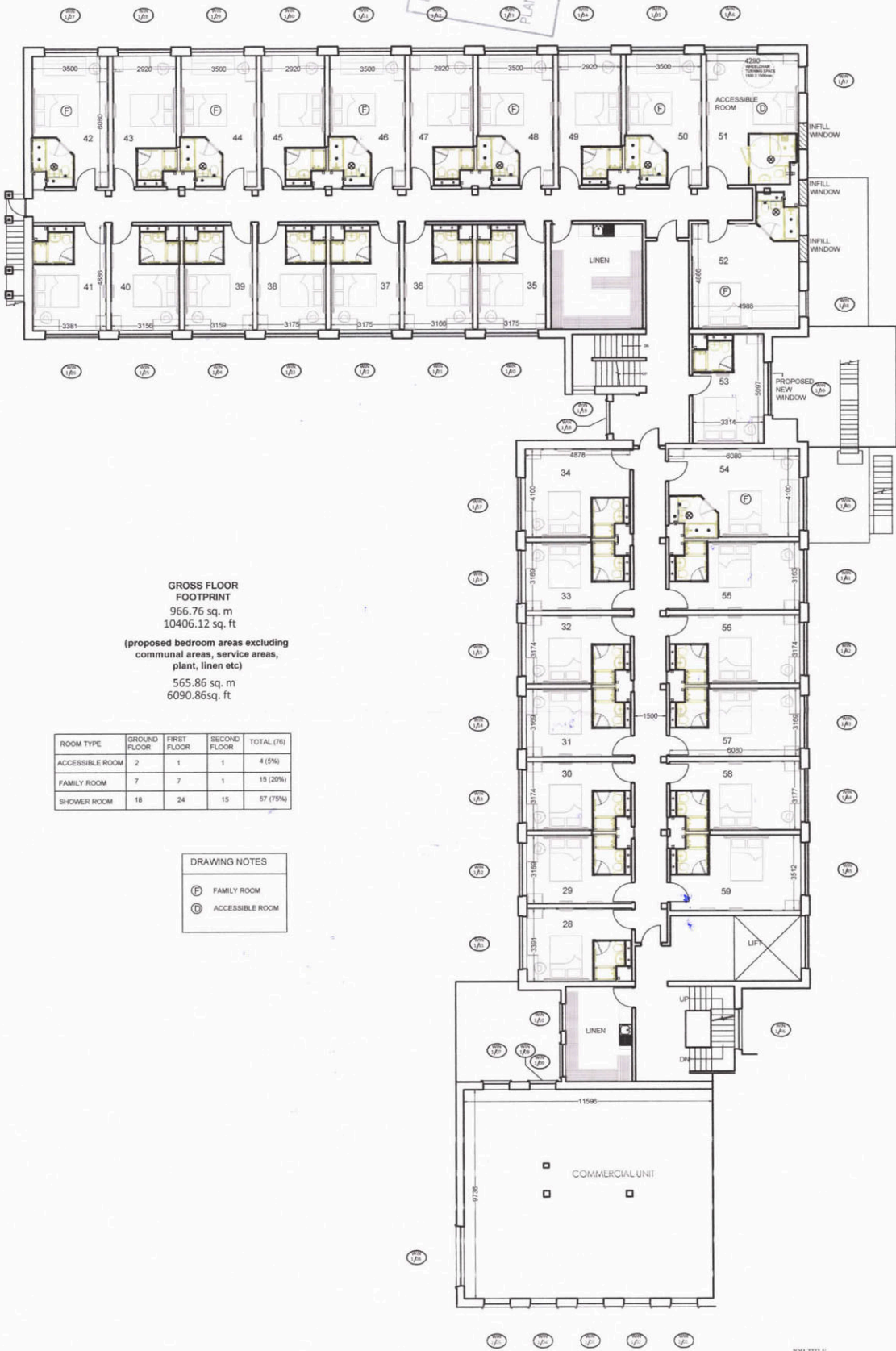
DRG TITLE  
EXISTING FIRST FLOOR PLAN

SCALE	DATE	
1:200@A3	MAY 2010	
JOB NO.	DRG NO.	REV
10488	103	P2

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 G53/jpb

RevNo	Date	Revision note
P1	18.06.10	Preliminary Issue.
P2	06.07.10	General amendments.
P3	16.07.10	General amendments.
P4	30.07.10	General amendments.
P5	25.10.10	Window references added.
P6	22.11.10	Incorporating wakemans comments.
P7	21.12.10	Areas added.



**GROSS FLOOR FOOTPRINT**  
 966.76 sq. m  
 10406.12 sq. ft  
 (proposed bedroom areas excluding communal areas, service areas, plant, linen etc)  
 565.86 sq. m  
 6090.86sq. ft

ROOM TYPE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (70)
ACCESSIBLE ROOM	2	1	1	4 (5%)
FAMILY ROOM	7	7	1	15 (20%)
SHOWER ROOM	18	24	15	57 (75%)

**DRAWING NOTES**

(F) FAMILY ROOM  
 (A) ACCESSIBLE ROOM

FIRST FLOOR PLAN



JOB TITLE  
 150 FIELD END ROAD  
 EASTCOTE  
 PINNER

DRG TITLE  
 PROPOSED FIRST FLOOR PLAN

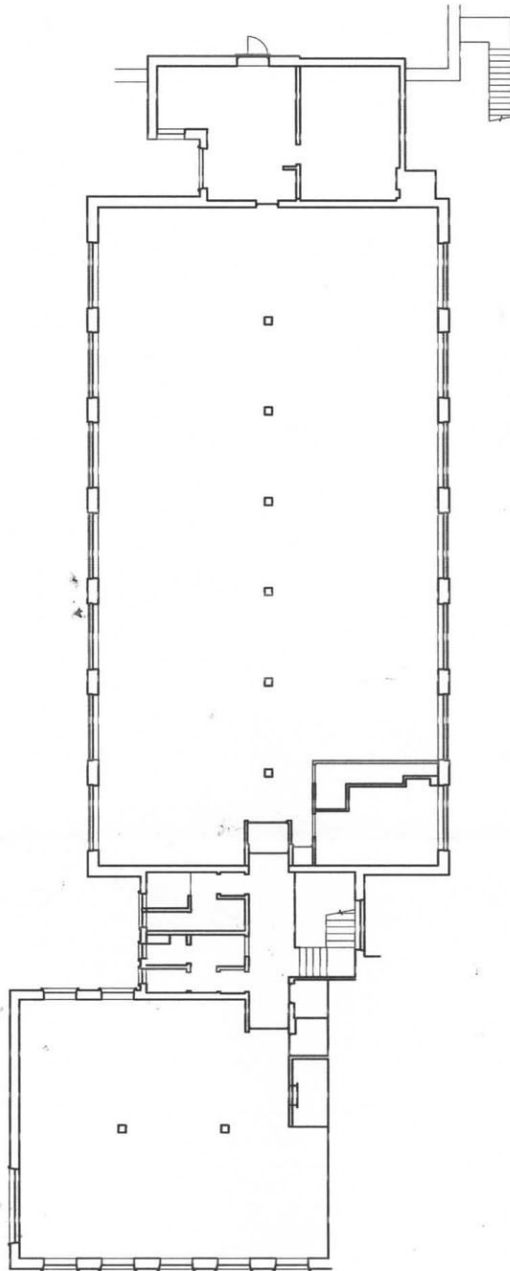
CEDAR HOUSE  
 VINE LANE HILLINGDON  
 URBOROUGH  
 TEL: (01895) 272 446  
 FAX: (01895) 272 483  
 EMAIL: admin@jpbarchitects.co.uk

SCALE	DATE	
1:200@A3	MAY 2010	
JOB NO.	DRG NO.	REV
10358	112	P7

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RevNo	Date	Revision note
P1	01.12.2010	Preliminary Issue
P2	21.12.2010	Portal Issue

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GROUP



SECOND FLOOR PLAN



CELESTINE HOUSE  
VINE LANE HILTINGDON  
LUXBURGH UDDINGHAM

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FAX: (01895) 272 483  
EMAIL: info@jpb.co.uk  
jpb@btconnect.com

JOB TITLE  
150 FIELD END ROAD  
EASTCOTE  
PINNER

DRG TITLE  
EXISTING SECOND FLOOR PLAN

SCALE  
1:200@A3

DATE  
MAY 2010

JOB NO.	DRG NO.	REV
10488	104	P2

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PLANNING & TRANSPORTATION  
GROUP

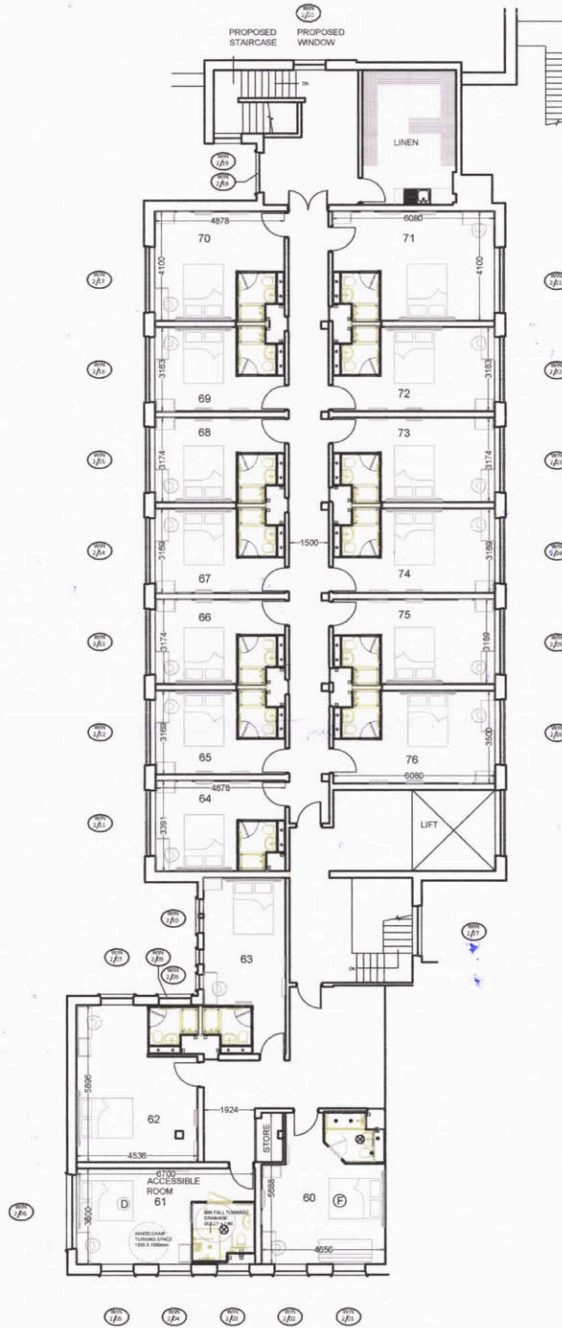
RevNo	Date	Revision note
P1	18.06.10	Preliminary Issue.
P2	06.07.10	General amendments.
P3	16.07.10	General amendments.
P4	30.07.10	General amendments.
P5	25.10.10	Window references added.
P6	22.11.10	Incorporating wakemans comments.
P7	21.12.10	Areas added

**GROSS FLOOR FOOTPRINT**  
510.35 sq. m  
5493.36 sq. ft  
**(proposed bedroom areas excluding communal areas, service areas, plant, linen etc)**  
315.96 sq. m  
3400.96 sq. ft

ROOM TYPE	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL (76)
ACCESSIBLE ROOM	2	1	1	4 (5%)
FAMILY ROOM	7	7	1	15 (20%)
SHOWER ROOM	18	24	15	57 (75%)

**DRAWING NOTES**

(F)	FAMILY ROOM
(D)	ACCESSIBLE ROOM



SECOND FLOOR PLAN



JOB TITLE  
150 FIELD END ROAD  
EASTCOTE  
PINNER

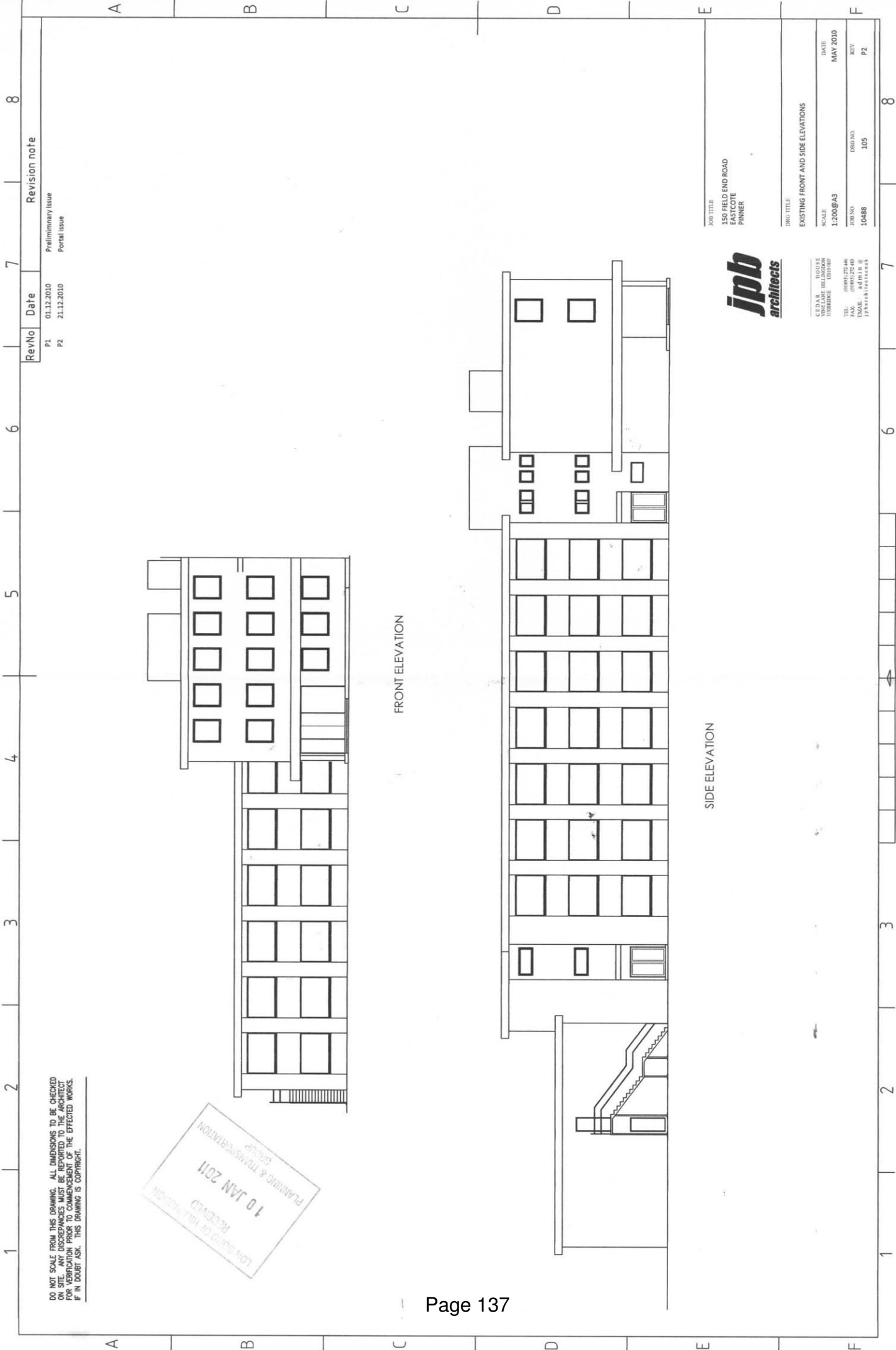
DRG TITLE  
PROPOSED SECOND FLOOR PLAN

CEDAR HOUSE  
VINE LANE HILLINGDON  
LOZDRECK DRAGON

TEL: (01895) 272 446  
FAX: (01895) 272 483  
EMAIL: [ced@jpb.com](mailto:ced@jpb.com)  
[www.jpbarchitects.co.uk](http://www.jpbarchitects.co.uk)

SCALE:	DATE	
1:200@A3	MAY 2010	
JOB NO.	DRG NO.	REV
10358	113	P7





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 LEA VALLEY DISTRICT COUNCIL

RevNo	Date	Revision note
P1	01.12.2010	Preliminary Issue
P2	21.12.2010	Portal Issue

JOB TITLE  
 150 FIELD END ROAD  
 EASTCOTE  
 PINNER



DWG TITLE  
 EXISTING FRONT AND SIDE ELEVATIONS

SCALE  
 1:200@A3

DATE  
 MAY 2010

JOB NO.  
 10488

DWG NO.  
 105

REV  
 P2

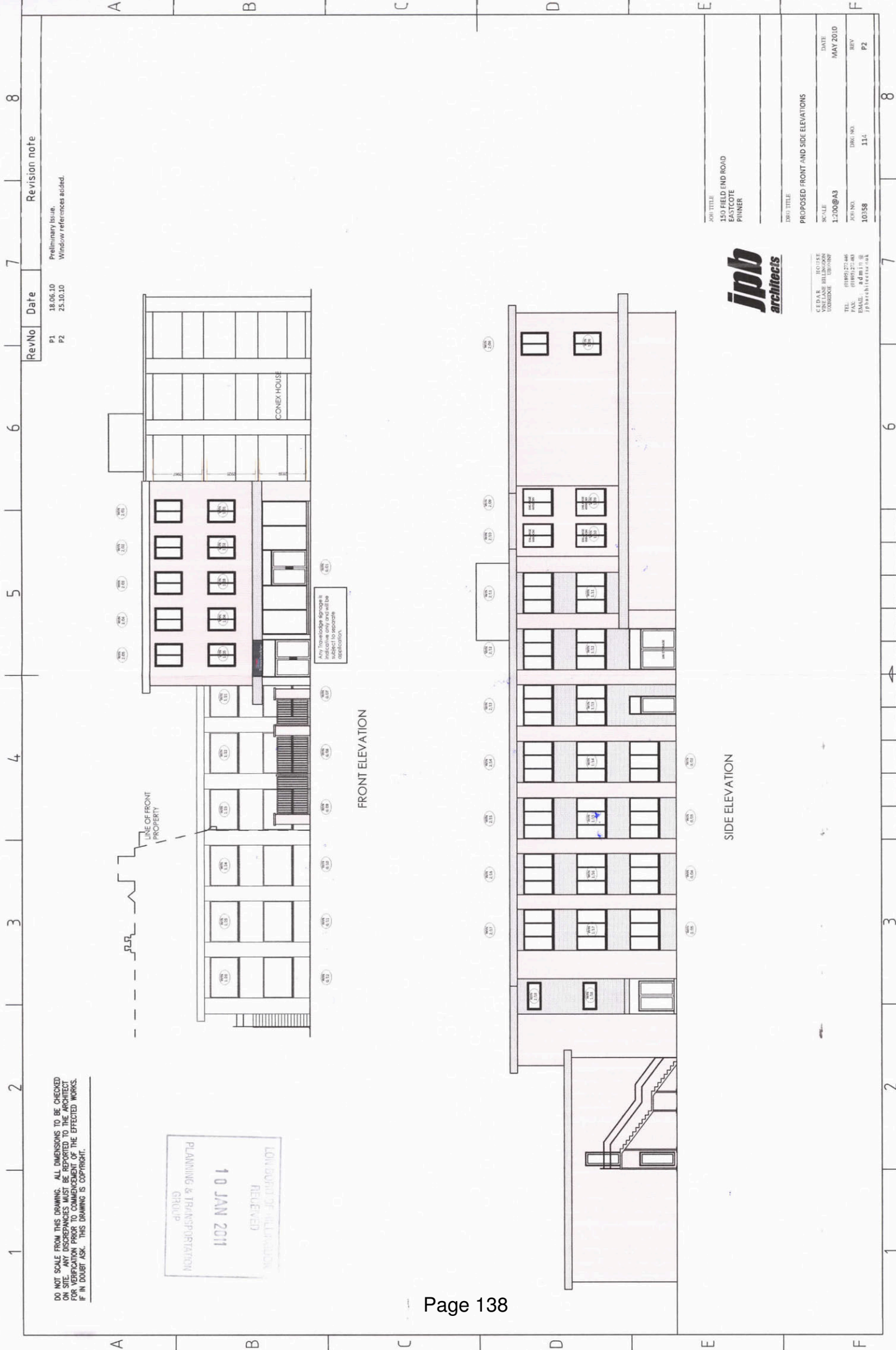
CEFA B NUTTLE  
 WYLANDS HILLINGDON  
 LONDON

TEL: (01895) 272 446

FAX: (01895) 272 483

EMAIL: [info@jpb.co.uk](mailto:info@jpb.co.uk)

WWW: [www.jpb.co.uk](http://www.jpb.co.uk)



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 GROUP

FRONT ELEVATION

SIDE ELEVATION



CEDAR HILL HOUSE  
 150 FIELD END ROAD  
 EASTCOTE  
 PHINER

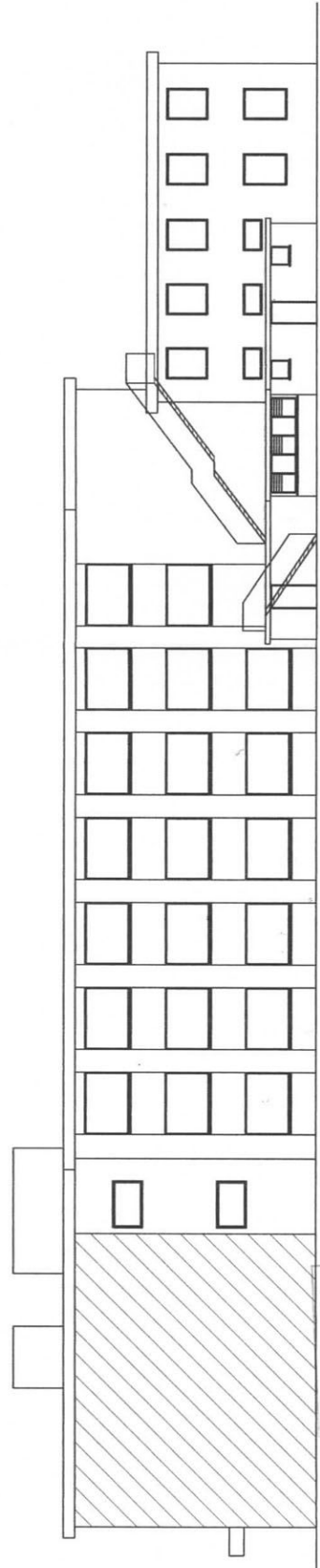
PROPOSED FRONT AND SIDE ELEVATIONS	DATE	MAY 2010
SCALE	1:200@A3	REV
DWG NO.	10158	P2

Revision note

RevNo	Date	Revision note
P1	18.06.10	Preliminary Issue.
P2	25.10.10	Window references added.

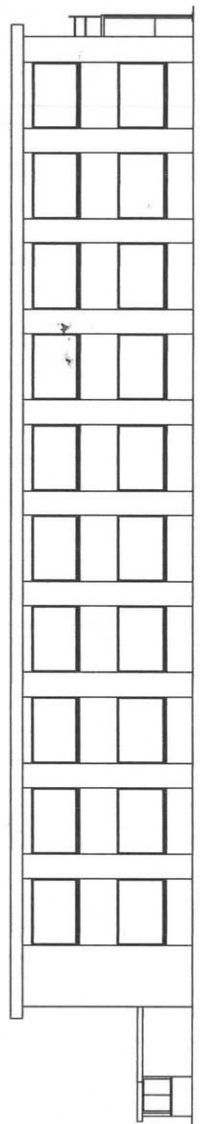
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RevNo	Date	Revision note
P1	01.12.2010	Preliminary Issue
P2	21.12.2010	Portal Issue



SIDE ELEVATION (FACING CONEX HOUSE)

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 LONG BOND OF HILLINGDON  
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 PLANNING & TRANSPORTATION  
 GROUP



REAR ELEVATION

JOB TITLE  
 150 FIELD END ROAD  
 EASTCOTE  
 PINNER



DDO TITLE  
 EXISTING REAR AND SIDE ELEVATIONS

SCALE  
 1:200@A3

DATE	REV
MAY 2010	P2

JOB NO.  
 10488

DDO NO.	REV
106	P2

CEGAR HOUSE  
 ONE LANE HILLINGDON  
 OVERSEAS GROUP

TEL: (01895) 272 486  
 FAX: (01895) 272 483  
 EMAIL: info@ipb.co.uk  
 IPB ARCHITECTS



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 10 JAN 2011  
 PLANNING & TRANSPORTATION  
 GROUP

RevNo	Date	Revision note
P1	18.06.10	Preliminary Issue.
P2	25.10.10	Window references added.

