



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 6 MARCH 2012

Time: 7.00 PM

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

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

To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Wayne Bridges
Janet Duncan
Neil Fyfe
Dominic Gilham
Robin Sansarpuri
Brian Stead

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Petitions and Councillors

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

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 14 February 2012
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the Press

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

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Sainsbury's Supermarket, York Road, Uxbridge 39439/APP/2011/738	Uxbridge North	Alterations and extensions to existing store consisting of an additional 5,059 sq.m (GEA) two storey extension accommodating retail floorspace, café and children's learning unit; alterations and re-configuration of access and car parking including the creation of a car parking deck; ancillary plant, equipment and associated landscaping. Recommendation : Approval, subject to a S106 Agreement	13 - 48

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
7	KMS Motors rear of Dawley Parade, Dawley Road, Hayes 3587/APP/2011/2031	Botwell	Application for a new planning permission to replace extant planning permission (Appeal Decision ref. APP/R5510/A/08/2071434 dated 15/10/2008.): demolition of existing garages and erection of a new two storey residential building comprising three units (2 studio flats and 1 one-bedroom flat) with four parking spaces and communal amenity spaces. (LBH Ref: 3587/APP/2007/2478 dated 07/08/2007) Recommendation : Approval	49 - 64
8	4, 5 & 6 School Approach, Fredora Avenue, Hayes 63421/APP/2011/3088	Charville	1 x 3-bed two storey detached dwelling with associated parking and amenity space, involving demolition of 3 no. existing garage units Recommendation : Approval	65 - 82
9	Harvard House, Summerhouse Lane, Harmondsworth 67230/APP/2010/1905	Heathrow Villages	Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side. Recommendation : Approval	83 - 106
10	Harvard House, Summerhouse Lane, Harmondsworth 67230/APP/2010/1906	Heathrow Villages	Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side (Application for Listed Building Consent.) Recommendation : Approval	107 - 116

	Address	Ward	Description & Recommendation	Page
11	22 and 24 Swanage Way, Hayes 27172/APP/2011/1183	Yeading	Change of use of existing dwelling house to care home involving first floor rear extension and conversion of roof space to habitable use to include a rear dormer, 4 front rooflights and conversion of roof from hip to gable end with a new gable end window to form 2 new bedrooms and extension to existing single storey detached outbuilding to rear (Resubmission) Recommendation : Refusal	117 - 130
12	89-90 High Street and 45, 47 47A Albert Road, Hayes 64714/APP/2009/778	Yiewsley	Change of use of first and second floor from retail to residential forming 7 one-bedroom flats, and 1 studio flat, involving a second floor extension, roof terrace at third floor level, remodelling of existing elevations to include new balconies, alterations to form new entrance area at ground floor and associated parking to rear of land at 45, 47, and 47A Albert Road. Recommendation : Refusal	131 - 140

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
13	7 Nestles Avenue, Hayes 49059/APP/2011/2790	Botwell	Part retrospective change of use from Class B8 (Storage and Distribution) to use as a higher educational college. Recommendation : Approval	141 - 166
14	Brunel University, Kingston Lane, Hillingdon 532/ADV/2012/4	Brunel	Installation of 2 x non illuminated, two dimensional pole mounted signs Recommendation : Approval	167 - 174

	Address	Ward	Description & Recommendation	Page
15	A C S International School, Hillingdon Court Vine Lane Hillingdon 2393/APP/2011/3103	Uxbridge North	A New Astro-Turf Pitch and Fencing to replace the existing playing field. Recommendation : Approval, subject to no objection from English Heritage	175 - 190
16	7 High Street, Uxbridge 26196/APP/2011/2763	Uxbridge South	Change of use from Class A1 (Shops) to Class A3 (Restaurants and Cafes) (Retrospective) (Resubmission) Recommendation : Approval	191 - 206
17	Crowne Plaza, Stockley Road, West Drayton 359/APP/2011/2999	West Drayton	External terrace to south and alterations to doors. Recommendation : Approval	207 - 216

PART 2 - MEMBERS ONLY

18	Enforcement Report	Pages 217 - 224
19	Enforcement Report	Pages 225 - 234
20	Enforcement Report	Pages 235 – 240
21	Enforcement Report	Pages 241 – 252

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee

Pages 253 – 316

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Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