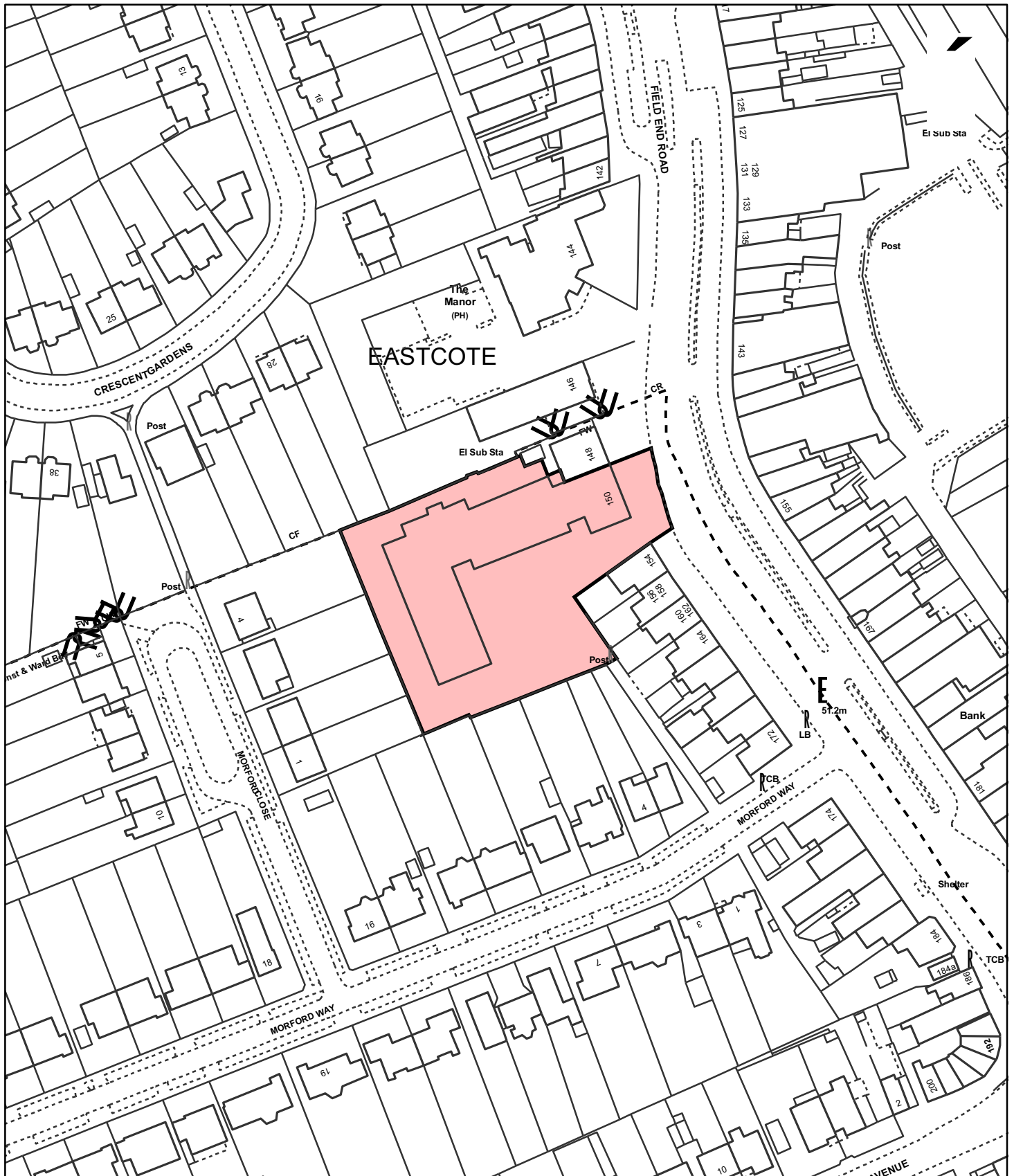
JOB TITLE  
 156 FIELD END ROAD  
 EASTCOTE  
 PINNER

DRG. TITLE  
 PROPOSED REAR AND SIDE ELEVATIONS

SCALE	1:200@A3	DATE	MAY 2010
JOB NO.	10338	DRG NO.	115
REV	P2		



CELENA HOUSE  
 156 FIELD END ROAD  
 EASTCOTE  
 PINNER  
 TEL: (01895) 272 448  
 FAX: (01895) 272 448  
 EMAIL: [info@jpbarchitects.co.uk](mailto:info@jpbarchitects.co.uk)  
[www.jpbarchitects.co.uk](http://www.jpbarchitects.co.uk)



**Notes**

 Site boundary

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Site Address

**150 Field End Road  
Eastcote**

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

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

Planning Application Ref:  
**25760/APP/2010/2957**

Scale  
**1:1,250**

Planning Committee  
**North Page 141**

Date  
**March 2011**



**HILLINGDON**  
LONDON

### **Report of the Head of Planning & Enforcement Services**

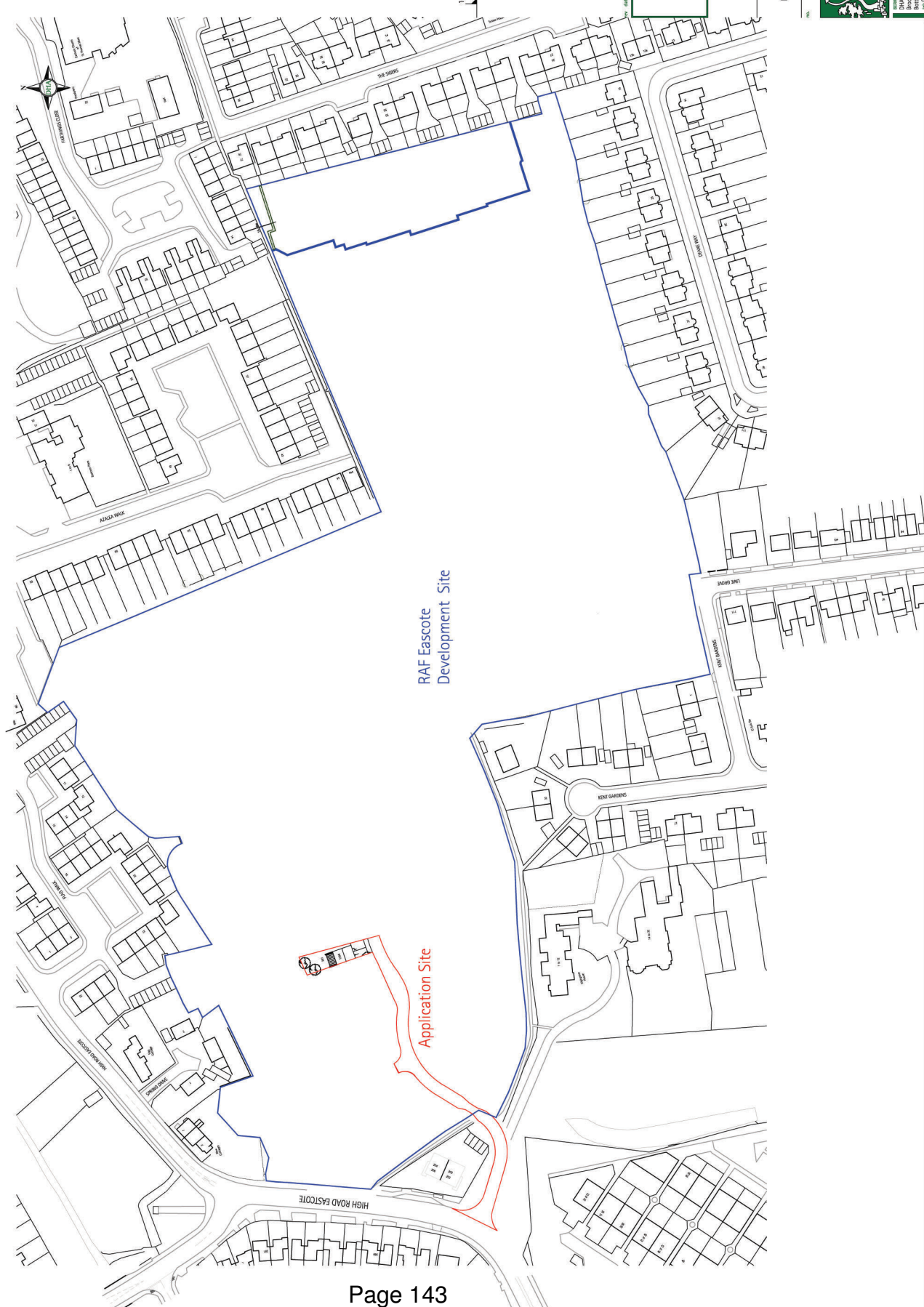
**Address** LAND AT FORMER RAF EASTCOTE, OFF EASTCOTE ROAD HIGH ROAD EASTCOTE

**Development:** Provision of glazed conservatory to plot 261: Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008 (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

**LBH Ref Nos:** 10189/APP/2011/281

**Date Plans Received:** 09/02/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 15/02/2011



100m 80m 60m 40m 20m  
 100m 80m 60m 40m 20m  
 Reference: 11750



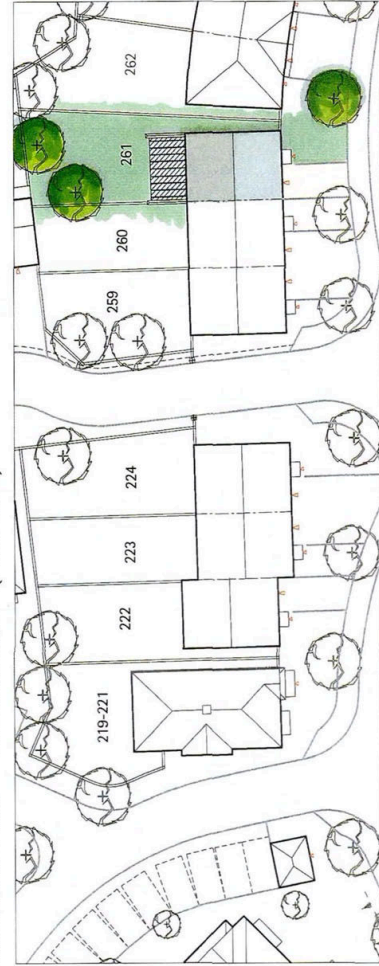
RAF Eascode

Location Plan  
 Local Consultatory  
 Proposed CPO  
 Plot 263  
 5585/WIM/LW/PL0261/02  
 January 2011  
 1:1250 @ A2  
 checked by AT

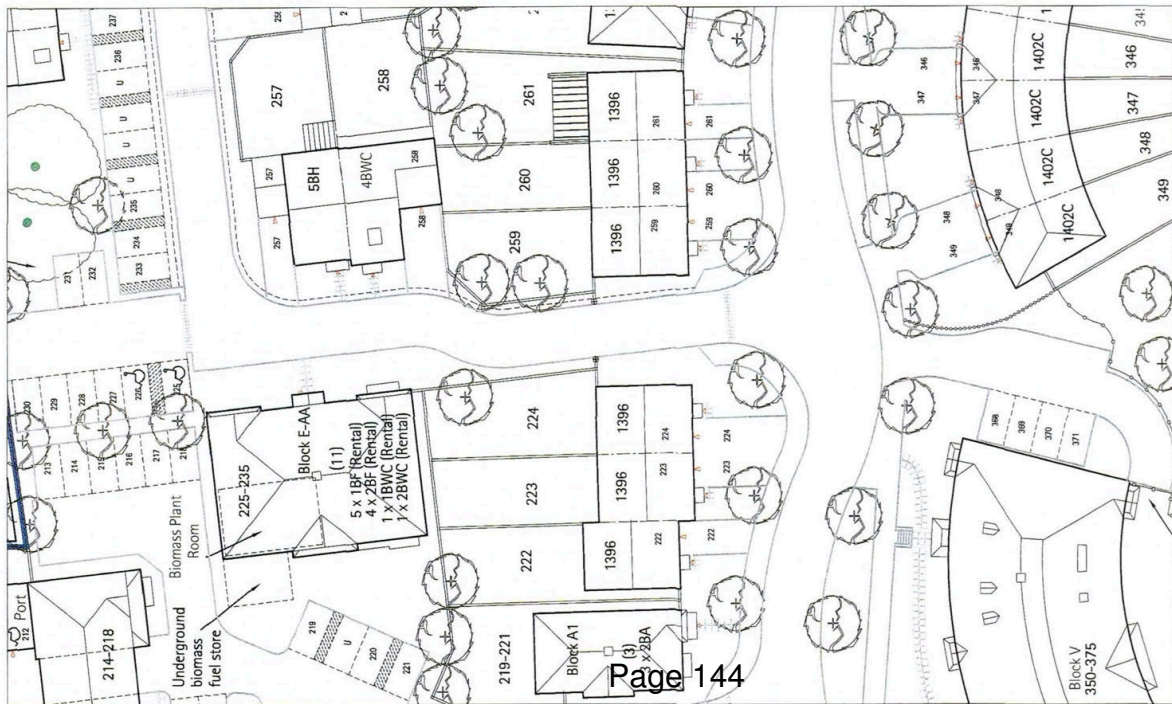
**DHIA**  
 Architectures  
 11  
 The Swan Barn, Lancing Road,  
 Brooklands Farm, Lancing Park,  
 Birtley Lane, Birtley, Berkhshire, RG60 2JX  
 Tel: 01235 461702 Fax: 01235 461710



Location Plan - 1:2500 Scale (Plot 261)



Block Plan - 1:500 Scale (Plot 261)



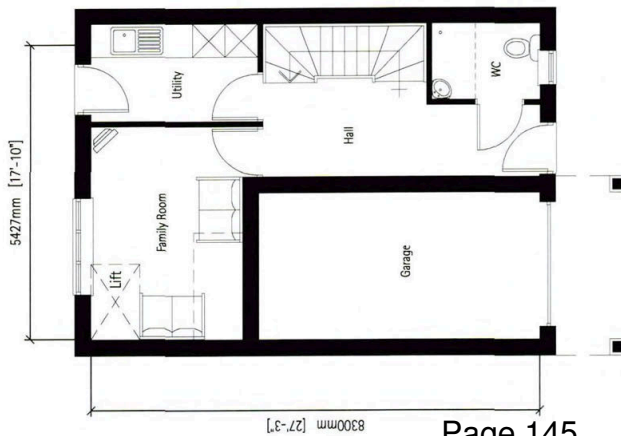
Planning Layout - 1:500 Scale (Plot 261)

LONDON BOROUGH OF HILLINGDON RECEIVED - 9 FEB 2011 PLANNING & COMMUNITY SERVICES

Reference: 1:500  
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 Do not scale - refer to figured dimensions only.  
 See date by details  
**Taylor Wimpey**  
 RAF Eastcote

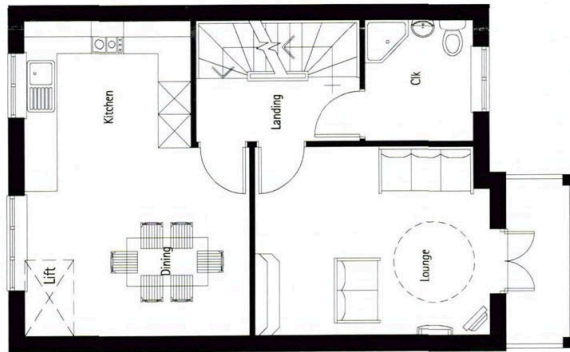
date: January 2011  
 Planning Layout & Location/Block Plan - Plot 261  
 scale: 1:500 & 1:2500 @ A3  
 checked by: PI drawn by: AT  
 ref: 5585/NIM/W/1/LOT261/01  
**DHA Architecture**  
 DHA Architecture Ltd  
 The Black Barn, Farleigh Road, Borelands Farm Business Park, Borelands Lane, Boreham, Essex, SSO2 2JL  
 Tel: 01756 461622 Fax: 01756 461670



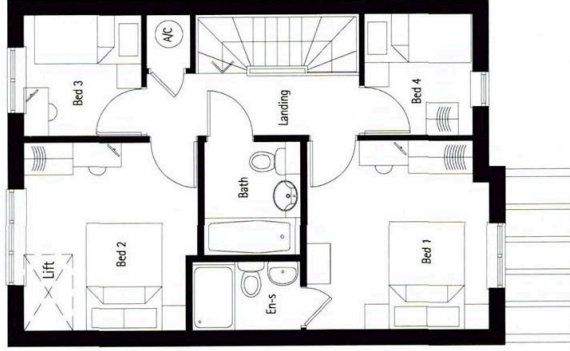


Ground Floor Plan

HOUSE TYPE: 1396  
1386 sq.ft.  
129 m<sup>2</sup>



First Floor Plan



Second Floor Plan

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- 9 FEB 2011  
PLANNING & COMMUNITY SERVICES

LIFETIME HOMES COMPLIANCE	
1. Paving space capable of widening to	Completed with - refer to site plan
2. Distance from the car parking space kept to a minimum	Completed with - refer to site plan
3. Level or gently sloping approach to the entrance	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible ramps, stairs, lifts, wheelchair accessible etc. provided	N/A
6. Width of doors and hall allow wheelchair access	Completed with
7. Turning circles for wheelchair in ground floor living room	Completed with
8. Living room (or family room) at entrance level	Completed with
9. Separate space for a temporary entrance level bed	Completed with - required drainage accommodated within detailed design
10. Accessible entrance level WC plus opportunity for shower later	Will be accommodated as part of detailed design
11. Walls able to take adaptations	Completed with
12. Identified space for future hoist lift to bedroom	Completed with
13. Easy route for a hoist from bedroom to bathroom	Completed with
14. Bathroom planned to give side access to WC and bath	Completed with
15. Low wireless calls	Completed with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design

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Taylor Wimpey

RAF Eastcote

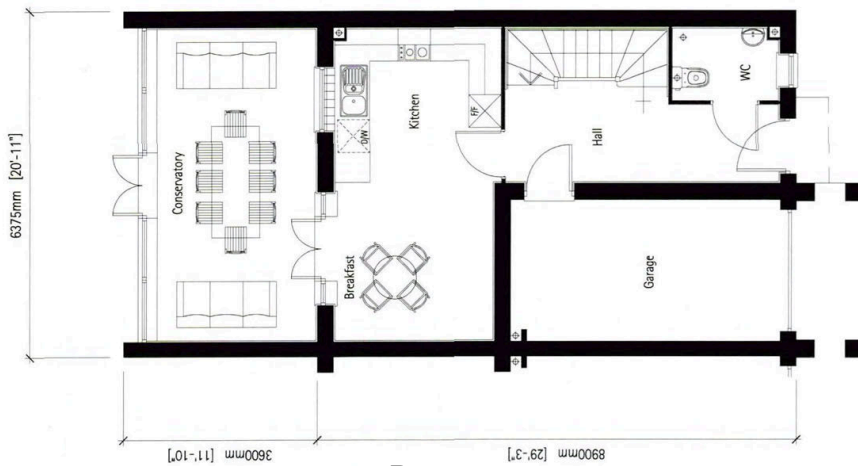
date: January 2011  
House Type: 1396  
Floor Plans  
Plot: 261  
checked by: 1:100@AG  
PI drawn by: AT

5585/WIM/WI/PI/OT 261/1396/PT

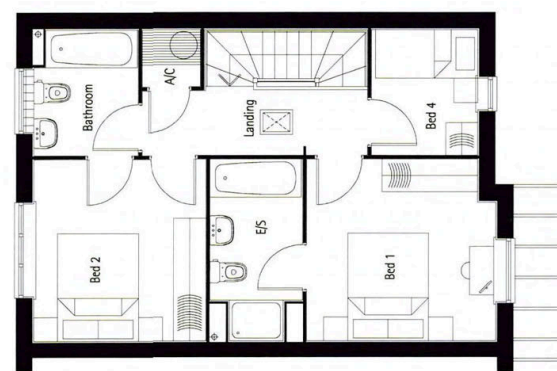
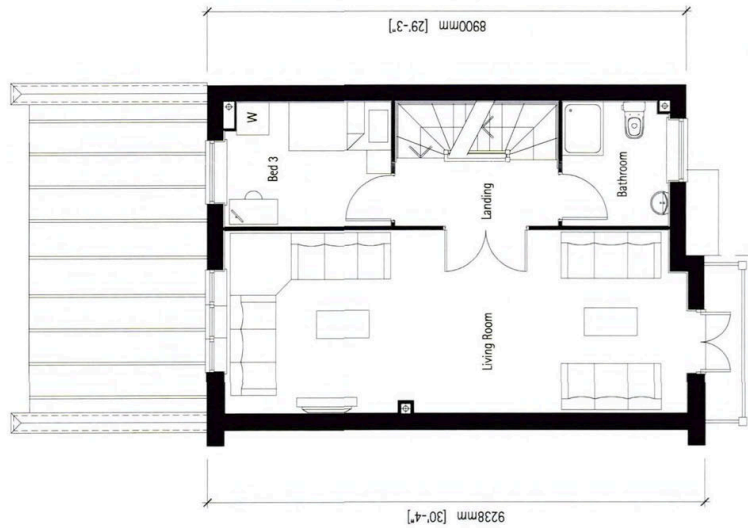
**DHA Architecture**  
DHA ARCHITECTURE  
The Black Barn, Farngh Road  
Brooklands Farm Business Park,  
Bottle Lane, Boreland, Berkshire RG42 5DX  
Tel: 01754 86661 Fax: 01754 86665

RAF EASTCOTE

Proposed 1396 with  
Conservatory added  
Floor Plans  
Plot : 261 - As



HOUSE TYPE:	1396
Ground Floor	51.63m <sup>2</sup> 556RP
First Floor	49.03m <sup>2</sup> 528RP
Second Floor	49.03m <sup>2</sup> 528RP
Total GIA	149.69m <sup>2</sup> 1611RP

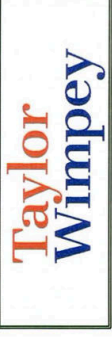


**LIFETIME HOMES COMPLIANCE**

1. Parking space capable of widening to 3.0m	Complied with - refer to site plan
2. Distance from the car parking space kept to a minimum	Complied with - refer to site plan
3. Level or gently sloping approach to the Lifetime Home	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lifts and ramps provided	N/A
6. Width of doors and hall allow wheelchair access	Complied with
7. Turning circles for wheelchair in ground floor living room	Complied with
8. Living room (or family room) at least 12m <sup>2</sup> and 2.1m high	Complied with
9. Entrance porch for a temporary entrance level bed	Complied with
10. Accessible entrance level WC plus opportunity for shower later	Complied with - required drainage accommodated within detailed design
11. Walls able to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house lift to bedroom	Complied with
13. Easy route for a hoist from bedroom to bathroom	Complied with
14. Bathroom planned to give side access to WC and bath	Complied with
15. Low windowsills	Complied with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design

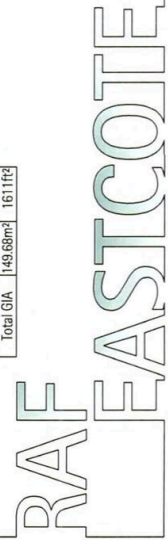
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HILLINGDON  
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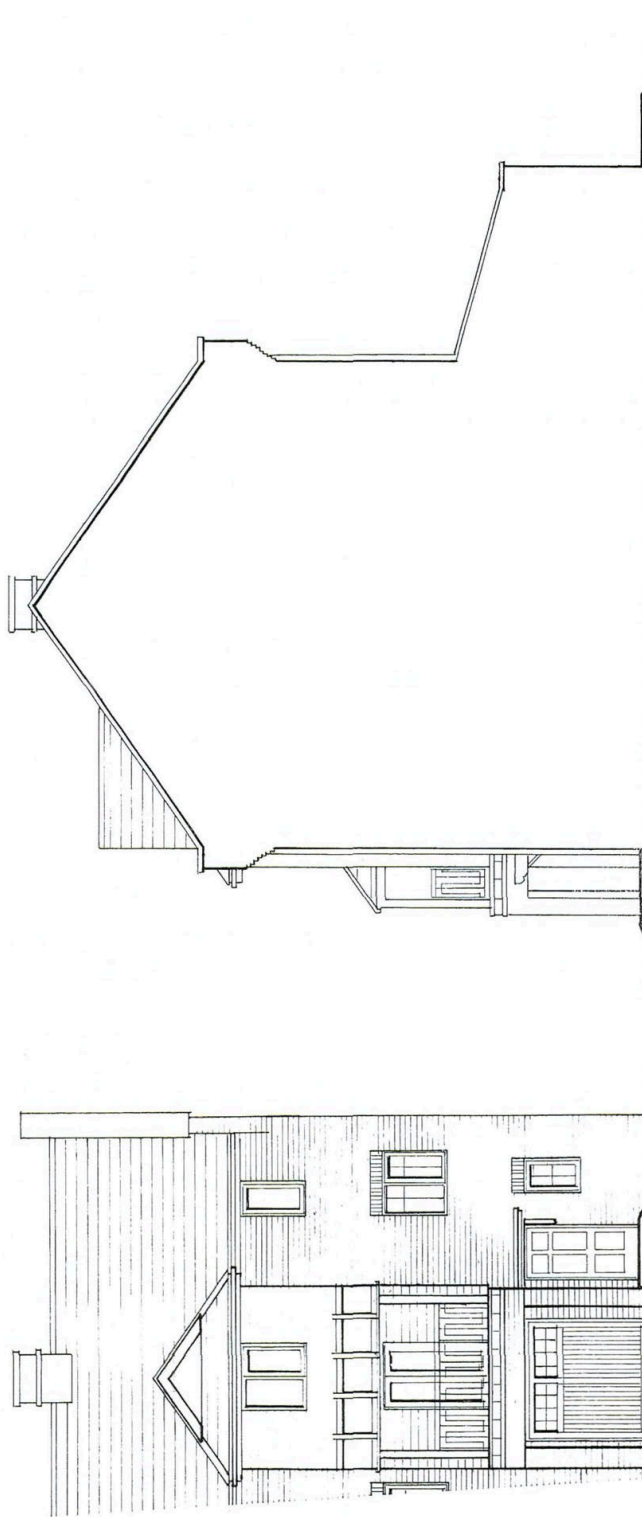
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RAF Eastcote

House Type: 1396 + Conservatory  
Floor Plans  
Plot 261  
5585/WIM/WJ/PL261/1396CON/PT rev  
July 2010  
1:100 @ A3  
PI drawn by AT





FRONT ELEVATION

SIDE ELEVATION

**LIFETIME HOMES COMPLIANCE**

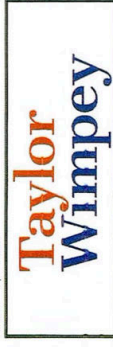
1. Parking space capable of widening to	Completed with - refer to site plan
2. Distance from the car parking space kept to a minimum	Completed with - refer to site plan
3. Level or gently sloping approach to the Lifetime Home	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal stairs (lift wheelchair accessible where provided)	N/A
6. Width of doors and hall allow wheelchair access	Completed with
7. Turning circles for wheelchair in ground floor living room	Completed with
8. Living room (or family room) at least 13m <sup>2</sup>	Completed with
9. Identified space for a temporary entrance level bed	Completed with
10. Accessible entrance level W/C plus opportunity for shower later	Completed with - required drainage accommodated within detailed design
11. Walls able to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house fit to bedroom	Completed with
13. Easy route for a hoist from bedroom to bathroom	Completed with
14. Bathroom planned to give side access to windowsills	Completed with
15. Low windowsills	Completed with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design



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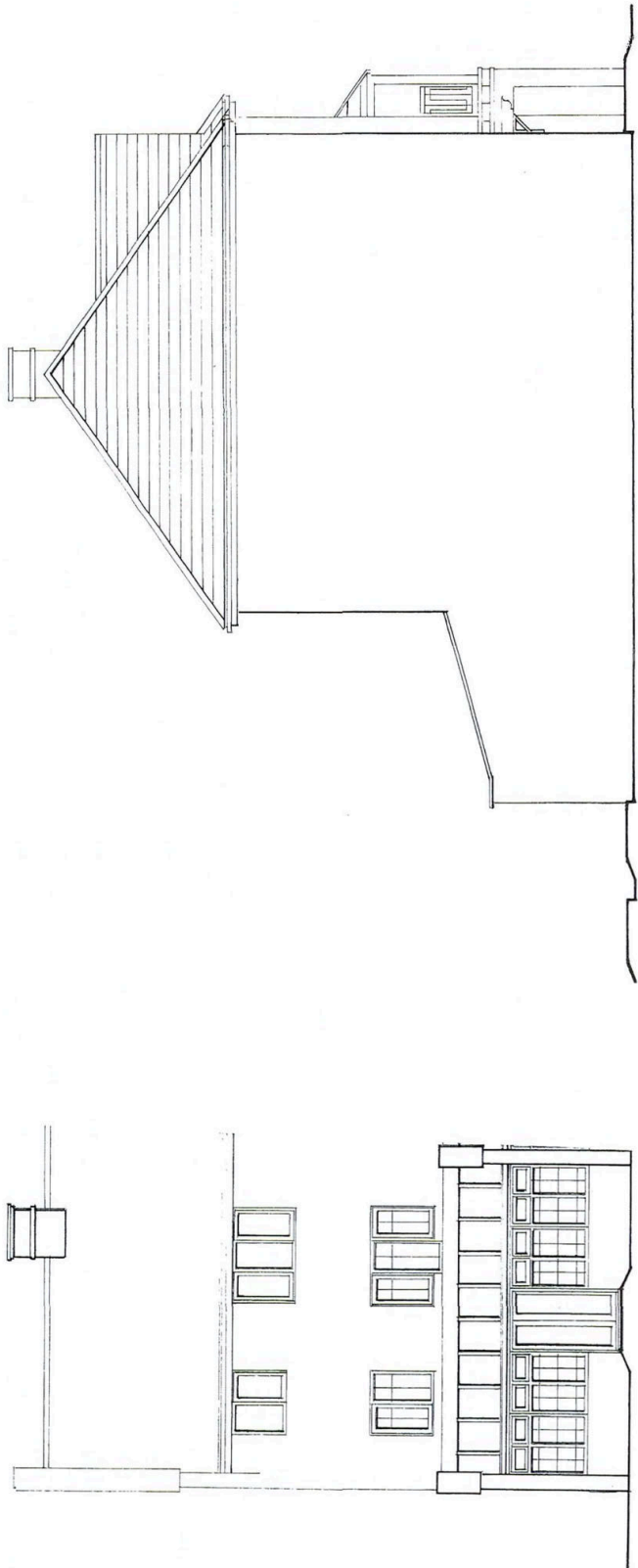


RAF Eastcote

date July 2010  
House Type 1396 + Conservatory size 1:100 @ A3  
Elevations  
Plot 261  
PI drawn by AT  
"5855WIM.WL/PL261/1396CONJ1"

**DHA Architecture**  
INCORPORATED  
DHA Architecture Ltd  
Blenkinsop Barr, Farnborough Park, Mill Lane, Farnborough, Hampshire, GU14 9DQ  
Tel: 0114 574 9568 Fax: 0118 924 9565  
www.dha-architects.co.uk  
Tel: 01256 481622 Fax: 01256 481676

RAF EASTCOTE



REAR ELEVATION

SIDE ELEVATION

**LIFETIME HOMES COMPLIANCE**

1. Parking space capable of withstanding to	Completed with - refer to site plan
2. Distance from the car parking space	Completed with - refer to site plan
3. Level of gently sloping approach to the	Will be accommodated as part of
4. Lifetime Home	detailed design
5. Accessible threshold - covered and lit	Will be accommodated as part of
6. Accessible communal stairs, lift,	detailed design
7. wheelchair accessible where provided	High
8. Width of doors and hall allow	Completed with
9. Turning circles for wheelchair in ground	Completed with
10. floor living room	Completed with
11. Living room (or family room) at	Completed with
12. entrance level	Completed with
13. Identified space for a temporary	Completed with
14. entrance level bed	Completed with
15. Accessible entrance level WC plus	Completed with - required drainage
16. opportunity for shower later	accommodated within detailed design
17. Walls able to take adaptations	Will be accommodated as part of
18. bedroo	detailed design
19. Identified space for future house lift to	Completed with
20. bedroom	Completed with
21. Easy route for a toilet from bedroom to	Completed with
22. bathroom	Completed with
23. Bathroom planned to give side access	Completed with
24. to WC and shower	Completed with
25. Low window sills	Completed with
26. Society, controls etc at a convenient	Completed with
27. height	Will be accommodated as part of
28. detailed design	detailed design

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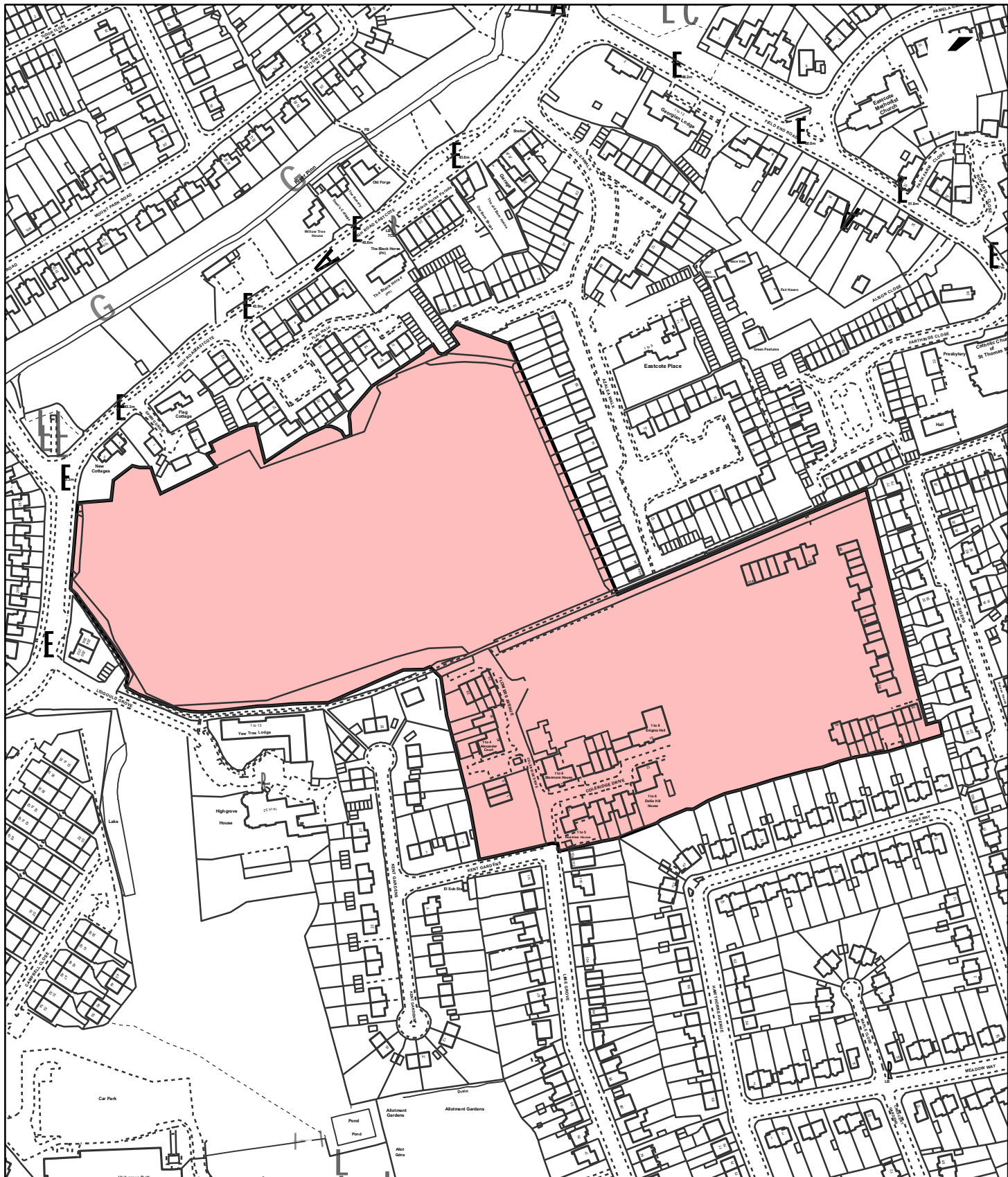


RAF Eastcote

date July 2010  
House Type 1396 + Conservatory  
Elevations  
Plot 261  
PI drawn by AT

\*5585/WIM/WJ/PL261/1396CON/EZ

DHA Architecture Ltd  
The Black Barn, Fairleigh Road,  
Brooklands Farm Business Park,  
Sunningwell, Berkshire RG40 3ZK  
Tel: 0118 891 8989 Fax: 0118 891 8985  
www.dha-arch.co.uk



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Site Address

**Land at former RAF Eastcote  
off Eastcote Road  
Eastcote**

Planning Application Ref:  
**10189/APP/2011/281**

Planning Committee  
**North** Page 149

Scale  
**1:3,000**

Date  
**March 2011**

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

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



**HILLINGDON**  
LONDON

## **Report of the Head of Planning & Enforcement Services**

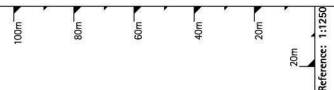
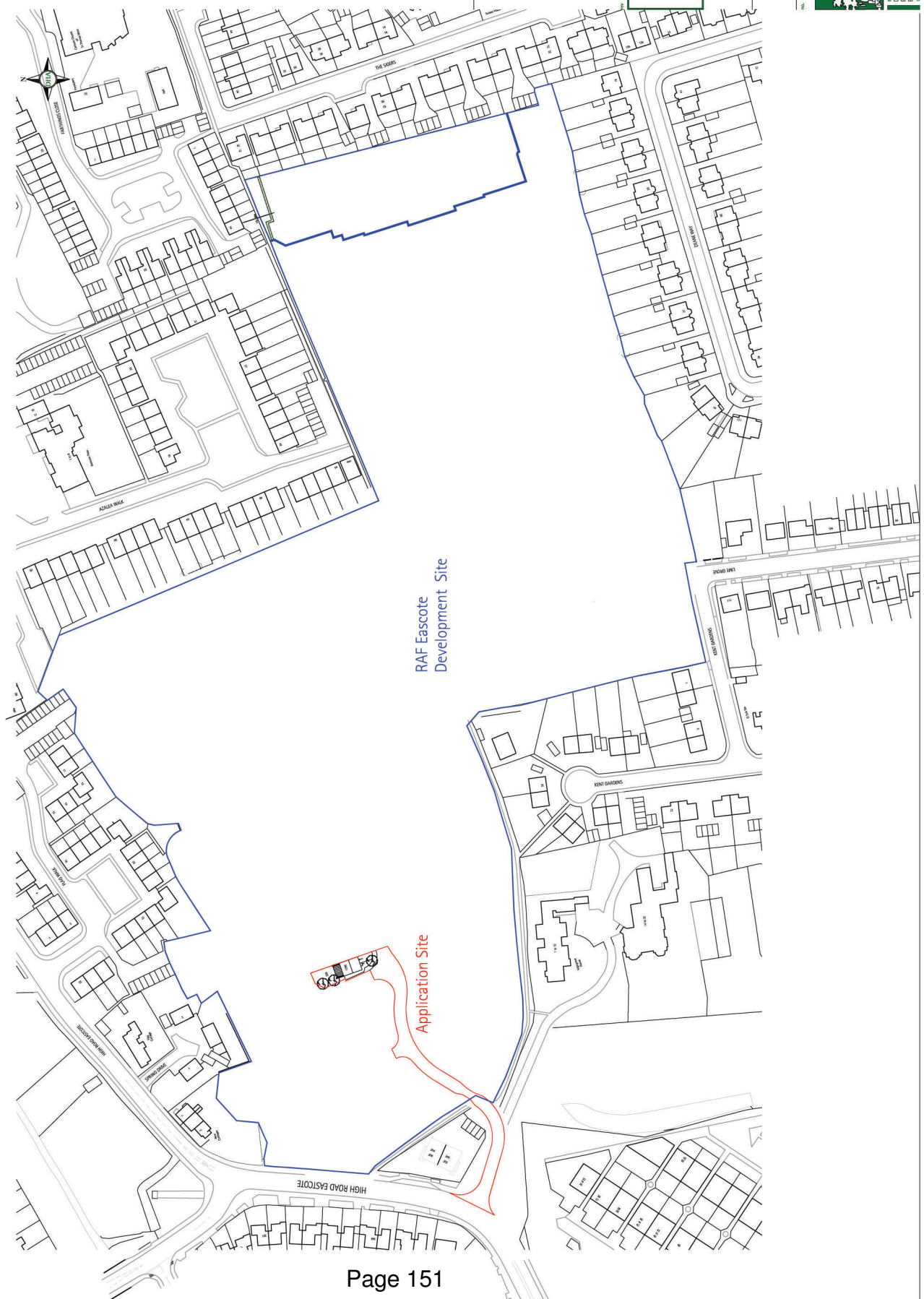
**Address** LAND AT FORMER RAF EASTCOTE, OFF EASTCOTE ROAD HIGH ROAD EASTCOTE

**Development:** Provision of glazed conservatory to plot 259 :Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

**LBH Ref Nos:** 10189/APP/2011/282

**Date Plans Received:** 09/02/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 15/02/2011



RAF Escorte

Location Plan  
 Proposed Development  
 Plot 259  
 5585/WIM.W./PLOT259/02

Issue date: January 2011  
 Scale: 1:1250 @ A2  
 Checked by: AT  
 Drawn by: AT

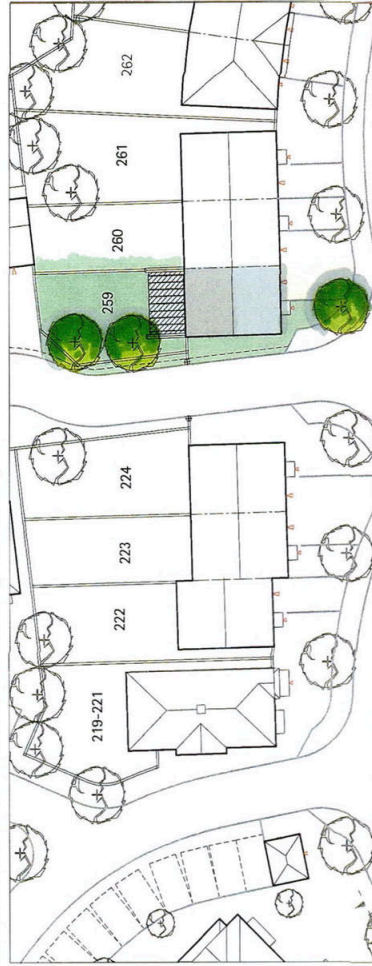
**DHIA Architectures**  
 11  
 The Blue Barn, Lancing Park,  
 Brooklands Farm, Lancing Park,  
 Birtley Lane, Birtley, Berkhshire, RG60 2JX  
 Tel: 01235 461202 Fax: 01235 461170



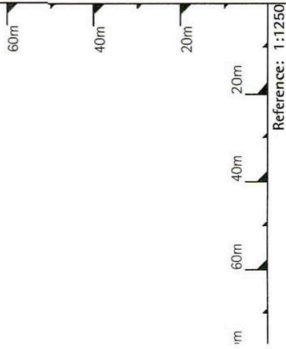
Planning Layout - 1:500 Scale (Plot 259)



Location Plan - 1:2500 Scale (Plot 259)



Block Plan - 1:500 Scale (Plot 259)



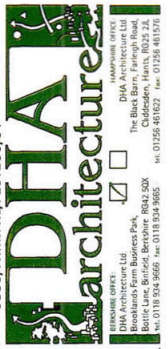
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Reference: 1:500  
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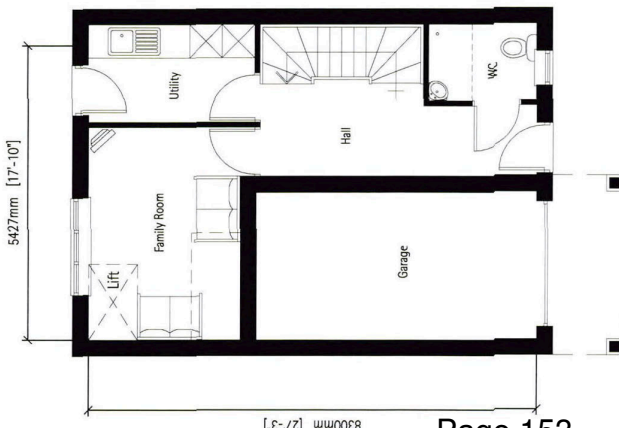


RAF Eastcote

Planning Layout & Location/  
Block Plan - Plot 259  
date: January 2011  
scale: 1:500 & 1:2500 @ A3  
checked by: PI drawn by: AT  
ref: 5585/WIM.W/L/PL0T259/01

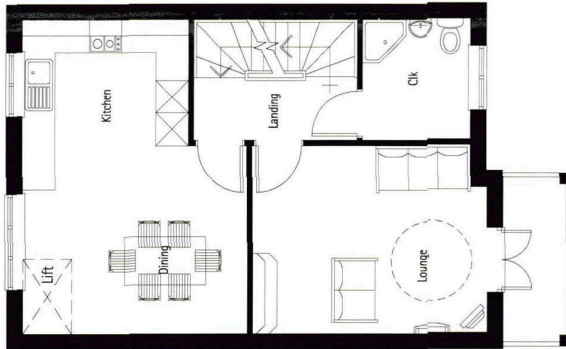






Ground Floor Plan

HOUSE TYPE: 1396  
1386 sq.ft  
128 m<sup>2</sup>



First Floor Plan



Second Floor Plan

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LIFETIME HOMES COMPLIANCE	
1. Parking space capable of widening to 2000mm	Complied with - refer to site plan
2. Access from the car parking space kept to a minimum	Complied with - refer to site plan
3. Level or gently sloping approach to the Lifetime Home	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lifts	N/A
6. Wheelchair accessible entrance provided	Complied with
7. Wheelchair accessible route to allow wheelchair access	Complied with
8. Turning circles for wheelchair in ground floor living room	Complied with
9. Living room for family room at entrance level	Complied with
10. Accessible entrance level WC plus opportunity for shower later	Complied with - required drainage accommodated within detailed design
11. Walks able to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house lift to be provided	Complied with
13. Easy route for a hoist from bedroom to bathroom	Complied with
14. Bathroom planned to give site access to WC and bath	Complied with
15. Low window sills	Complied with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design

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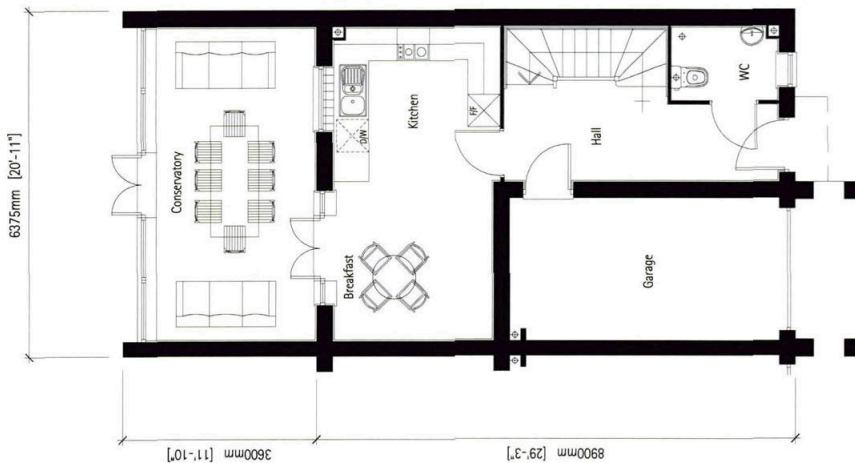
House Type 1396  
Floor Plans  
Plot 259  
PI drawn by AT

date January 2011  
scale 1:100@A3  
revised by

5585/WIM/WL/PLOT 259/1396/P1

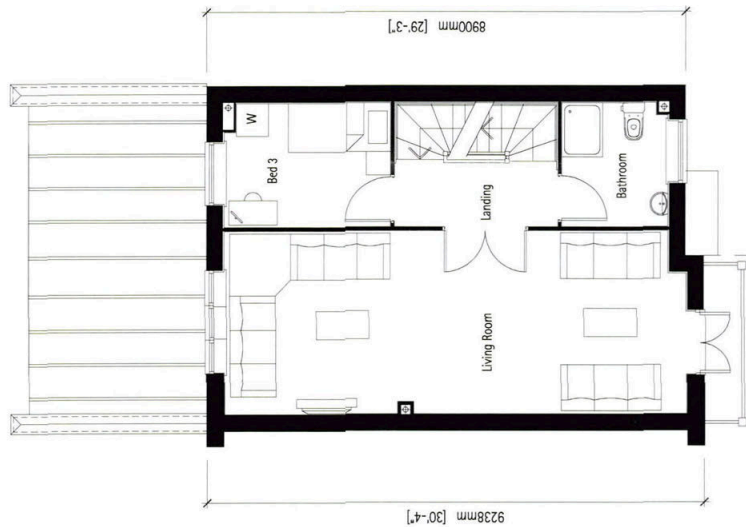
MEMBERSHIP OFFICE  
DHA Architectures Ltd  
The Bick Barrow Enterprise Park  
Brockton's Farm, Barrow Park,  
Cudestone, Herts, SG25 2JA  
Tel: 01753 934 966 Fax: 01753 481627  
www.dha-architectures.co.uk

Proposed 1396 with  
Conservatory added  
Floor Plans  
Plot : 259 - Opp

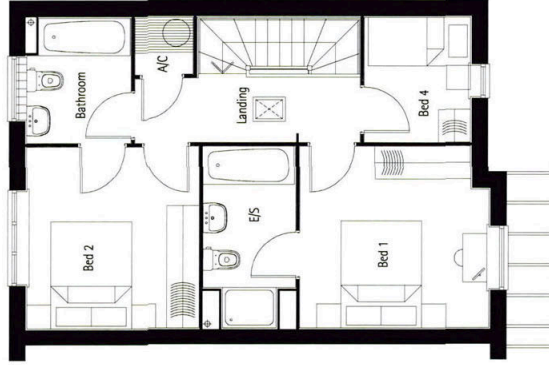


Ground Floor Plan

HOUSE TYPE:	1396
Ground Floor	51.58m <sup>2</sup> 556ft <sup>2</sup>
First Floor	49.00m <sup>2</sup> 528ft <sup>2</sup>
Second Floor	49.00m <sup>2</sup> 528ft <sup>2</sup>
Total GIA	149.58m <sup>2</sup> 1611ft <sup>2</sup>



First Floor Plan



Second Floor Plan

LIFETIME HOMES COMPLIANCE	
1. Parking space capable of widening to 3300mm	Complied with - refer to site plan
2. Distance from the car parking space kept to a minimum	Complied with - refer to site plan
3. Level or gently sloping approach to the Lifetime Home	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lift, etc. where appropriate provided	N/A
6. Width of accessible path follow wheelchair access	Complied with
7. Turning circles for wheelchair in ground floor living room	Complied with
8. Living room (or family room) at entrance level	Complied with
9. Temporary storage area for a temporary entrance bed	Complied with
10. Accessible entrance level WC plus opportunity for shower later	Complied with - required drainage accommodated within detailed design
11. Walls able to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house lift to be provided	Complied with
13. Easy route for a hoist from bedroom to bathroom	Complied with
14. Bathroom planned to give side access to WC and bath	Complied with
15. Low window sills	Complied with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design

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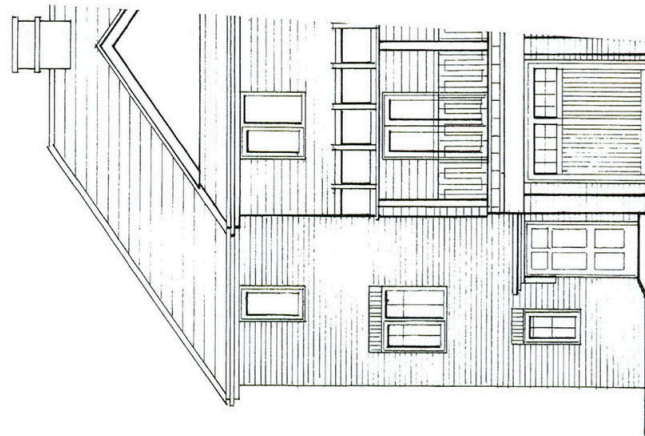
House Type: 1396 + Conservatory  
Floor Plans  
Plot 259  
date: JULY 2010  
scale: 1:100 @ A3  
checked by: PL  
designed by: AT

5585/WIM/WJ/P/259/1396CON/PT rev. 00

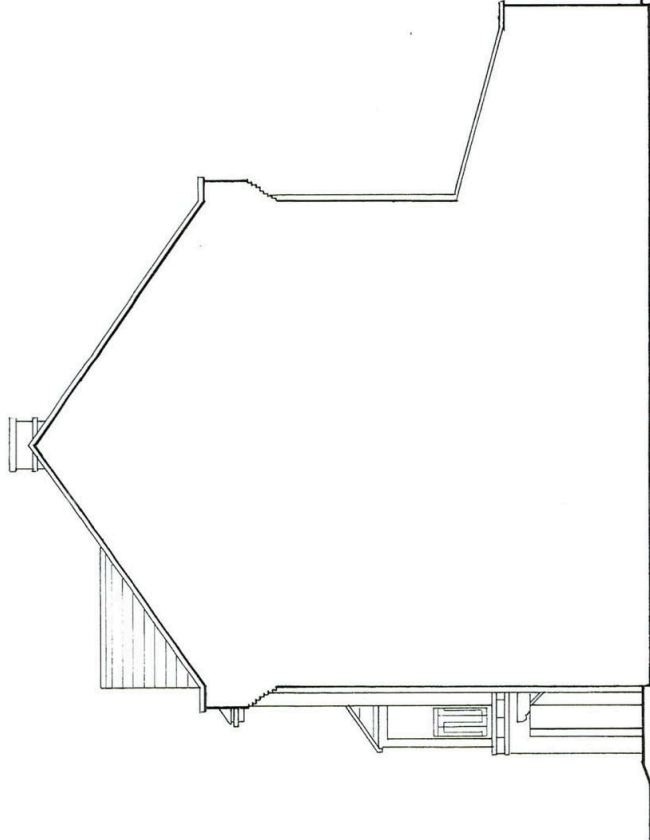
DHA ARCHITECTURE  
100 Brooklands Farm Business Park,  
Chislehurst, Havant, RG25 2JA  
Tel: 01329 481627 Fax: 01329 481576

RAF EASTCOTE

Proposed 1396 with  
Conservatory added  
Elevations  
Plot : 259 - Opp

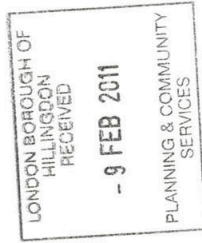


FRONT ELEVATION

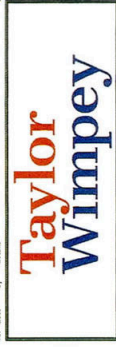


SIDE ELEVATION

LIFE TIME HOMES COMPLIANCE		
1. Parking space capable of widening to	Complied with - refer to site plan	
2. Distance from the car parking space kept to a minimum	Complied with - refer to site plan	
3. Level or gently sloping approach to the Lifetime Home	Will be accommodated as part of detailed design	
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design	
5. Accessible communal stairs, lift wheelchair accessible where provided	N/A	
6. Width of doors and hall allow wheelchair access	Complied with	
7. Turning circles for wheelchair in ground floor living room	Complied with	
8. Living room (or family room) at entrance level	Complied with	
9. Identified space for a temporary entrance level bed	Complied with	
10. Accessible entrance level WC plus opportunity for shower later	Complied with - required drainage accommodated within detailed design	
11. Walls able to take adaptations	Will be accommodated as part of detailed design	
12. Identified space for future house lift to bedroom	Complied with	
13. Easy route for a hoist from bedroom to bathroom	Complied with	
14. Bathroom planned to give side access to shower	Complied with	
15. Low window sills	Complied with	
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design	



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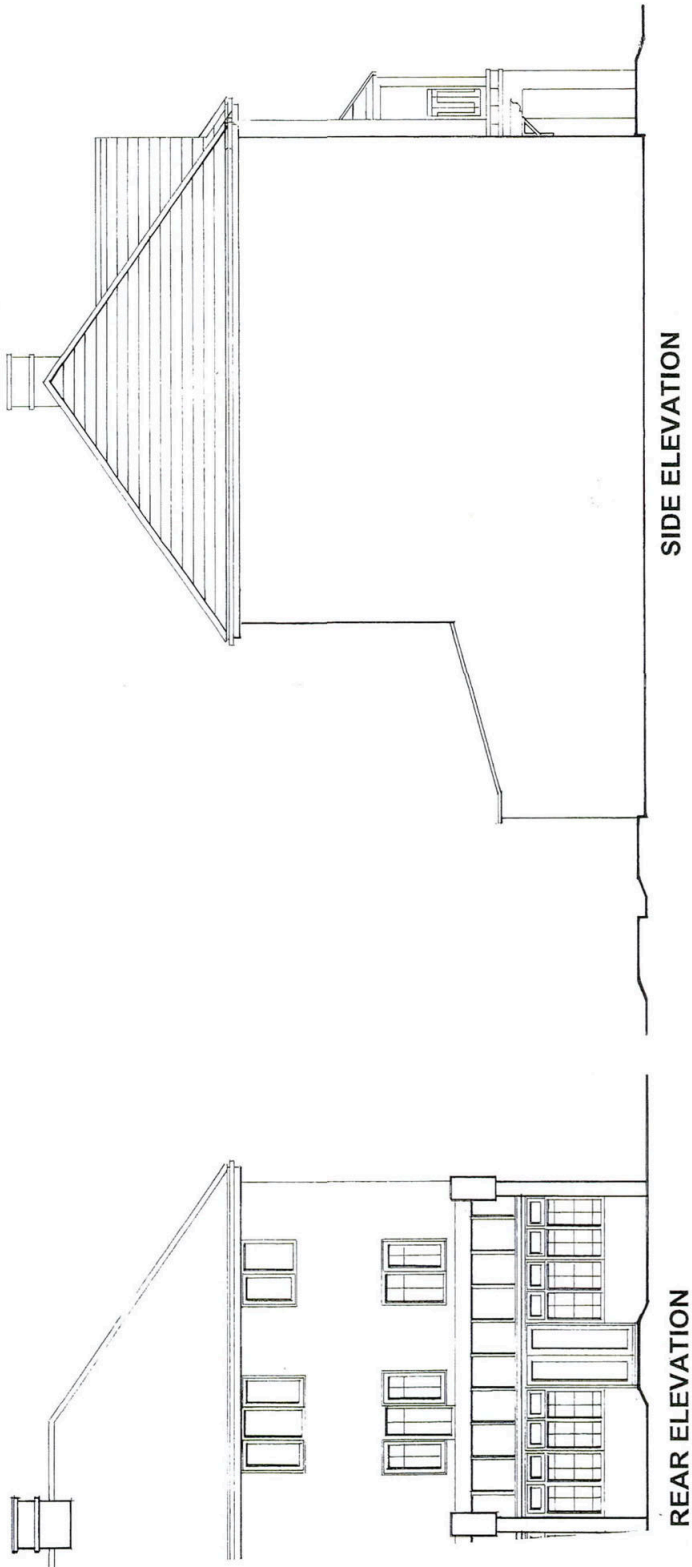
RAF Eastcote

date July 2010  
 House Type 1396 + Conservatory scale 1:100 @ A3  
 Elevations  
 Plot 259  
 issued by PJ drawn by AT

\*5585WIM/WJPL259/1396CON/E1 rev.

DHA Architecture Ltd  
 The Black Barn, Farnleigh Road,  
 Borehampton, Bristol, BS48 5DQ  
 Tel: 01175 834 8058 Fax: 01175 834 8665  
 www.dha-architects.co.uk

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**LIFETIME HOMES COMPLIANCE**

1. Parking space capable of widening to 3300mm	Complied with - refer to site plan
2. Distance from the car parking space kept to a minimum	Complied with - refer to site plan
3. Footway sloping approach to the kerb	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lift wheelchair accessible where provided	N/A
6. Width of doors and hall allow wheelchair access	Complied with
7. Turntable for wheelchair in ground floor living room	Complied with
8. Living room (or family room) at entrance level	Complied with
9. Identified space for a temporary entrance and boot	Complied with
10. Access to WC plus opportunity for shower later	Complied with - required drainage accommodated within detailed design
11. Walls able to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house lift to bedroom	Complied with
13. Any route for a lift from bedroom to WC and bath	Complied with
14. Bathroom planned to give side access	Complied with
15. Low window sills	Complied with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design

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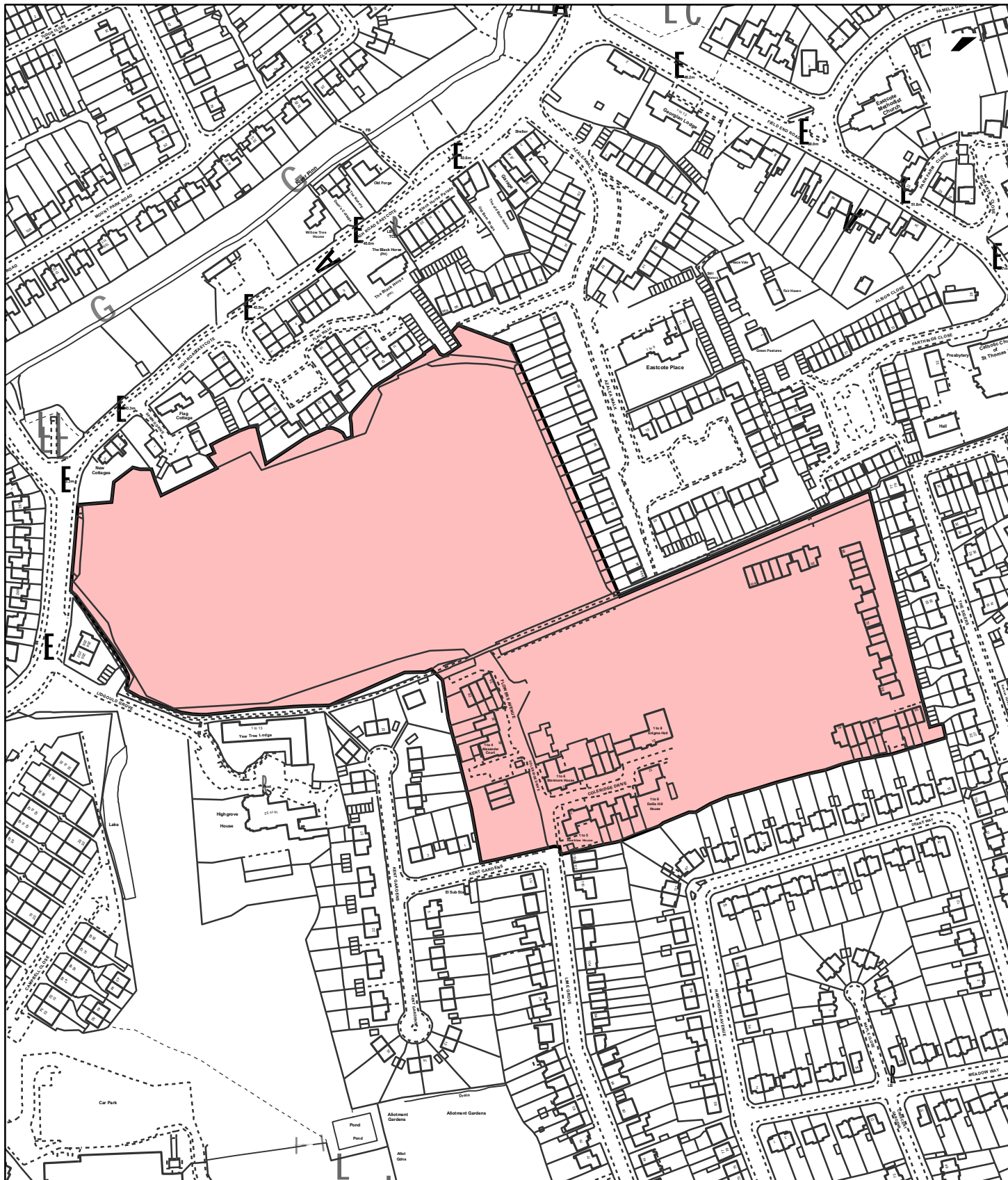
**Taylor Wimpey**

RAF Eastcote


House Type 1396 - Conservatory  
Elevation  
Plot 259  
5585/WIM/WJ/P/259/1396CON/E2  
date July 2010  
scale 1:100 @ A3  
checked by PJ  
drawn by AT

**DHA Architecture**  
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DHA ARCHITECTURE  
The Block, Brunel Road  
Bore Lane, Brunel, Berkshire, RG42 5DQ  
Tel: 0118 934 9688 Fax: 0118 934 9665  
www.dha-arch.co.uk  
DHA ARCHITECTURE  
150, The Quadrant  
Calden, Herts, SG25 2JA  
Tel: 01256 461077 Fax: 01256 461076

RAF EASTCOTE



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Site Address

**Land at former RAF Eastcote  
off Eastcote Road  
Eastcote**

Planning Application Ref:  
**10189/APP/2011/282**

Planning Committee  
**North** Page 157

Scale  
**1:3,000**

Date  
**March 2011**

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

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



**HILLINGDON**  
LONDON

## **Report of the Head of Planning & Enforcement Services**

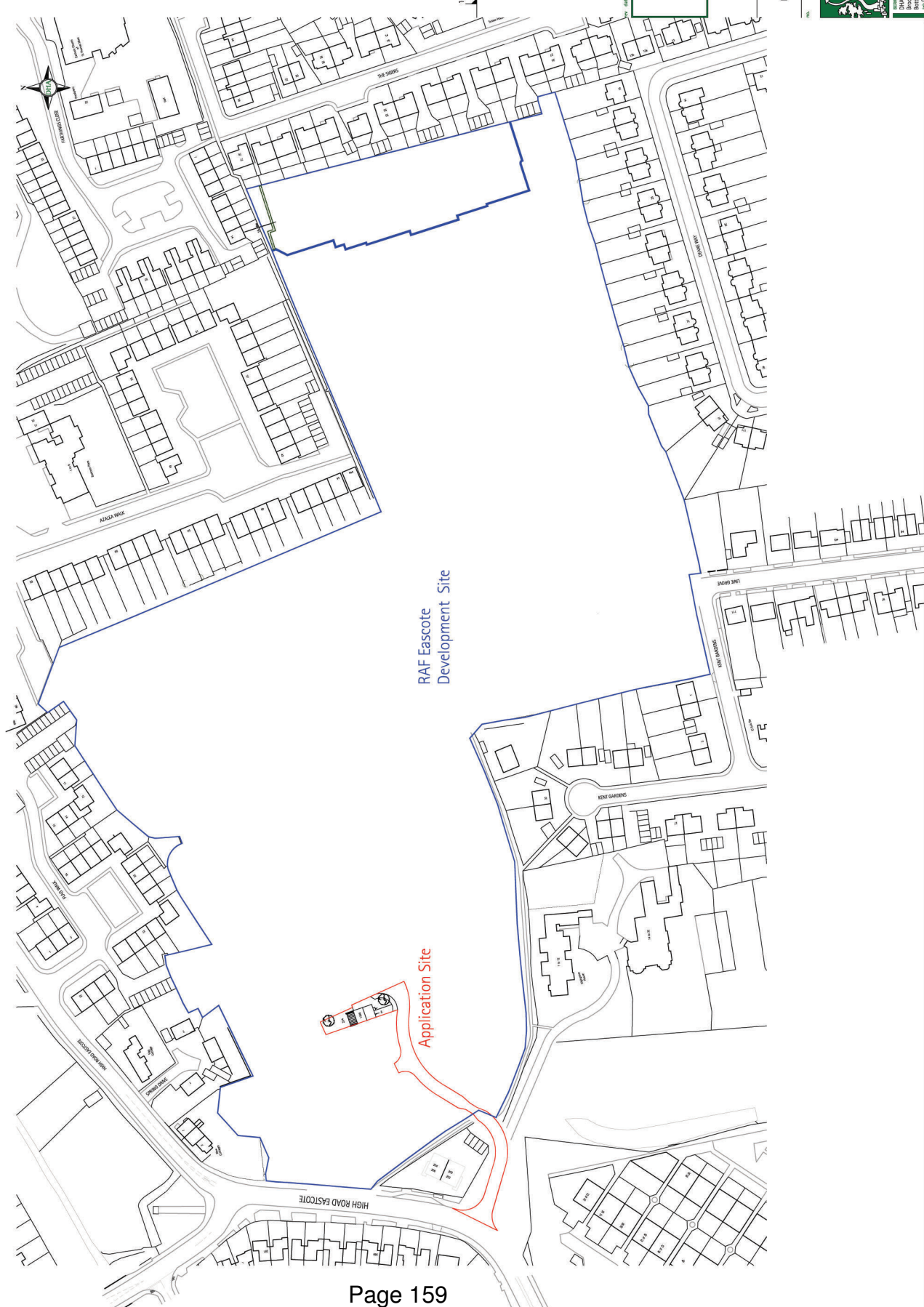
**Address** LAND AT FORMER RAF EASTCOTE, OFF EASTCOTE ROAD HIGH ROAD EASTCOTE

**Development:** Provision of glazed conservatory to plot 224 : Application to vary parts of the approved layout under Reserved Matters approval ref: 10189/APP/2007/3046 Dated 13/03/2008: (Details of siting, design, external appearance and landscaping in compliance with condition 2 of outline planning permission ref: 10189/APP/2007/3383 Dated 21/02/2008: Residential development.)

**LBH Ref Nos:** 10189/APP/2011/283

**Date Plans Received:** 09/02/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 15/02/2011



100m 80m 60m 40m 20m  
 100m 80m 60m 40m 20m  
 Reference: 117250



RAF Eastcote

Location Plan  
 Proposed Development  
 Plot 224  
 5585/WIM.W./PLOT224/02

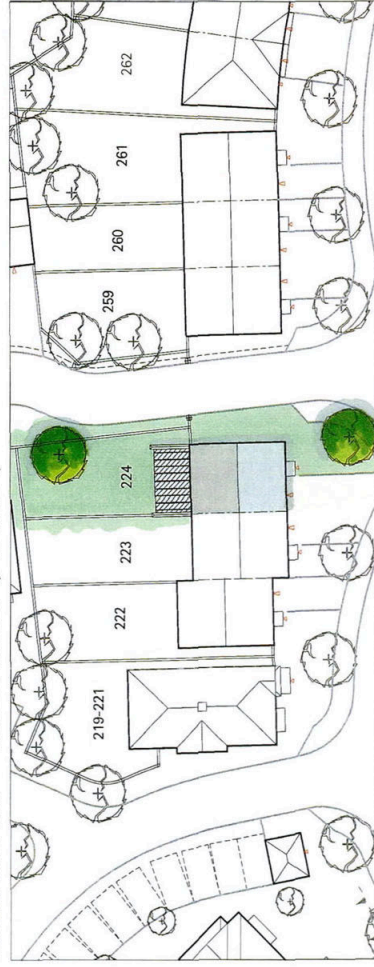
Issue date: January 2011  
 Scale: 1:1250 @ A2  
 Checked by: AT

**DHA**  
 Architecture

Architects:  
 DHA Architecture Ltd  
 The Swan Barn, Lancing Park,  
 Brooklands Farm, Lancing Road,  
 Colchester, Essex, CO3 2JL  
 Tel: 01206 461202 Fax: 01206 461210



Location Plan - 1:2500 Scale (Plot 224)



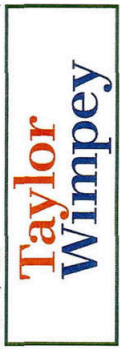
Block Plan - 1:500 Scale (Plot 224)



Planning Layout - 1:500 Scale (Plot 224)

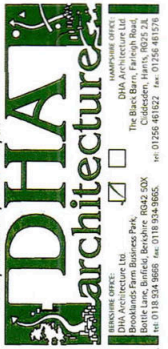
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Reference: 1:500  
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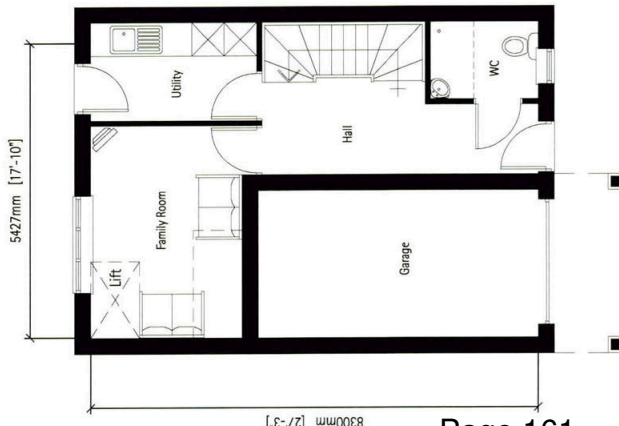
RAF Eastcote  
date: January 2011  
scale: 1:500 & 1:2500 @ A3  
checked by: AT

Planning Layout & Location/  
Block Plan - Plot 224  
5585/WIM.W.I/PLOT224/01



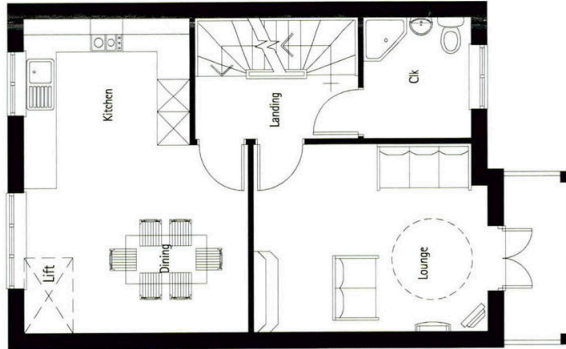


Existing 1396  
Floor Plans  
Plot : 224 - As

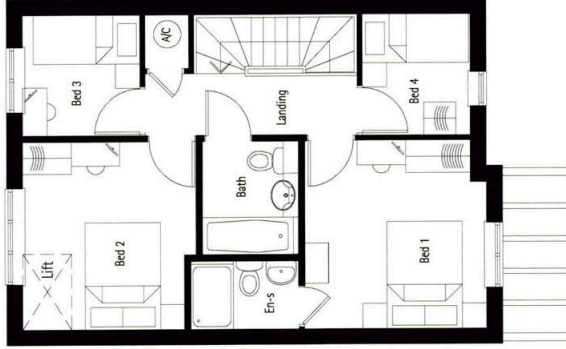


Ground Floor Plan

HOUSE TYPE: 1396  
1386 sq.ft.  
129 m<sup>2</sup>



First Floor Plan



Second Floor Plan

LONDON BOROUGH OF  
HILLINGDON  
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SERVICES

LIFETIME HOMES COMPLIANCE	Completed with - refer to site plan
1. Parking space capable of widening to a minimum	Completed with - refer to site plan
2. Distance from the car parking space kept to a minimum	Completed with - refer to site plan
3. Level or gently sloping approach to the Lifetime Home	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible compact stairs, lifts, wheelchair accessible spaces, wheelchair accessible showers	N/A
6. Width of doors and hall allow wheelchair access	Completed with
7. Turning circles for wheelchair in ground floor living room	Completed with
8. Living room for family room at entrance level	Completed with
9. Space for a temporary entrance level bed	Completed with
10. Accessible entrance level plus opportunity for shower later	Completed with - required drainage accommodated within detailed design
11. Walls able to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house lift to bedroom	Completed with
13. Easy route for a hoist from bedroom to bathroom	Completed with
14. Bathroom planned to give side access to WC and shower	Completed with
15. Low windowsills	Completed with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design

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rev date by details



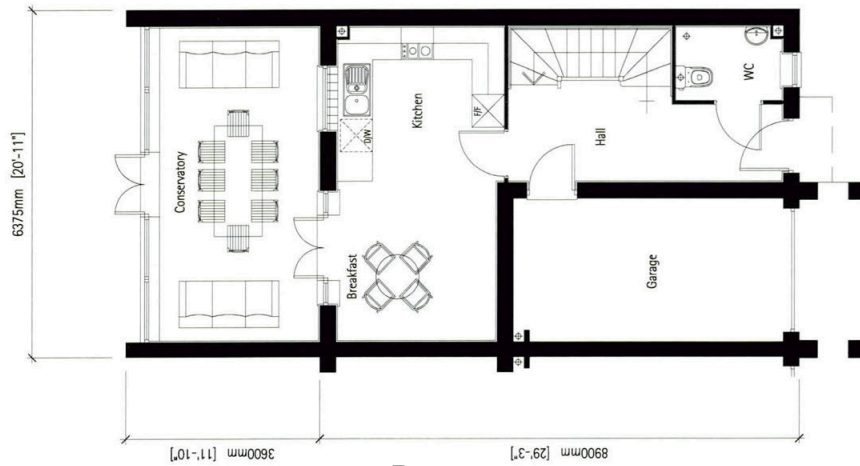
RAF Eastcote

House Type 1396  
Floor Plans  
Plot 224  
date January 2011  
scale 1:100@A3  
checked by PI  
drawn by AT



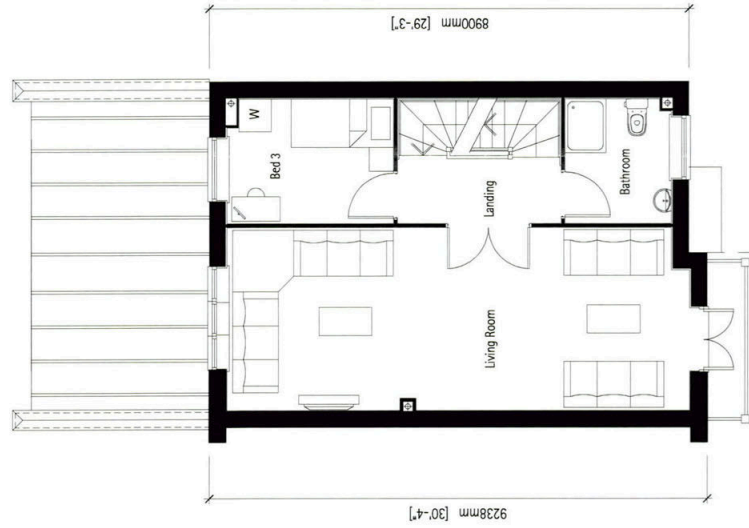
RAF EASTCOTE

Proposed 1396 with  
Conservatory added  
Floor Plans  
Plot : 224 - As

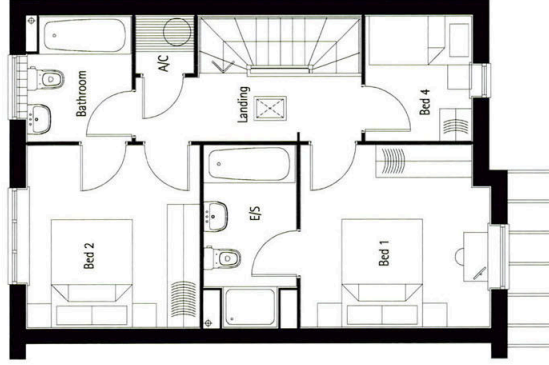


Ground Floor Plan

HOUSE TYPE:	1396
Ground Floor	51.6m <sup>2</sup> 556R <sup>2</sup>
First Floor	49.0m <sup>2</sup> 528R <sup>2</sup>
Second Floor	49.0m <sup>2</sup> 528R <sup>2</sup>
Total GIA	149.68m <sup>2</sup> 1611R <sup>2</sup>



First Floor Plan



Second Floor Plan

LIFETIME HOMES COMPLIANCE		
1. Parking space capable of widening to 3300mm from the car parking space legs to a minimum	Completed with - refer to site plan	Completed with - refer to site plan
2. Level or gently sloping approach to the Lifetime Home	Will be accommodated as part of detailed design	Will be accommodated as part of detailed design
3. Accessible threshold - covered and lit	N/A	N/A
4. Accessible communal stairs, lift, ramps, etc. where provided	Completed with	Completed with
5. Paths of travel that allow wheelchair access	Completed with	Completed with
6. Turning circles for wheelchair in ground floor living room	Completed with	Completed with
7. Living room (or family room) at entrance level	Completed with	Completed with
8. Temporary entrance bed	Completed with - required drainage accommodated within detailed design	Will be accommodated as part of detailed design
9. Accessible entrance level WC plus opportunity for shower later	Will be accommodated as part of detailed design	Completed with
10. Walls able to take adaptations	Completed with	Completed with
11. Identified space for future house lift to bathroom	Completed with	Completed with
12. Easy route for a hoist from bedroom to bathroom	Completed with	Completed with
13. Bathroom planned to give side access to WC and bath	Completed with	Completed with
14. Low window sills	Completed with	Completed with
15. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design	Will be accommodated as part of detailed design



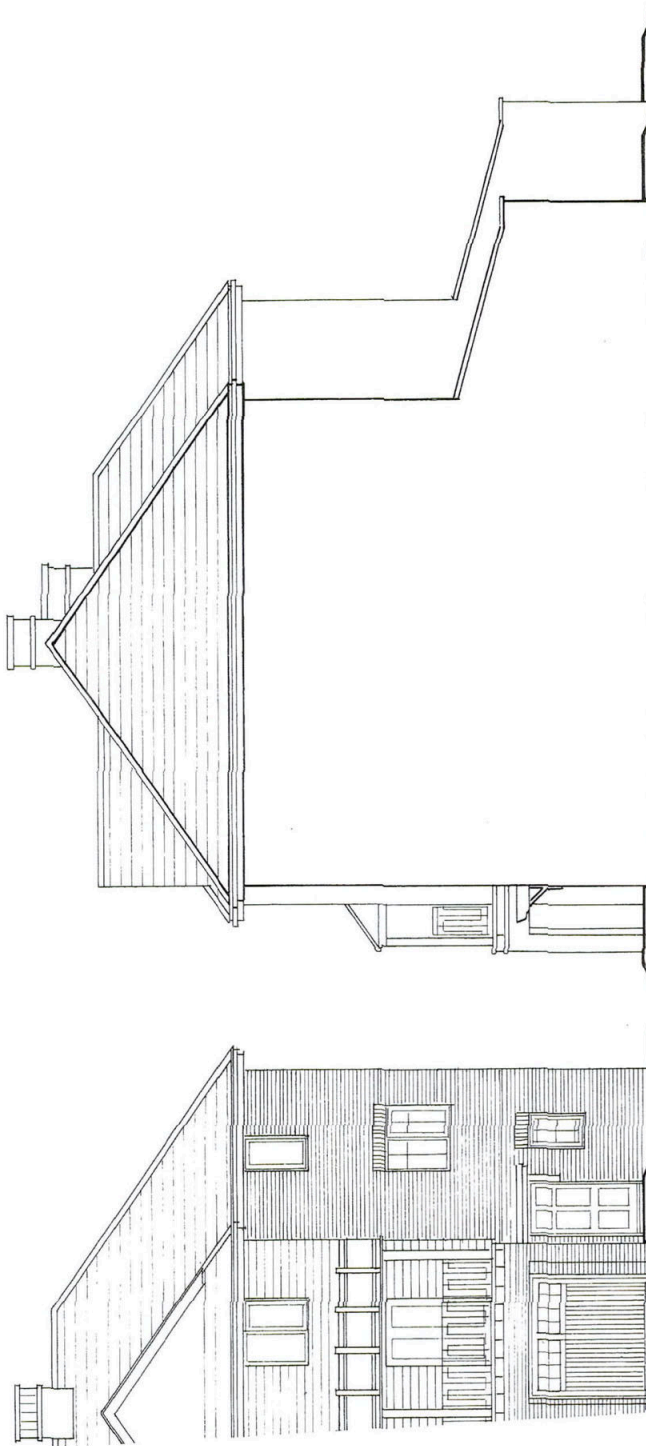
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 rev. date by details



RAF Eastcote

House Type 1396 + Conservatory  
 Floor Plans  
 Plot 224  
 checked by PI  
 issued by AT  
 July 2010  
 1:100 @ A3  
 55585/WIM/WL/PL/224/1396CON/PI rev.





FRONT ELEVATION

SIDE ELEVATION

LIFETIME HOMES COMPLIANCE	
1. Parking space capable of widening to 3000mm	Complied with - refer to site plan
2. Distance from the car parking space kept to a minimum	Complied with - refer to site plan
3. Level of partly sloping approach to the house	Will be accommodated as part of detailed design
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design
5. Accessible communal stairs, lift, wheelchair accessible where provided	N/A
6. Width of doors and hall allow wheelchair access	Complied with
7. Ramps and wheelchair in ground floor living room	Complied with
8. Living room (for family room) at entrance level	Complied with
9. Identified space for a temporary entrance level	Complied with
10. Accessible level WC plus accessibility for showering	Complied with - detailed design
11. Walls able to take adaptations	Will be accommodated as part of detailed design
12. Identified space for future house lift to bedroom	Complied with
13. Easy route for a hoist from bedroom to WC and bath	Complied with
14. Bathroom planned to give side access to WC and bath	Complied with
15. Low window sills	Complied with
16. Sockets, controls etc. at a convenient height	Will be accommodated as part of detailed design

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rev date by detail

**Taylor Wimpey**

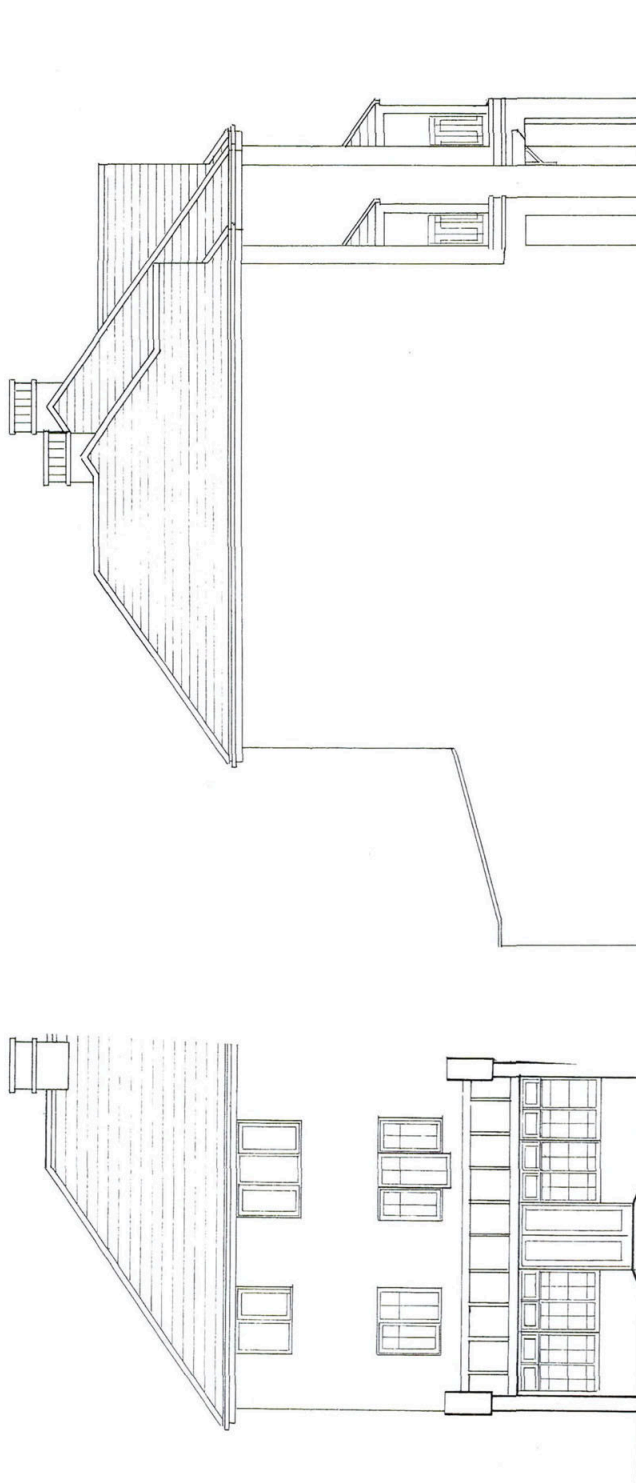
RAF Eastcote

House Type 1396 + Conservatory user July 2010  
Elevations 1:100 @ A3  
Plot 224  
checked by PI drawn by AT  
\*5585/WIM/WJ/P1224/1396CON/E1

**DHA Architecture**  
DHA Architecture Ltd  
The Black Barn, Fairleigh Road,  
Blenkins Farm Business Park,  
Hillingdon, Uxbridge, Middlesex UB8 3PH  
Tel: 0189 534 8968 Fax: 0189 534 8965  
www.dha-arch.co.uk

RAF EASTCOTE

LIFETIME HOMES COMPLIANCE		
1. Any long spaces capable of widening to	Completed with - refer to site plan	
2. Distance from the car parking space kept to a minimum	Completed with - refer to site plan	
3. Level or gently sloping approach to the Lifetime Home	Will be accommodated as part of detailed design	
4. Accessible threshold - covered and lit	Will be accommodated as part of detailed design	
5. Accessible communal stairs, lift wheelchair accessible where provided	N/A	
6. Width of doors and hall allow wheelchair access	Completed with	
7. Turning circles for wheelchair in ground floor living room	Completed with	
8. Living room per family room fit	Completed with	
9. Identified space for a temporary entrance level bed	Completed with	
10. Accessible entrance level W/C plus opportunity for shower later	Completed with - required drainage accommodated within detailed design	
11. Walls able to take adaptations	Will be accommodated as part of detailed design	
12. Identified space for future house lift to bedroom	Completed with	
13. Easy route for a hoist from bedroom to bathroom	Completed with	
14. Rooms designed to give side access to W/C/bath	Completed with	
15. Low window sills	Completed with	
16. Scooters, controls etc. at a convenient height	Will be accommodated as part of detailed design	



REAR ELEVATION

SIDE ELEVATION

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rev date by details



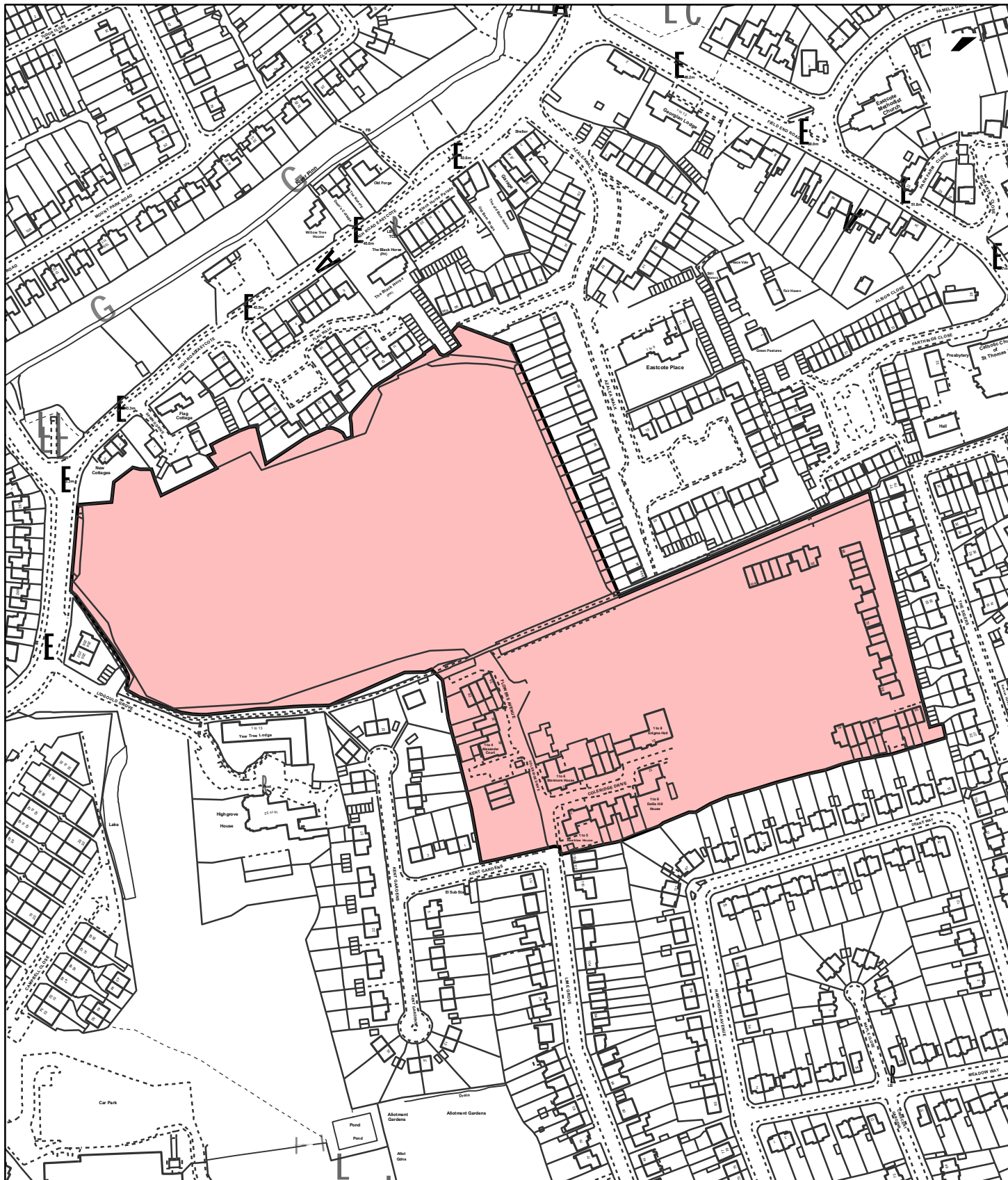
RAF Eastcote



House Type 1396 + Conservatory  
Elevations  
Plot 224  
Date July 2010  
Scale 1:100 @ A3  
PI drawn by AT

#585/WIM/WL/PL224/1396CON/E2

PROFESSIONAL OFFICE  
DHA Architecture Ltd.  
The Wood Barn Farm, Park Road,  
Bore Lane, Boreham, Boreham, Essex, SS9 5LJ  
Tel: 01776 541522 Fax: 01776 541523  
Mobile: 0118 934 9665 Fax: 0118 934 9665

RAF EASTCOTE



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	<p>Planning Application Ref:</p> <p><b>10189/APP/2011/283</b></p>	<p>Scale</p> <p><b>1:3,000</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North</b> Page 165</p>	<p>Date</p> <p><b>March 2011</b></p>	

## **Report of the Head of Planning & Enforcement Services**

**Address** 11 MOOR PARK ROAD NORTHWOOD

**Development:** Erection of a first floor side extension, part two single, part single storey rear extensions, and conversion of roofspace to habitable use involving the erection of a rear dormer and 4 side rooflights, alterations to front elevation, installation of additional vehicular entrance and crossover to front and alterations to driveway.

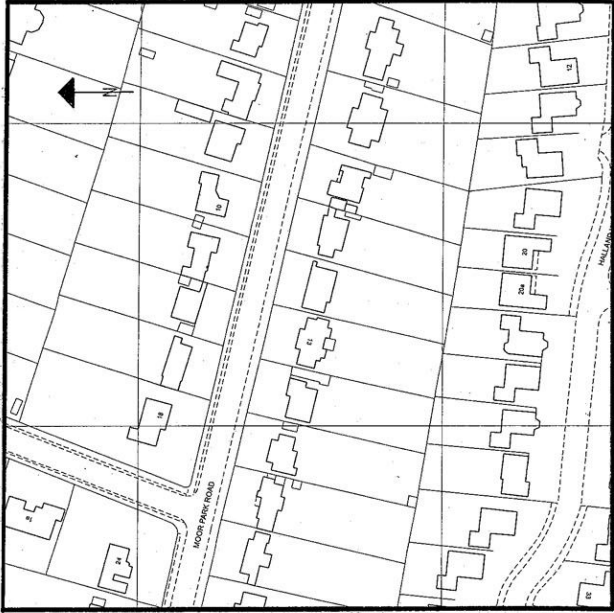
**LBH Ref Nos:** 60973/APP/2010/2746

**Date Plans Received:** 26/11/2010

**Date(s) of Amendment(s):** 26/11/2010

**Date Application Valid:** 08/12/2010

24/01/2011



SITE LOCATION 1:1250

B - 500 '11 - ROSE PONS OVERSEEN  
 A - DEC. 10 - CASH/SPRUE OVERSEEN/ALS APPROVED

# Home Plans

Church Gardens, Church Hill, Haverfield, Middle. 9109 6001  
 Tel & Fax: 01895 822488

CLIENT: MR & MRS RASHID

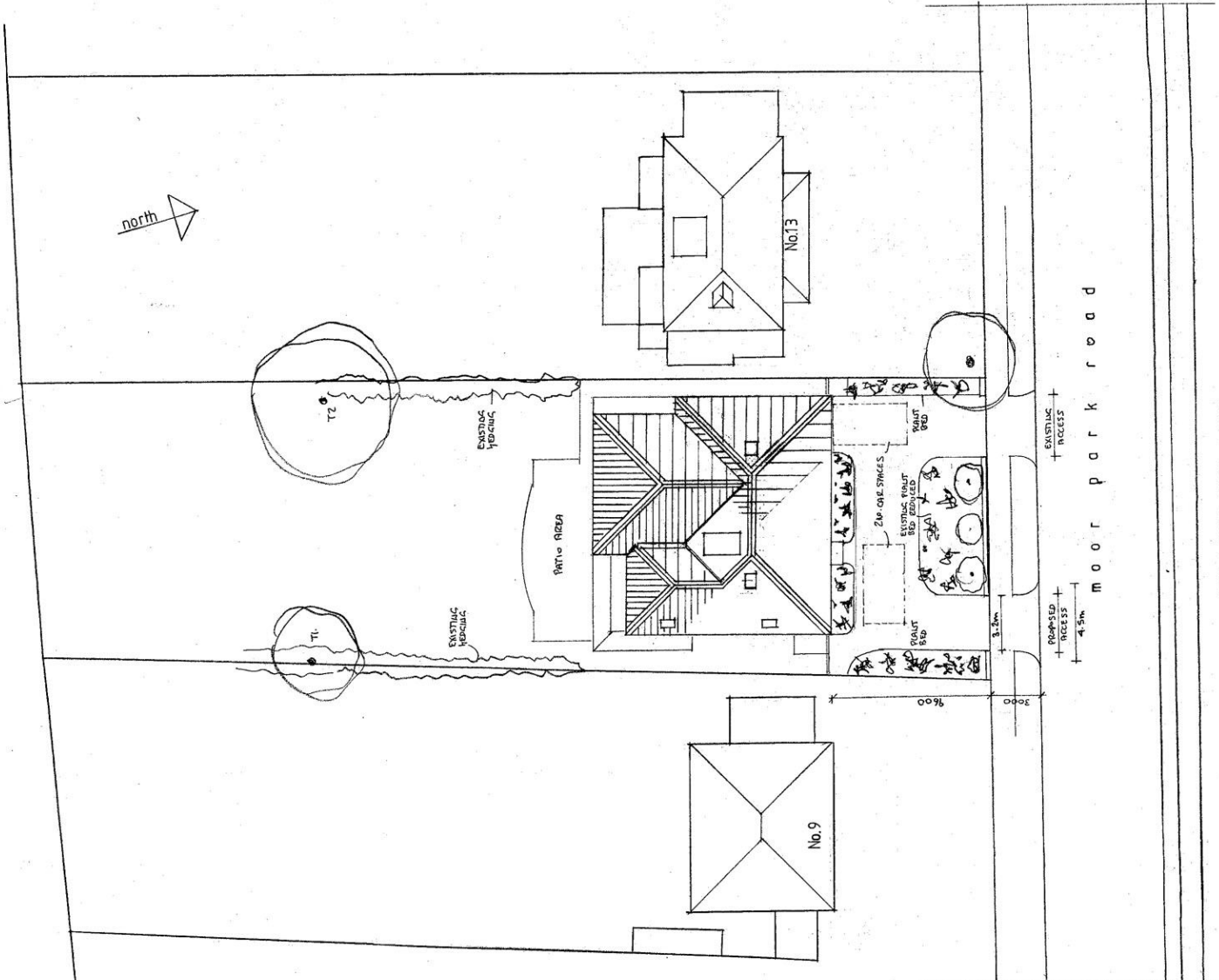
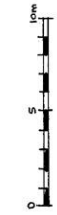
PROJECT: 11 MOOR PARK ROAD  
 NORTHWOOD

date: OCT. 10 drawn:

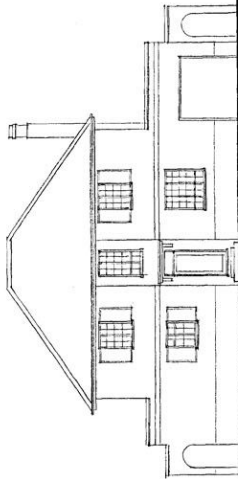
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Drwg. No: 153613a

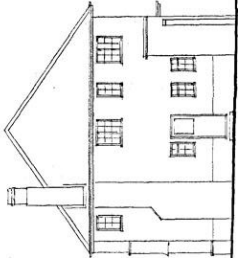
DESIGN PROPOSAL



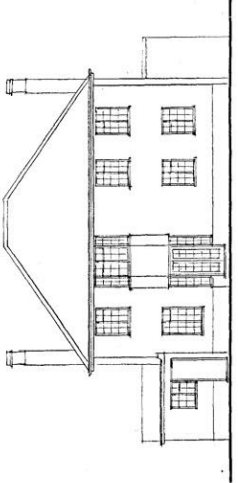
SITE LAYOUT PLAN 1:200



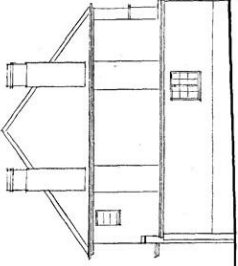
FRONT VIEW



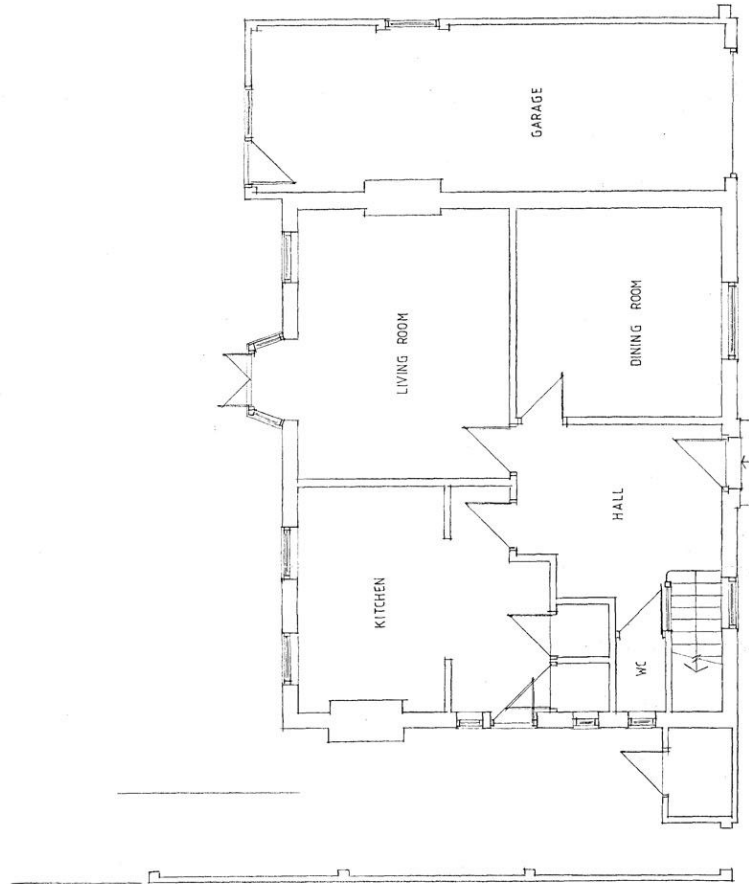
SIDE VIEW TO NO.9



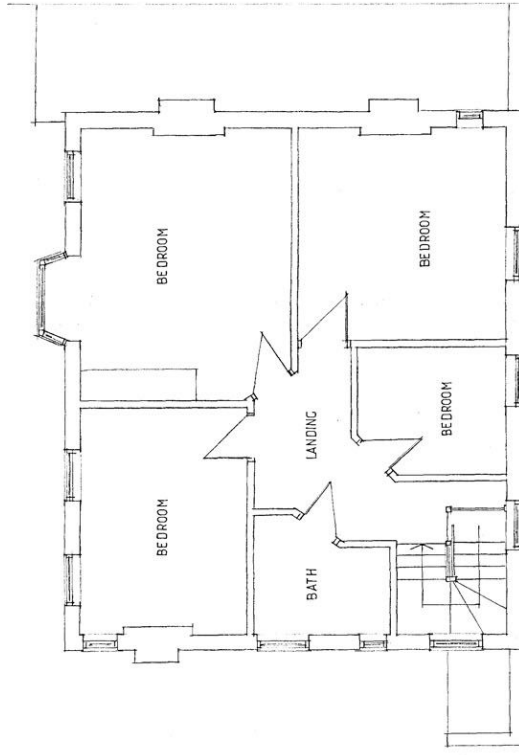
REAR VIEW



SIDE VIEW TO NO.13



GROUND FLOOR PLAN



FIRST FLOOR PLAN

# Home Plans

Chuck Gardner, Chuck Gardner, Sheffield, Middle, Q149 6DQ1  
Tel & Fax: 01952 829488

CLIENT: MR & MRS RASHID

PROJECT: 11 MOOR PARK ROAD

NORTHWOOD

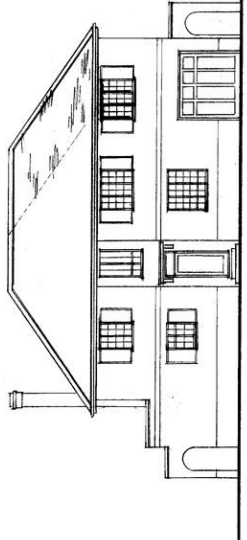
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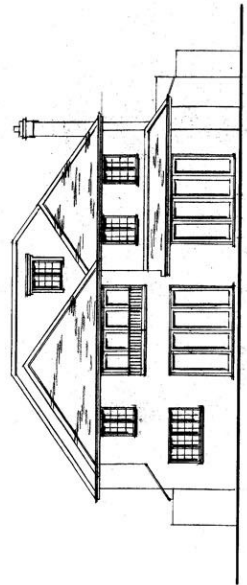
Proj. No: 153611  
EXISTING BUILDING



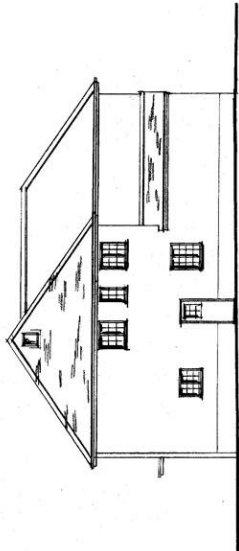




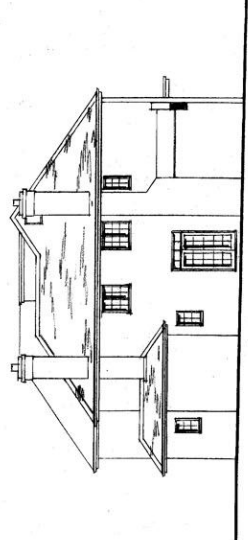
FRONT VIEW



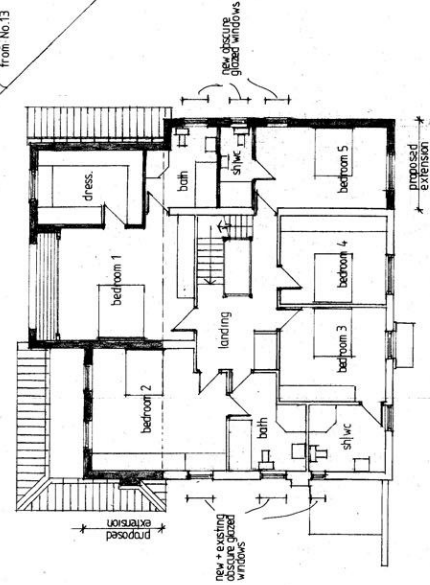
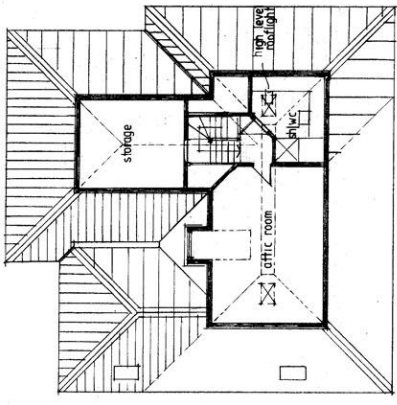
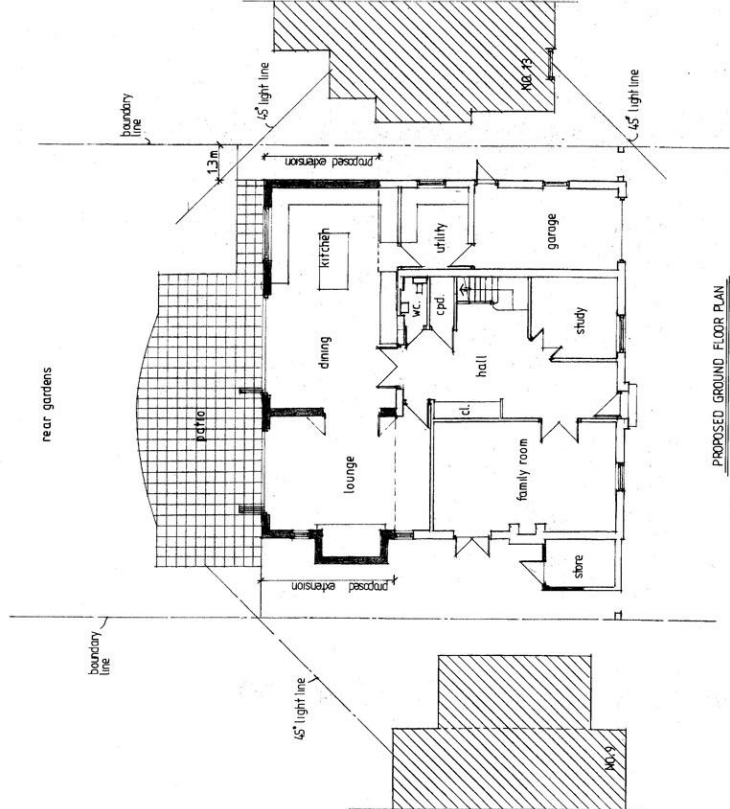
REAR VIEW



SIDE VIEW TO NO.13



SIDE VIEW TO NO. 9



**homeplans**  
Church Gardens, Church Hill, Hatfield, Middlesex UB9 8DU  
T: 01895 822488 F: 01895 822488  
E: patrick@homeplans.com

CLIENT: MR & MRS RASHID

PROJECT: 11 MOOR PARK ROAD, NORTHWOOD

TITLE: DESIGN PROPOSAL

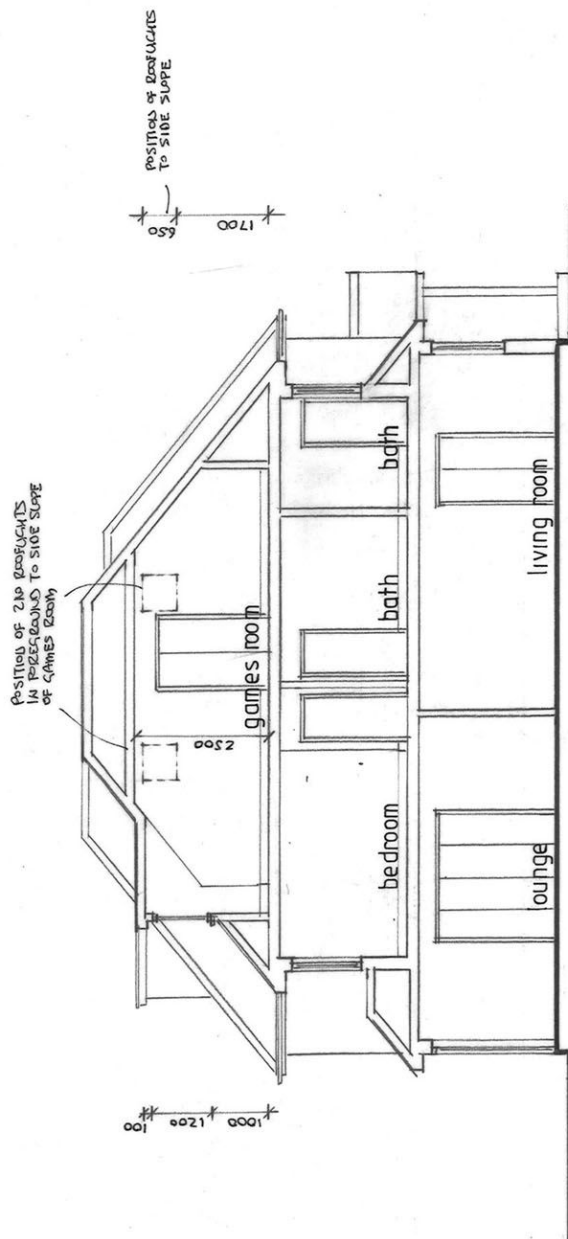
DATE: JAN 2011

SCALE: 1:100 AT A1

DRAWING:

DRG NO: 153615





BUILDING CROSS SECTION 1:100

# Home Plans

Church Gardens, Church Hill, Stonefield, Middle. Q189 6DA1  
Tel & Fax: 01895 822488

CLIENT: MR & MRS RASHID .

PROJECT: 11 MOOR PARK ROAD  
NORTHWOOD

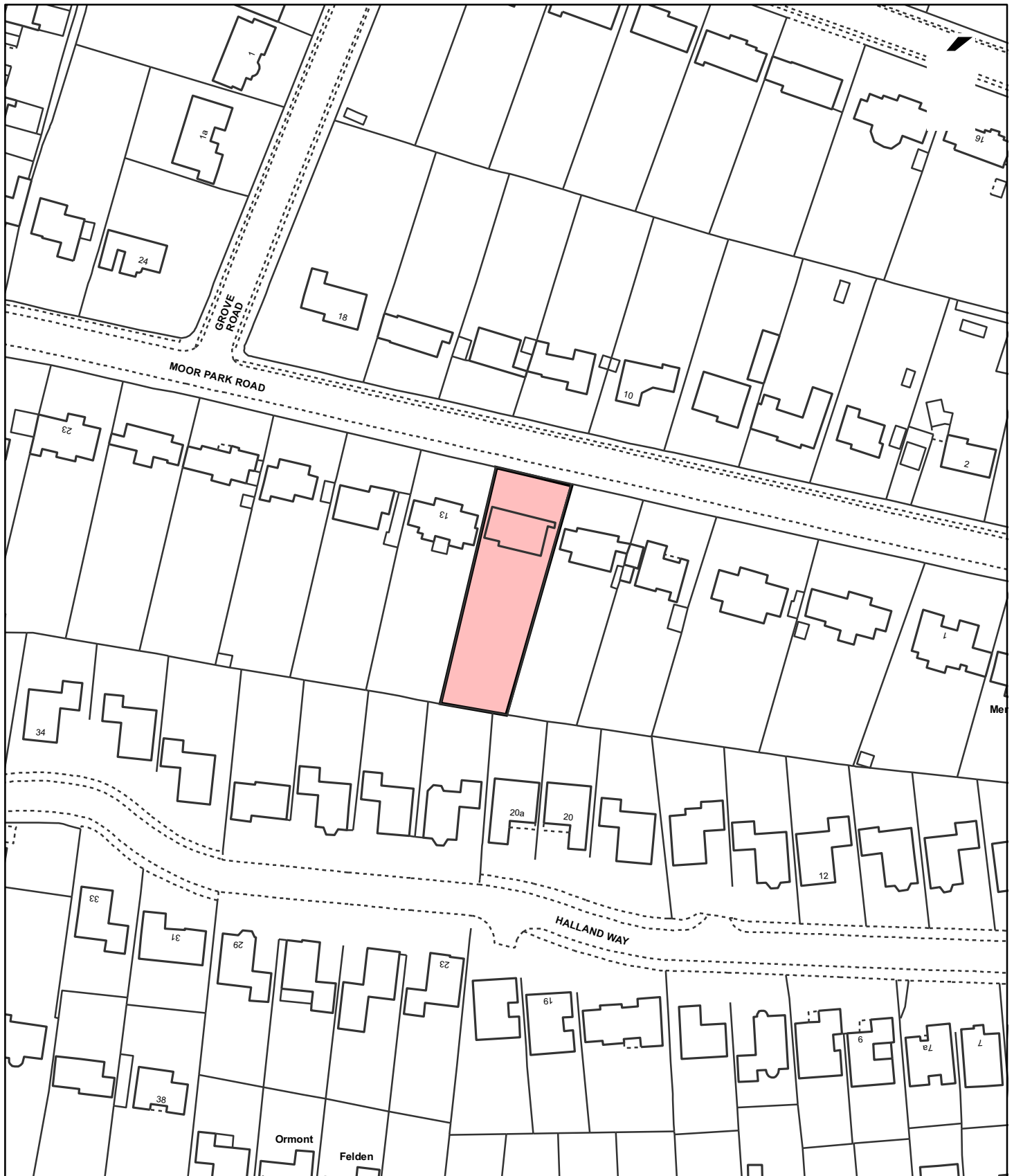
date: DEC. 10 drawn: *[Signature]*

scale: 1:100 AT A2

Dwg. No: 1536 | 4

DESIGN PROPOSAL





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Site Address

**11 Moor Park Road  
Northwood**

Planning Application Ref:  
**60973/APP/2010/2746**

Planning Committee  
**North** Page 171

Scale  
**1:1,250**

Date  
**March 2011**

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

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** FLAT 1 38 MURRAY ROAD NORTHWOOD

**Development:** Erection of single storey ground floor rear extension to Flat 1.

**LBH Ref Nos:** 20748/APP/2010/1766

**Date Plans Received:** 02/08/2010

**Date(s) of Amendment(s):**

**Date Application Valid:** 03/08/2010

# AMENDED PLAN

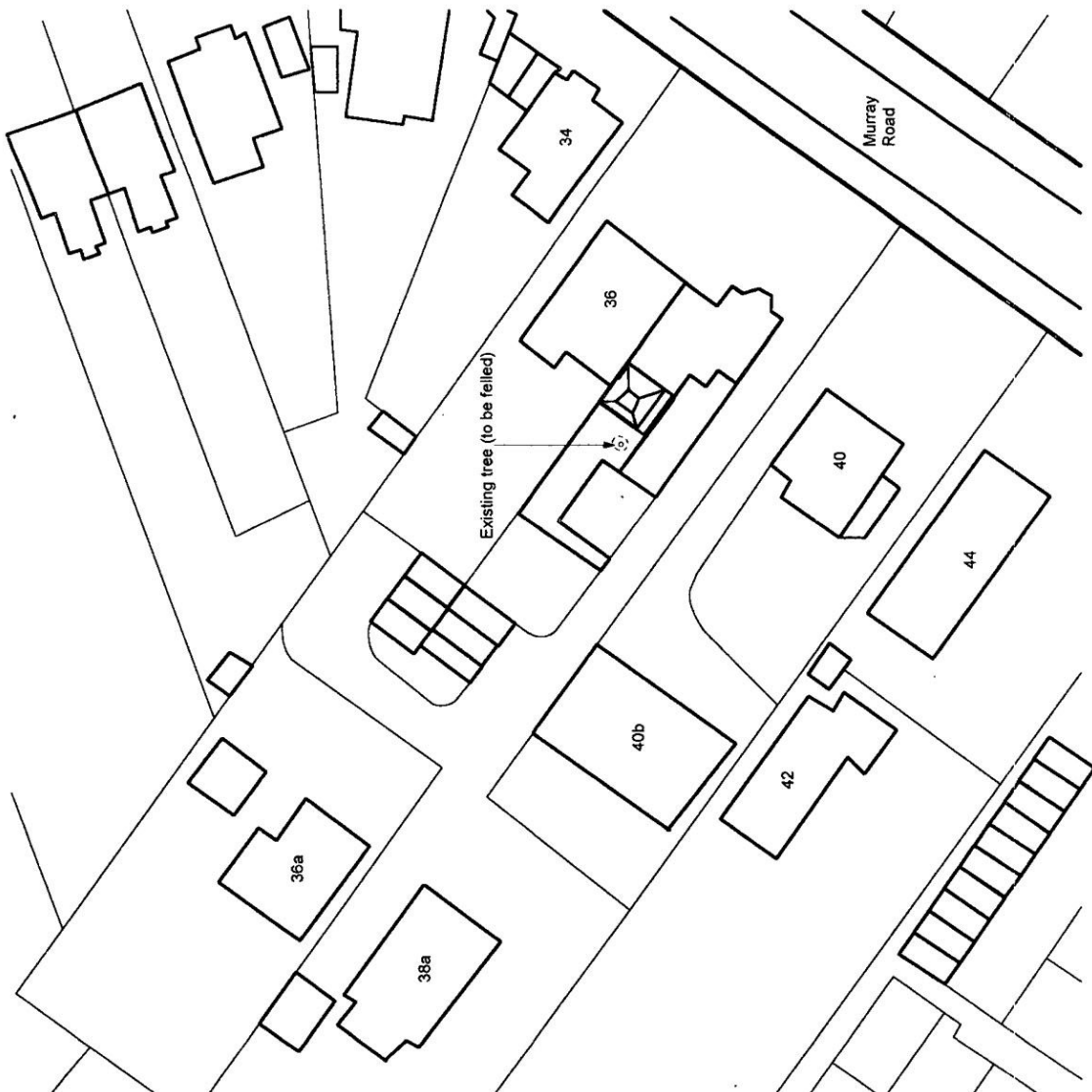


View of garden from rear of 38 Murray Road as existing



View of rear of 38 Murray Road from garden as existing

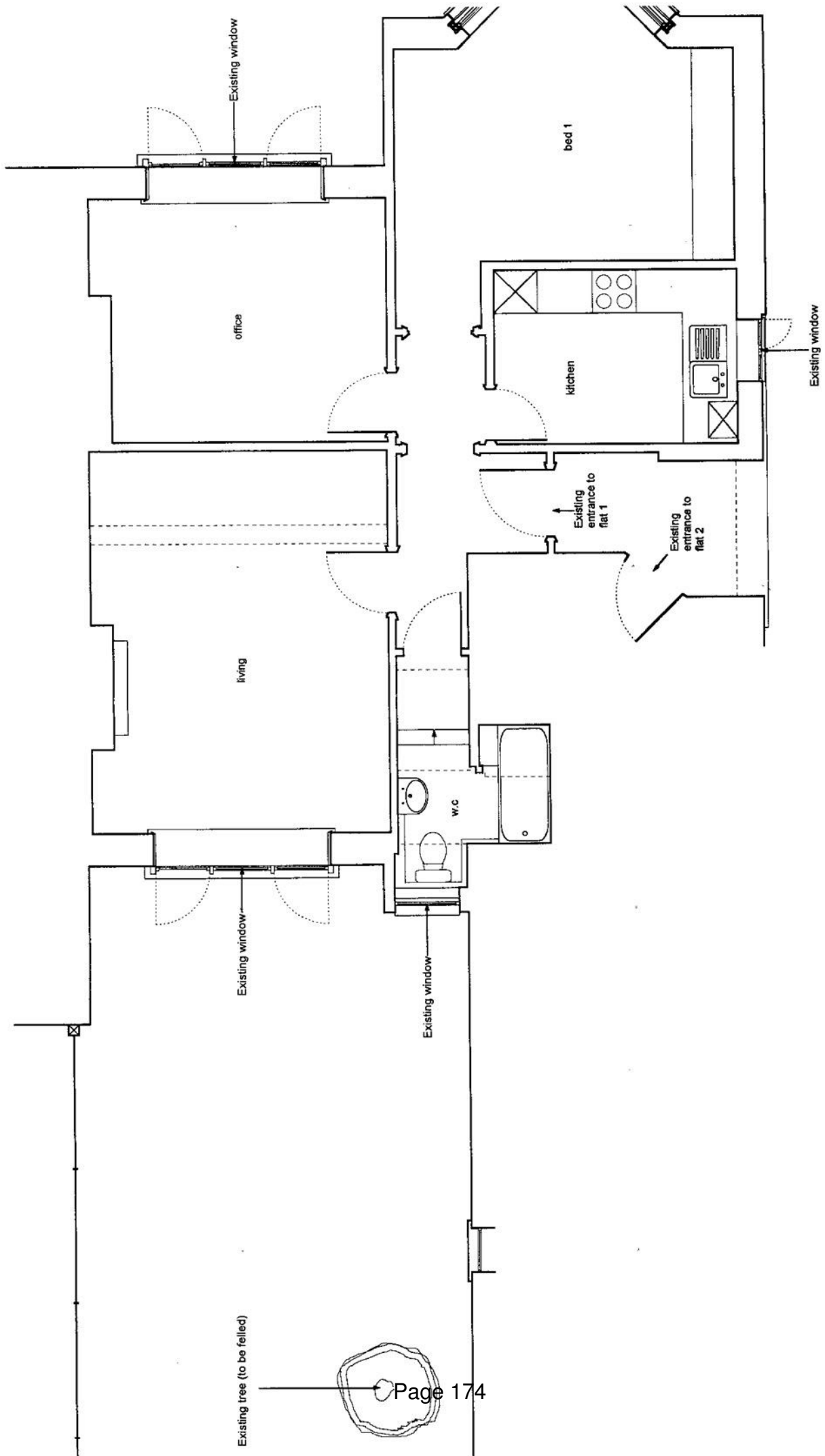
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20 JUN 2005  
PLANNING & TRANSPORTATION  
GROUP



paul archer design drawing 298.005b

proposed block plan 1:500 and site photos

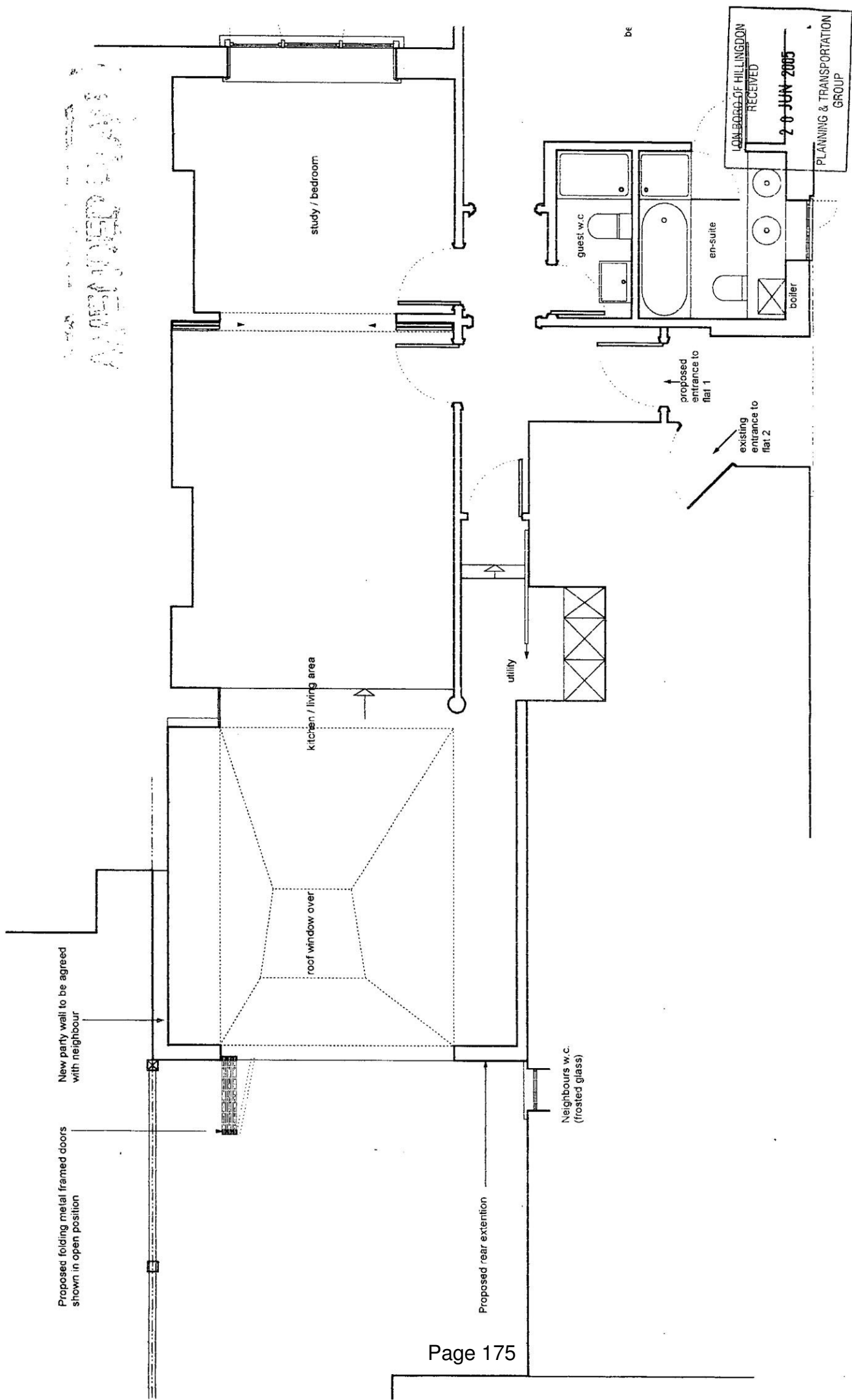
01/1066



paul archer design drawing 298.001a

ground floor existing plan 1:50

APPROVED



paul archer design drawing 298.037b

proposed ground floor plan 1:50

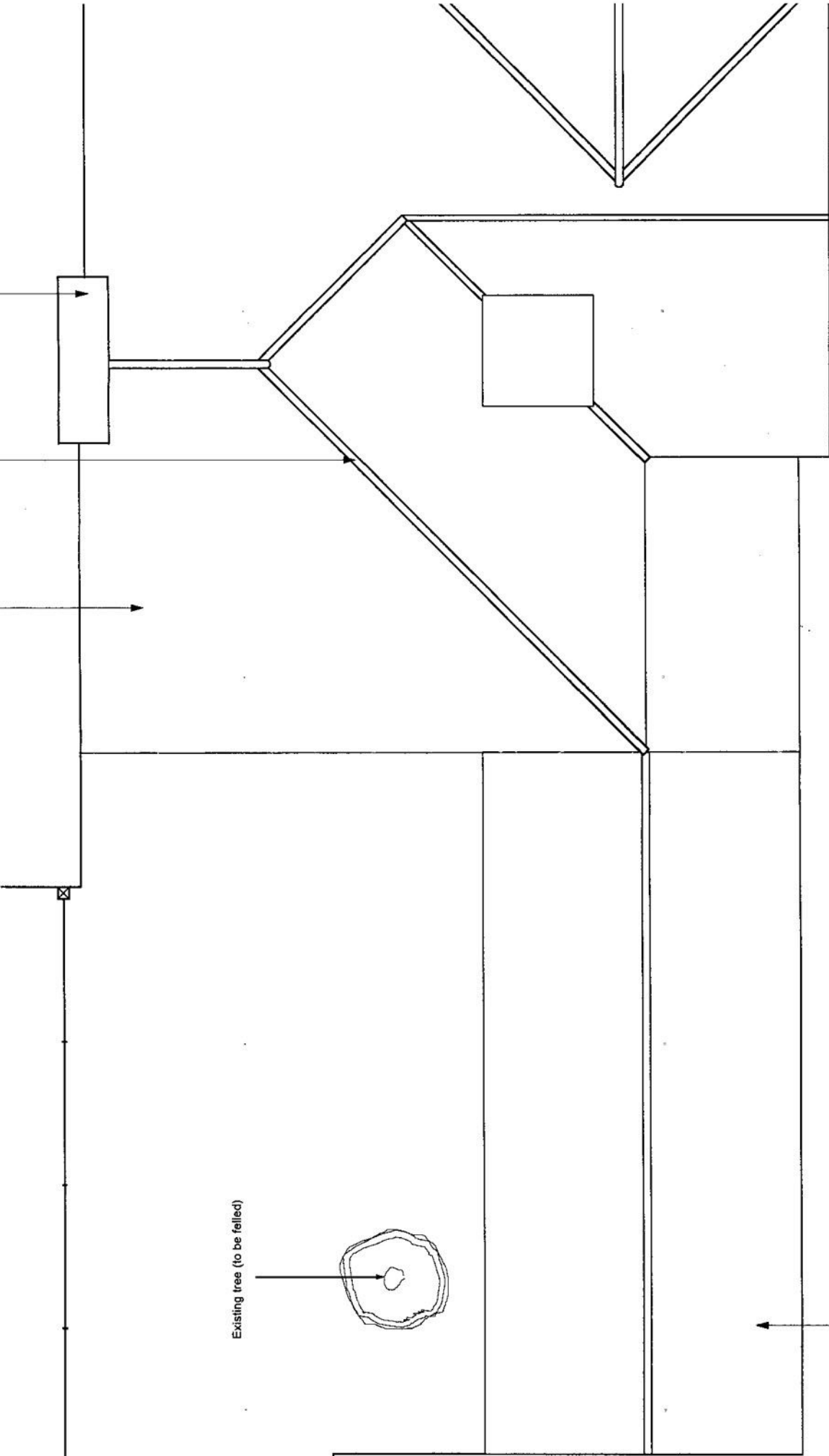
Existing chimney

Existing ridge lines

Existing tiled roof

Existing tree (to be felled)

Existing tiled roof of neighboring extension

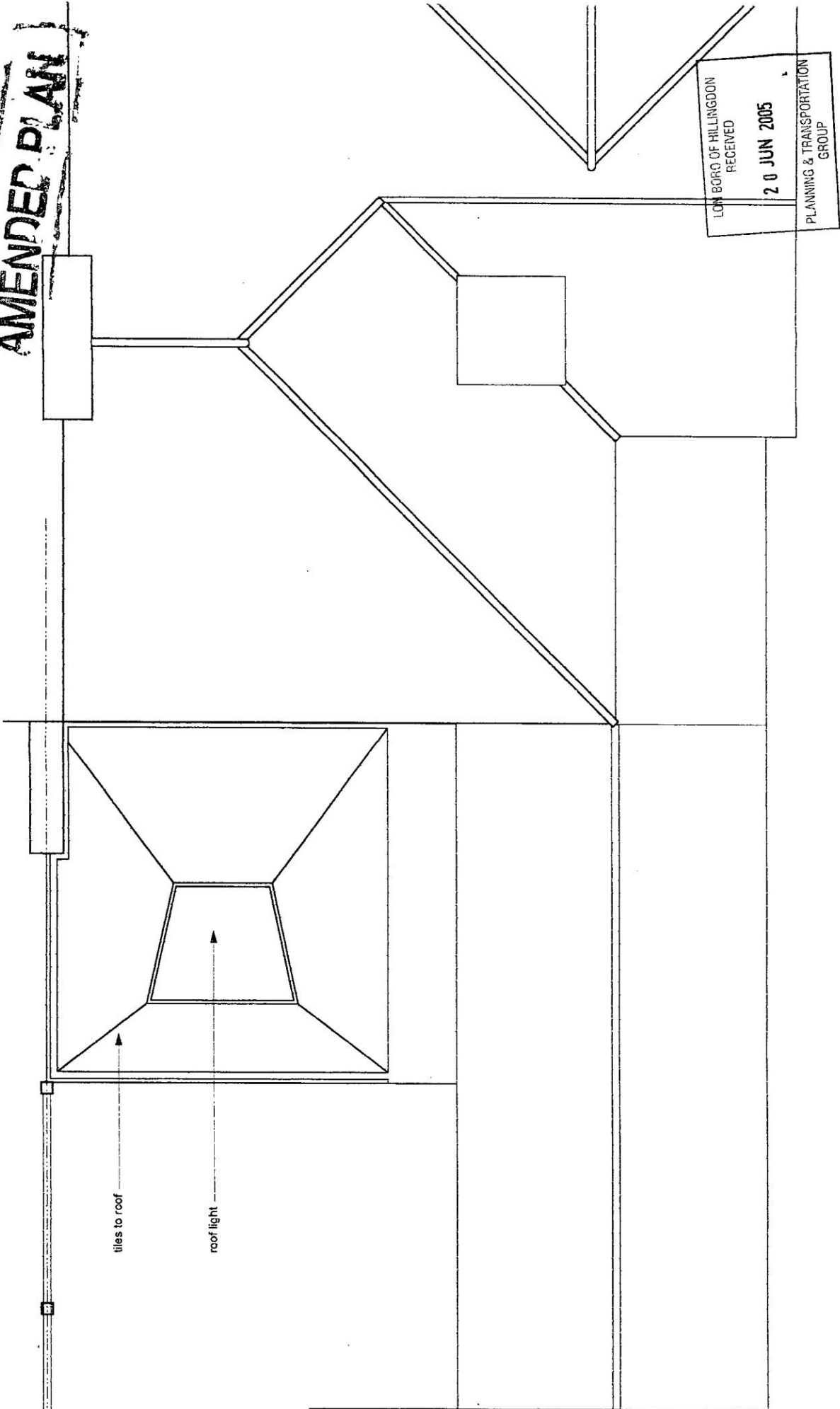


paul archer design drawing 298.004a

existing roof plan 1:50

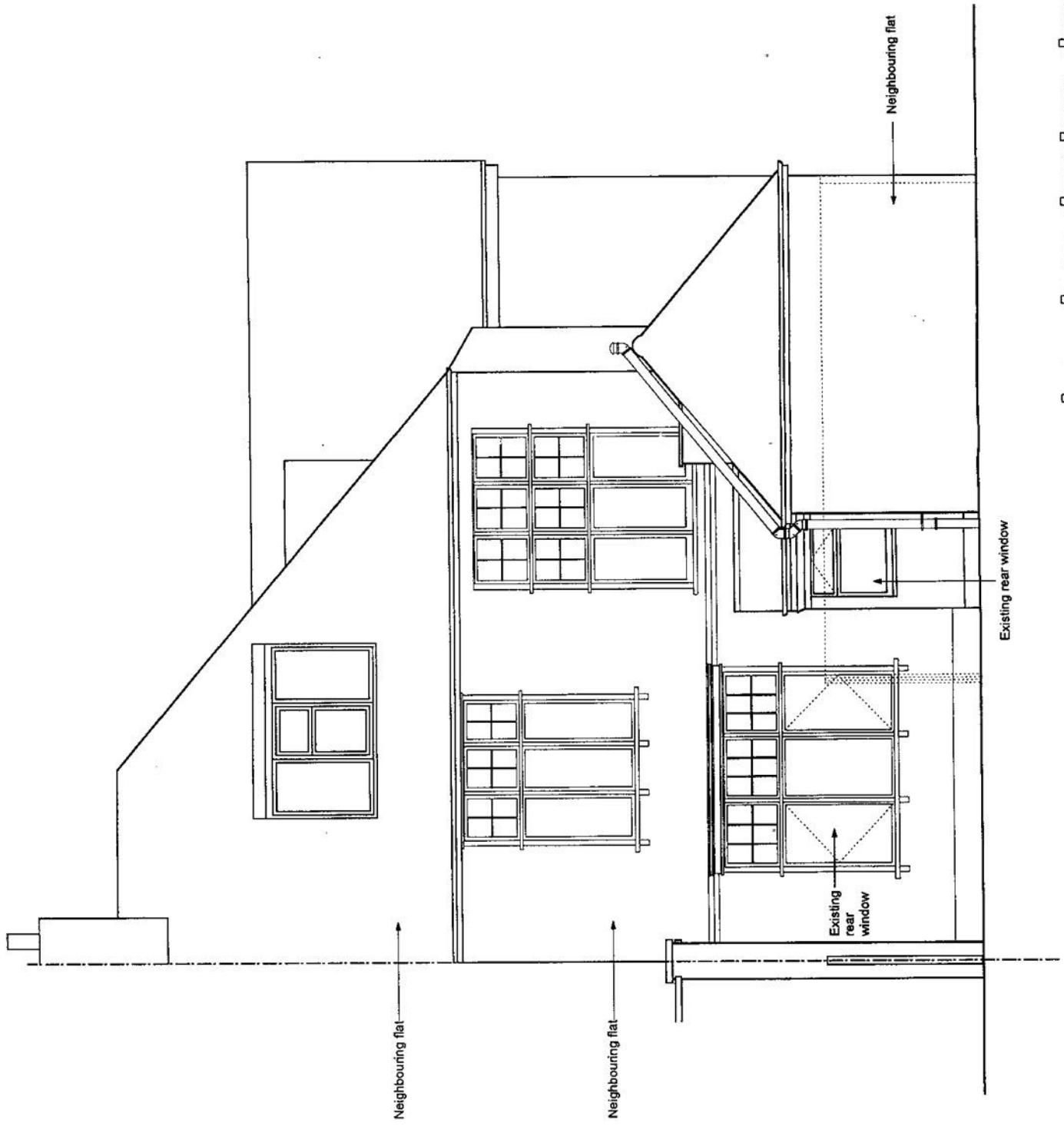


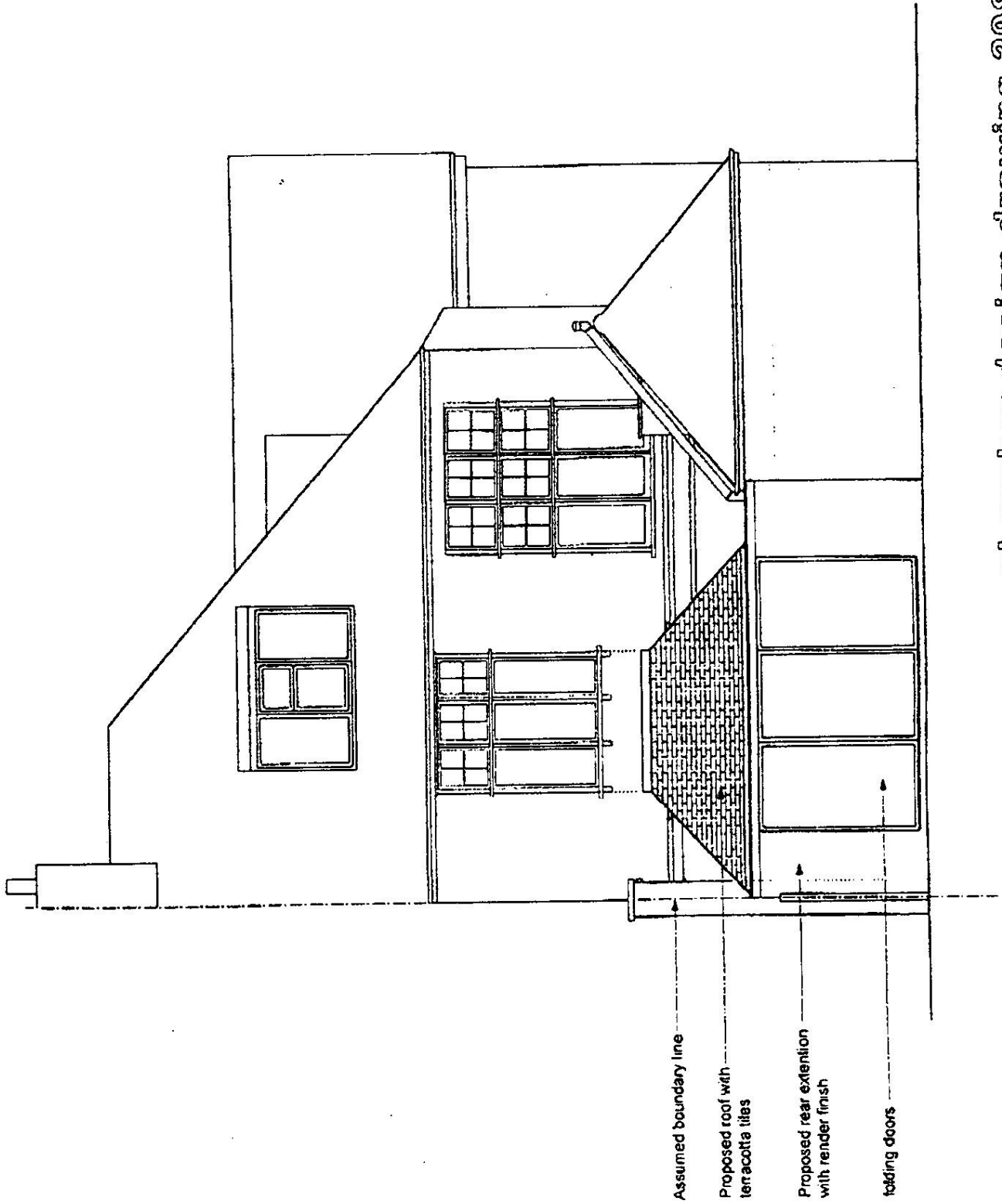
**AMENDED PLAN**



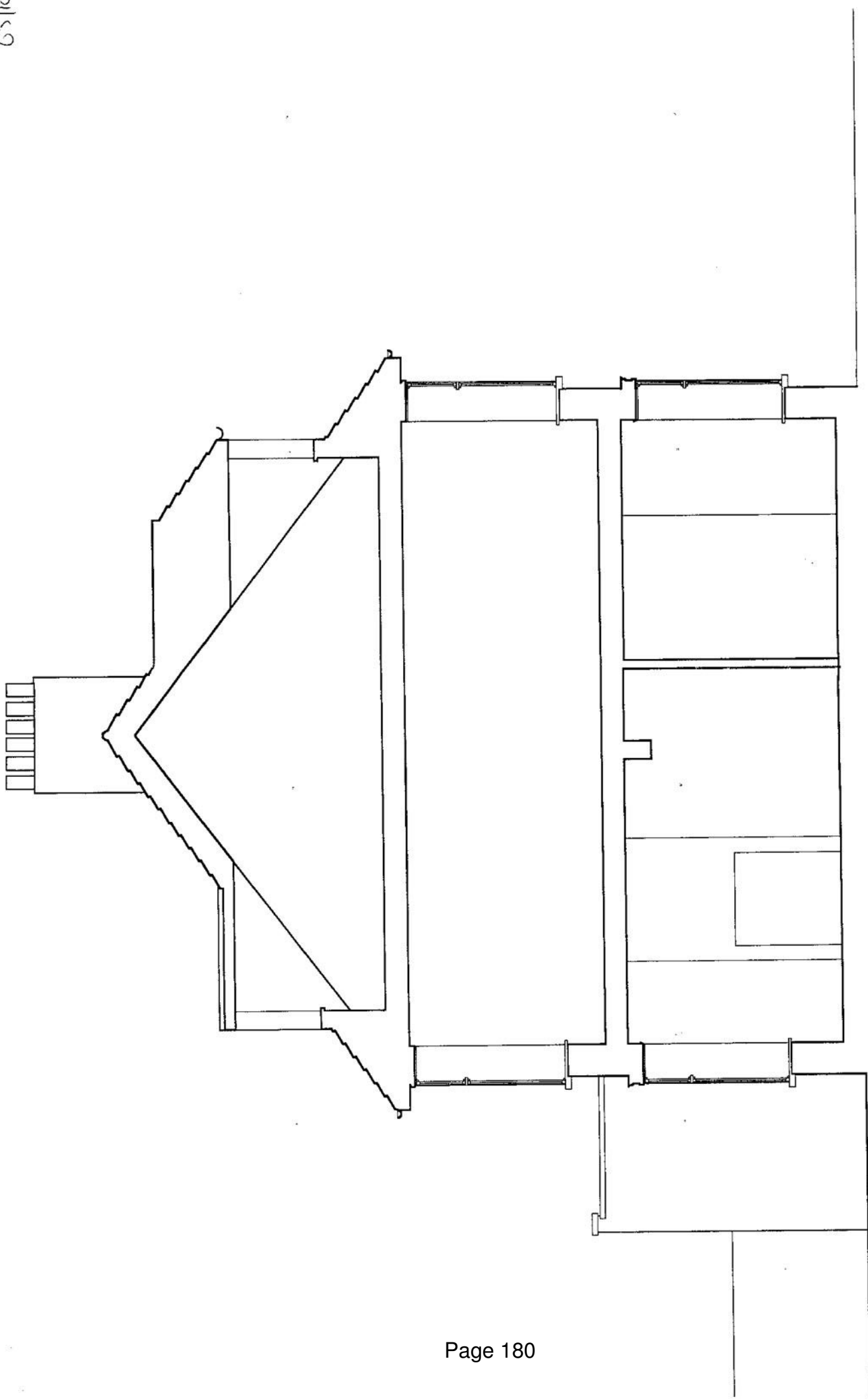
paul archer design drawing 298.040a

proposed roof plan 1:50



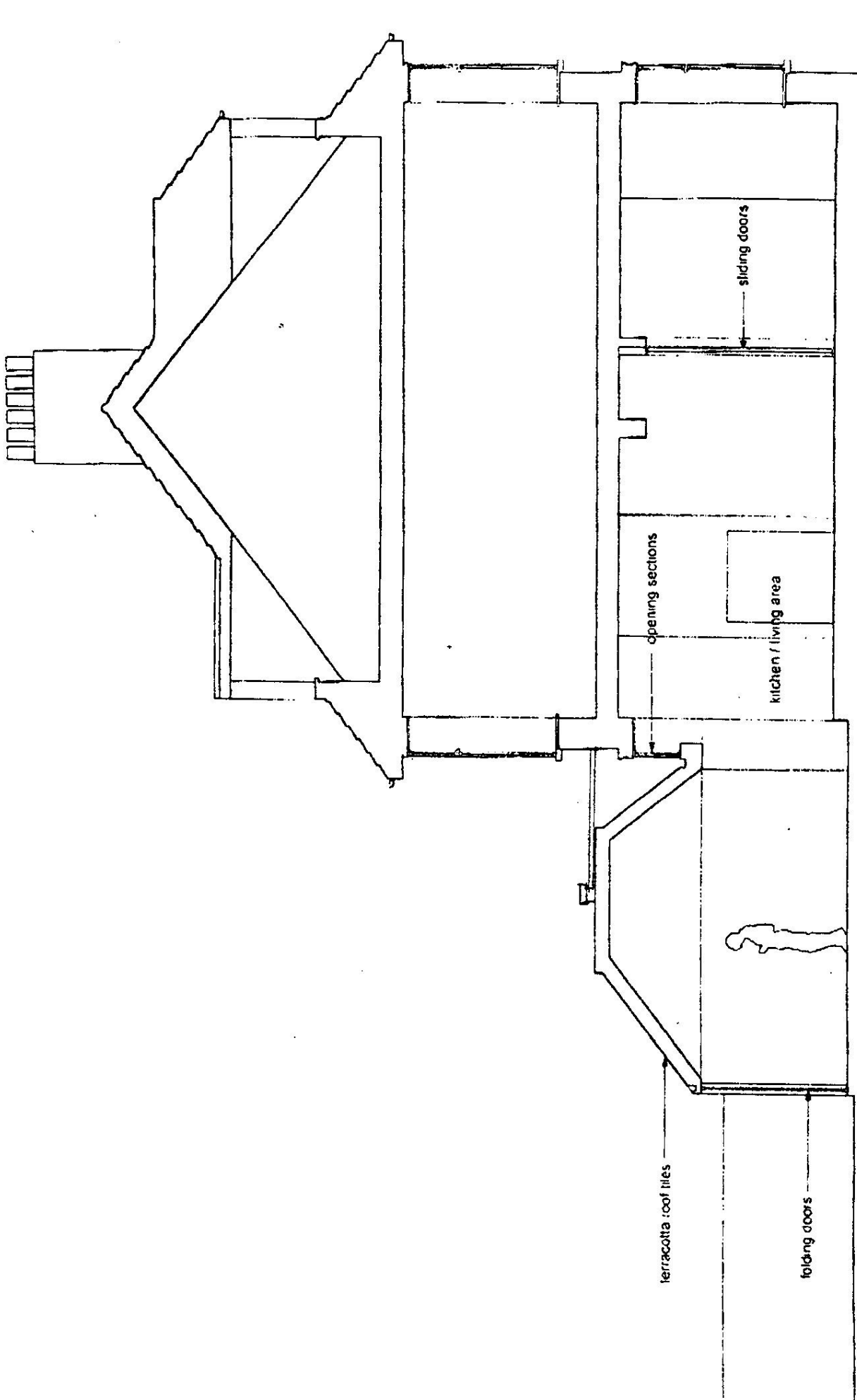


**paul archer design drawing 298.039b**  
proposed rear elevation 1:50 **REDUCED BY FACTOR OF A3-A4**



paul archer design drawing 298.003a

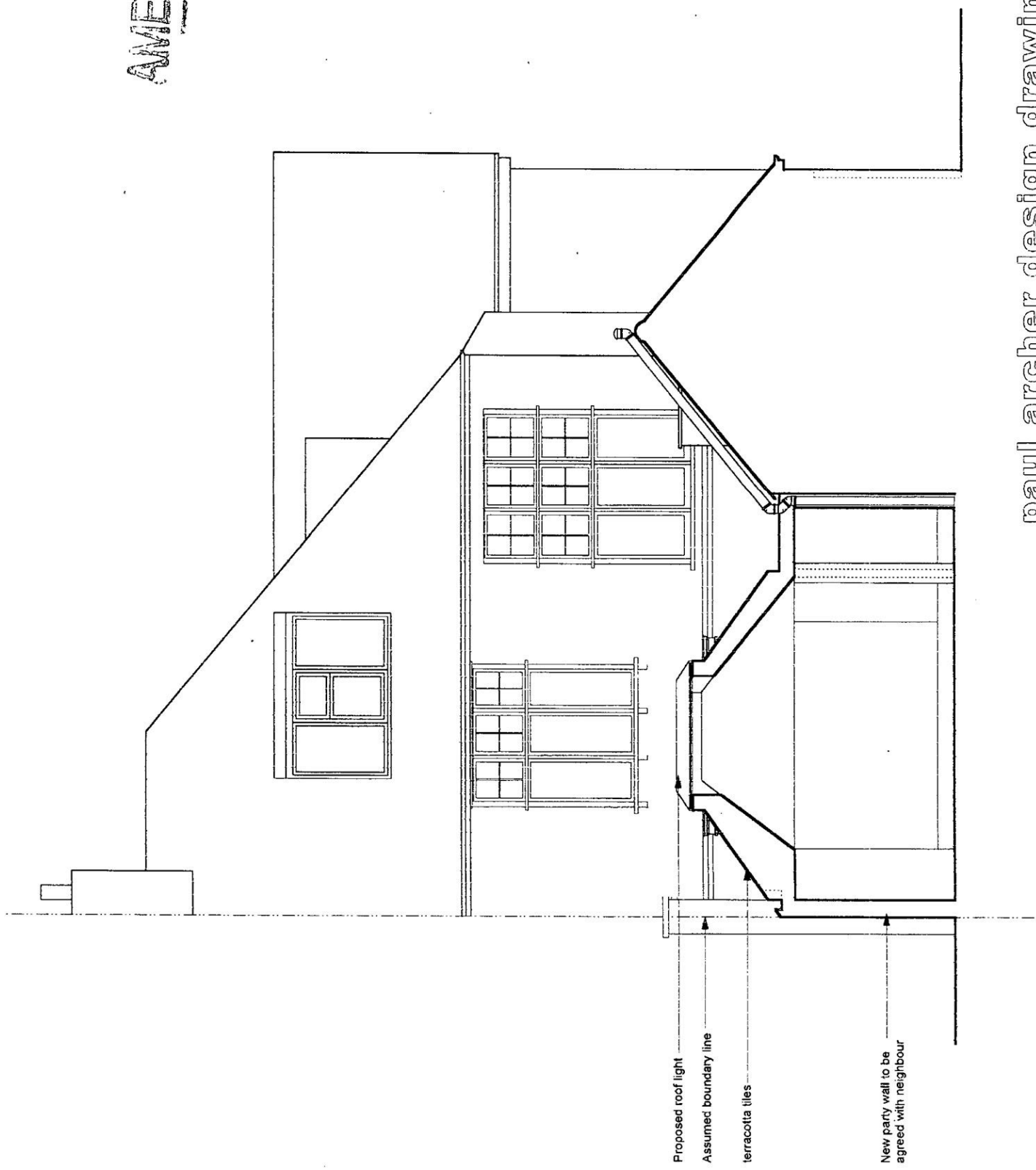
existing section 1:50



**paul archer design drawing 298.038c**  
proposed section **REDUCED BY FACTOR OF A3-A4**

AMENDED PLAN

LOW BORO OF HILLINGDON  
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PLANNING & TRANSPORTATION  
GROUP

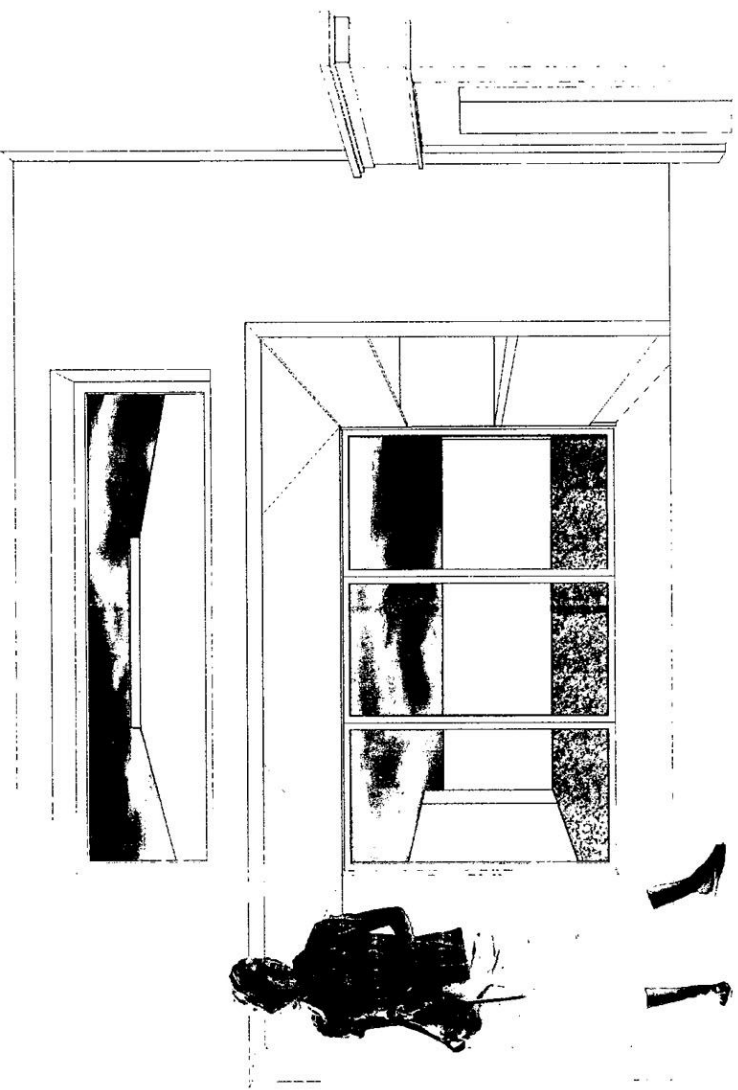


paul archer design drawing 298.041a


proposed cross section 1:50

**AMENDED PLAN**

LOW BORO OF HILLINGTON  
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PLANNING & TRANSPORTATION  
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	<p>Planning Application Ref:</p> <p align="center"><b>20748/APP/2010/1766</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p align="center"><b>North</b> Page 184</p>	<p>Date</p> <p align="center"><b>March 2011</b></p>	



**HILLINGDON**  
LONDON



**Report of the Head of Planning & Enforcement Services**

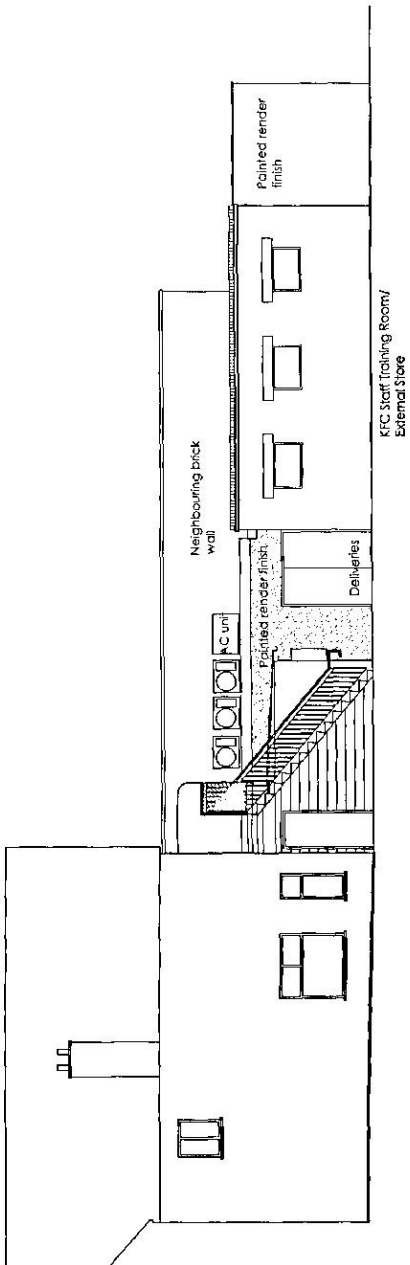
**Address** 58 HIGH STREET RUISLIP

**Development:** Erection of a part first floor and part two storey extension to existing rear extension to create a studio flat.

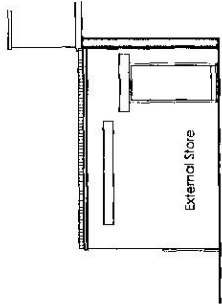
**LBH Ref Nos:** 13991/APP/2010/2460

**Date Plans Received:** 25/10/2010                      **Date(s) of Amendment(s):** 25/10/2010

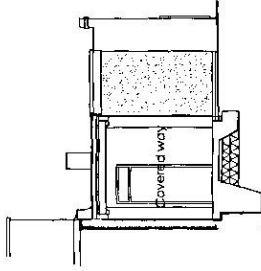
**Date Application Valid:** 01/11/2010                      04/02/2011



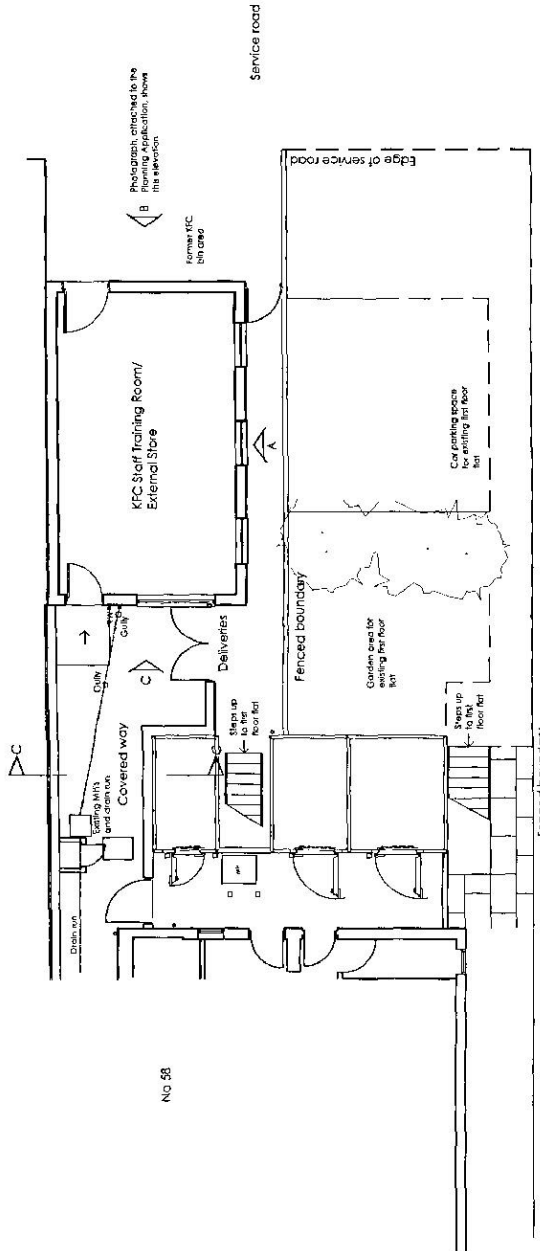
EXISTING ELEVATION A



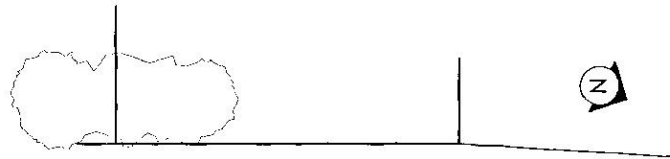
EXISTING END ELEVATION B



EXISTING END ELEVATION/  
SECTION C-C



EXISTING PLAN



25 OCT 2010  
 APPROVED FOR  
 PLANNING APPLICATION

**Contractor / Manufacturer note:**  
Please do not scale this drawing, all dimensions to be checked on site and any discrepancy reported.

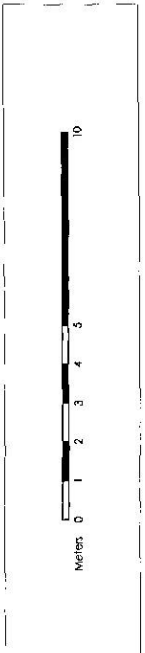
**REVISIONS:**

58 High Street  
RUISLIP

**EXISTING PLAN & ELEVATIONS**

scale: 1:100@ A2  
date: October 2010  
drg. no: 1965/01

**HONE EDWARDS ASSOCIATES**  
 1st Floor  
 South Hill Road  
 Buncup's Boreland  
 Wicklow, Ireland  
 Tel: 01273 258345  
 Fax: 01273 757790  
 email: info@honeedwards.com







**Notes**

 Site boundary  
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London Borough of Hillingdon  
100019283 2011

Site Address

**58 High Street  
Ruislip**

Planning Application Ref:  
**13991/APP/2010/2460**

Planning Committee  
**North** Page 188

Scale  
**1:1,250**

Date  
**March 2011**

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



**HILLINGDON**  
LONDON



**SITE PLAN**

REVISION	Dwg. No. 06/2405/100
	Scale 1:500
	Date 3/12/10
	Drawn by A.Smith

**THE GILLETT MACLEOD PARTNERSHIP**  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Epsom Middlesex, HA5 2EW Tel. 0208 868 1333

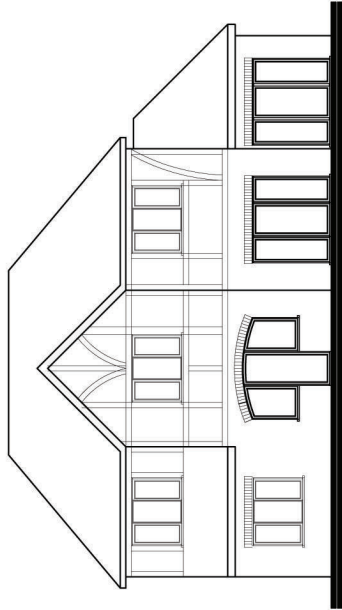


Scale Bar 1:500 @ A3  
 0 5 10 15 20 Metres

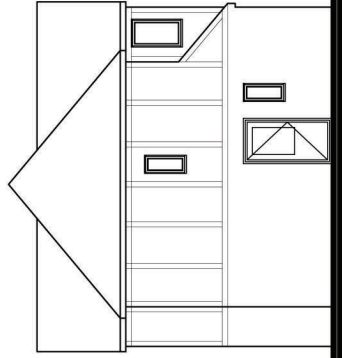
*66 Long Lane, Ickenham*



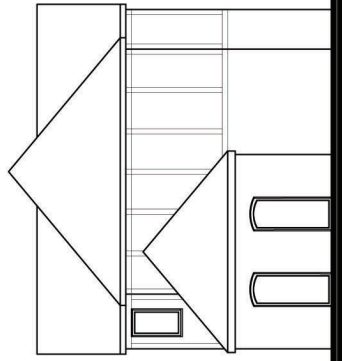
West Elevation



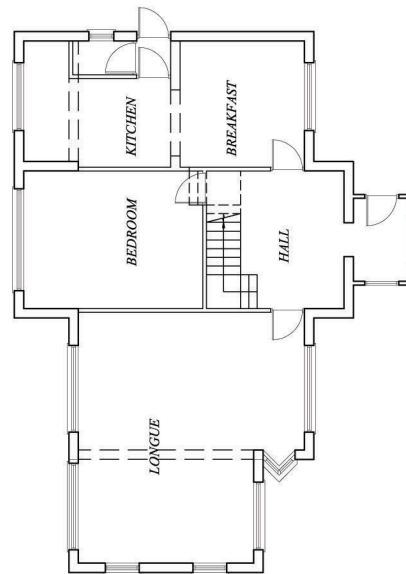
East Elevation



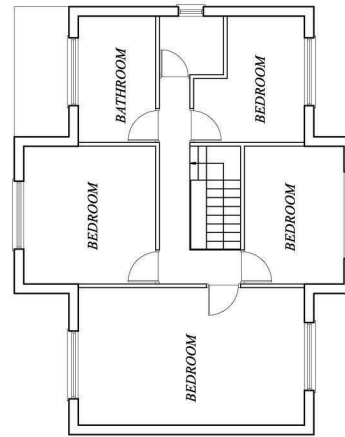
North Elevation



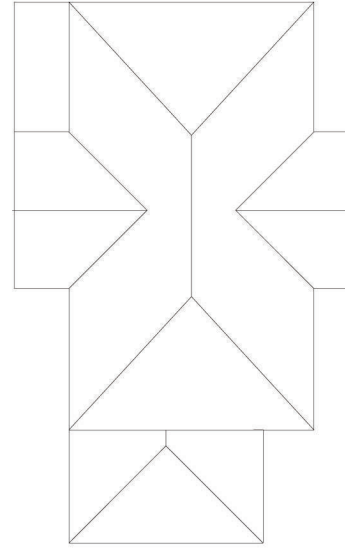
South Elevation



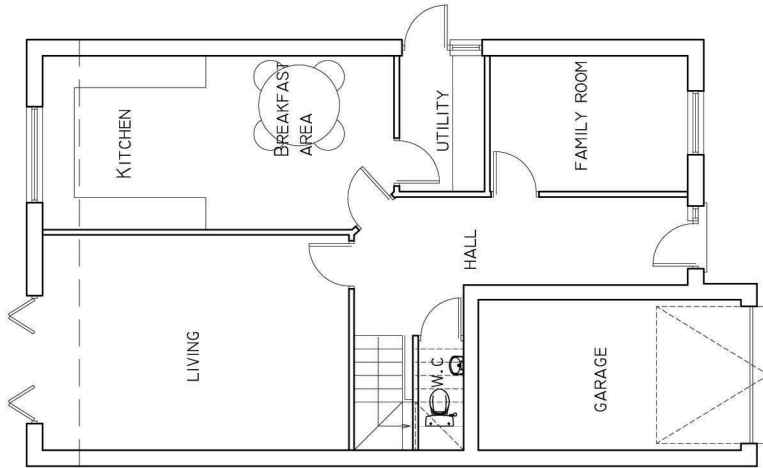
Ground Floor



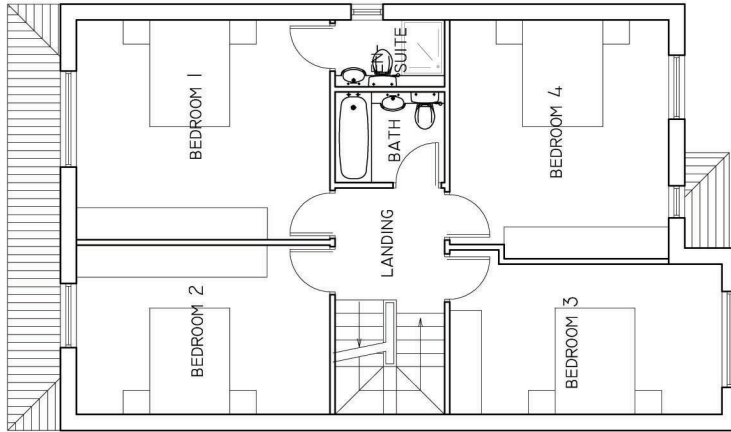
First Floor



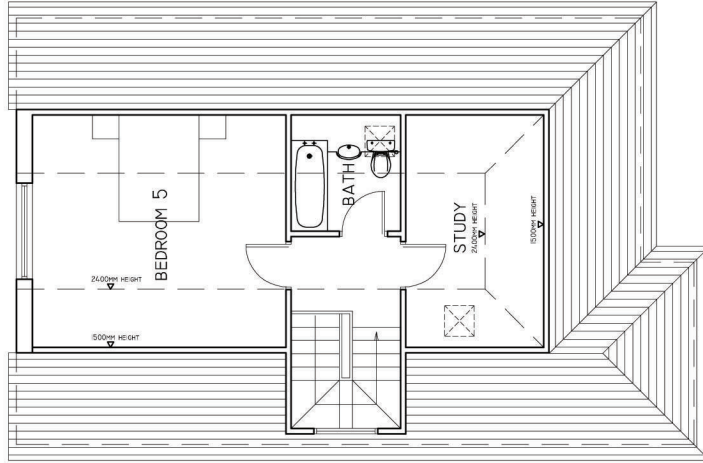
Roof Plan



GROUND FLOOR



FIRST FLOOR



LOFT FLOOR

FLOOR PLANS

REVISION	Dwg. No. 06/2405/101
	Scale 1:100
	Date 02/12/10
	Drawn by A.Smith

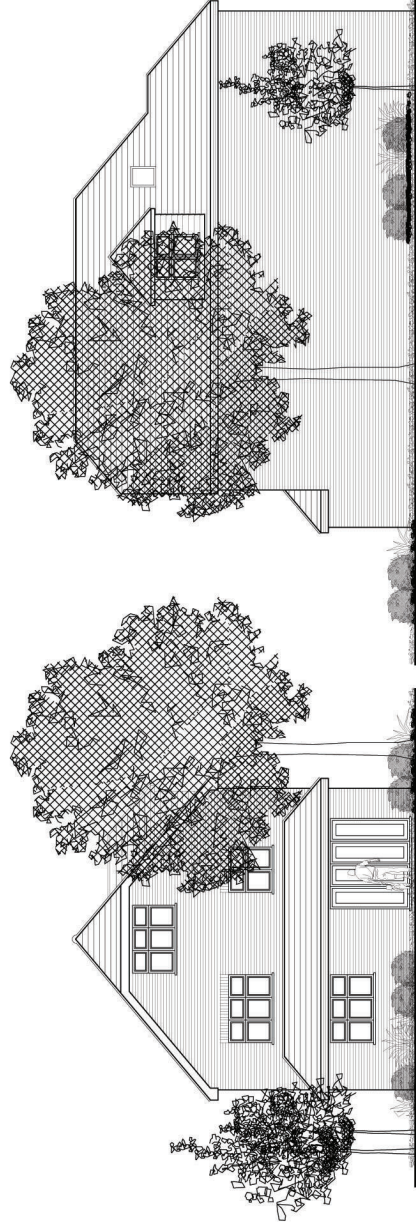
THE GILLET MACLEOD PARTNERSHIP  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Epsom Surrey Middlesex HA5 2EW Tel. 0208 868 1333



66 Long Lane, Ickenham



West Elevation



North Elevation



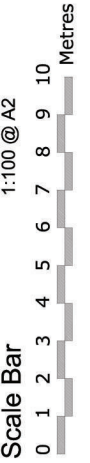
South Elevation



East Elevation

ELEVATIONS

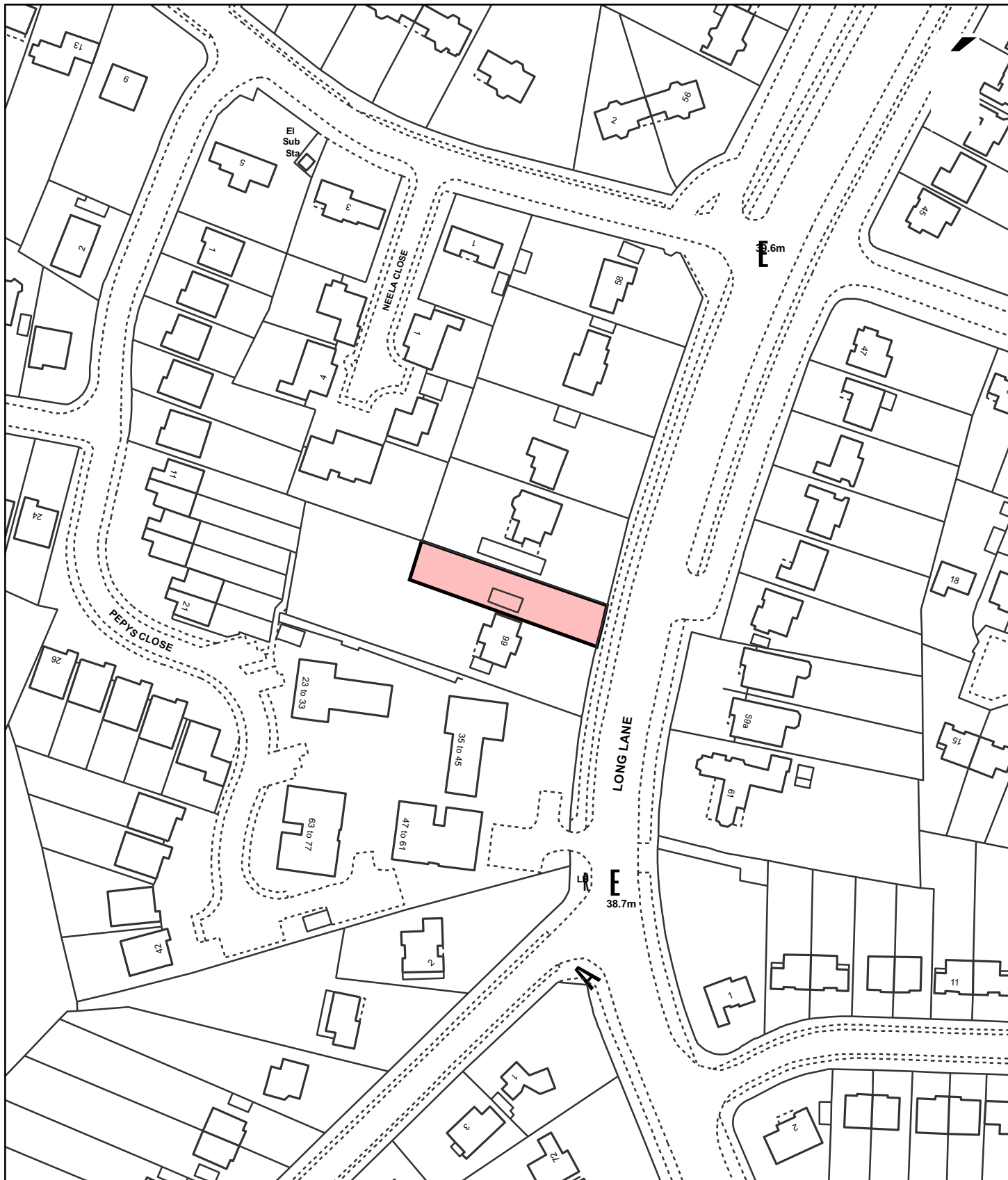
66 Long Lane, Ickenham




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Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Pinner, Middlesex HA5 2EW Tel. 0208 868 1333

REVISION	Dwg. No. 06/2405/102
	Scale 1:100
	Date 03/12/10
	Drawn by A. Smith
	Checked by [Signature]





**Notes**

 Site boundary

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Site Address	
<b>Land forming part of 66 Long Lane Ickenham</b>	
Planning Application Ref:	Scale
<b>49805/APP/2011/44</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 193	<b>March 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Planning,  
Environment, Education  
& Community Services**

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



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** FORMING PART OF 66 LONG LANE ICKENHAM

**Development:** Erection of a five-bedroom, two storey detached dwelling with habitable roofspace, integral garage to side and associated parking and amenity space.

**LBH Ref Nos:** 49805/APP/2011/44

**Date Plans Received:** 10/01/2011

**Date(s) of Amendment(s):**

**Date Application Valid:** 12/01/2011