Tuesday 14 February 2012

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



	<p>Committee Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Janet Duncan Neil Fyfe Dominic Gilham Brian Stead</p> <p>LBH Officers Present: James Rodger – Head of Planning, Consumer Protection, Sport and Green Spaces, Matthew Duigan – Team Leader, Planning Syed Shah – Highways Engineer, Sarah White – Legal Services, Gill Brice – Democratic Services</p> <p>Also Present: Councillors George Cooper, Lynne Allen and Peter Curling.</p>
237.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Robin Sansarpuri with Councillor Buelah East substituting.</p>
238.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest notified.</p>
239.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 13 DECEMBER 2011, 5 JANUARY AND 24 JANUARY 2012 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 13 December 2011, 5 January and 24 January 2012 were agreed and signed by the Chairman as a correct record, following the amendments below:-</p> <p>24 January 2012 – Change declaration from Cllr Wayne Bridges to read:</p> <p>‘Cllr Bridges declared a personal interest in Item 9 (9 Baxter Close) as the site was situated in the ward where Cllr Bridges was a Ward Councillor (Hillingdon East).’</p> <p>And record the Labour Groups dissent to the decision made on item 5 – Stockley Park Golf Course.</p>

240.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no matters notified in advance as urgent.</p>	
241.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be heard in Public</p>	
242.	<p>LAND EAST OF THE FORMER EMI SITE, BLYTH ROAD, HAYES 51588/APP/2011/2253 (<i>Agenda Item 6</i>)</p>	Action by
	<p>Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (Class A3), community room (Class D2), 5 x workshop units (Class B1, B8 or A2 uses), and associated car parking and landscaping.</p> <p>A member raised concerns about the loading and servicing being provided from the highway, which would result in the loss of residents parking bays. Was this felt to be an acceptable situation, as residential properties opposite was old established housing and had no off street parking.</p> <p>Officers advised the committee that a traffic order would ensure that the parking bays would be available for use by residents at evenings and weekends. There would only be a loss of 2 parking spaces and it was felt that the loss was acceptable and would result in a minimal impact to residents. This was a better situation than losing a section of public footway to provide for service and delivery off the highway.</p> <p>Further concerns were raised in relation to the seven storey building closely situated to the locally listed building.</p> <p>Officers advised that the adjacent building was dilapidated and the façade of the building was the only part to be retained as it was listed. The heritage officer was happy with the proposal as the 2 storey element would be adjacent the listed building. The architecture for this proposal was superior to that in previous schemes for this site.</p> <p>A member asked that if the applicant was to sell the site on there would be no way of ensuring that servicing and loading/unloading for the whole development would be provided from within the site in developing of the remainder of the site. Is there anyway that this can be included as part of this application to ensure that is taken forward in the future.</p> <p>The Legal officer advised the Committee that this could be taken into account through the Heads of Terms of the S106 agreement advising that any future owner would be expected to implement the master plan to provide the servicing, loading and unloading from within the site. An informative could also be added.</p>	James Rodger Matt Duigan

Following further discussion officers suggested that as the remainder of the site was within the blue line site, a Grampian condition could be added. The suggested wording for the condition was read out to the committee. The committee thanked officers and agreed that they were happy with the suggested condition. It was also agreed to add an informative referring the applicant to the delivery & servicing of this site.

In answer to an issue raised into in relation to the contributions included as part of the S106 agreement the committee were advised that any expenditure requests would require a Cabinet Member Decision, which would be publicly available. Members could raise any concerns they had in regard to the use of the S106 contributions at that stage.

Officers asked that condition 34 be amended to remove reference to a Hotel. An additional 2 conditions added to i) ensure removal of the emergency vehicle crossovers shown on the plan and ii) servicing from Blyth Road to be temporary for 5 years iii) condition on obscure glazed screen to balconies being deleted, as this had already been included. The amendments and additional conditions were agreed by the committee.

The recommendation was moved, seconded and on being put to the vote was agreed.

Resolved

That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning, Consumer Protection, Sport and Green Spaces to grant planning permission, subject to any relevant amendments agreed by the Head of Planning, Consumer Protection, Sport and Green Spaces and also those requested by the Greater London Authority and the following:

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

i) Employment generating initiatives and employment protection measures to include a minimum of the following obligations:

a) An obligation that no less than 90% of net lettable floorspace in the existing Shipping Building (former Mercury) and Record Store (former Phoenix) can be used for Class B1 purposes;

b) To expend no less than £800,000 on physical improvements to, and equipment of, existing employment buildings on the wider site prior to any occupation of the proposed Gatefold Building;

c) To convert the existing marketing suite on Blyth Road into incubator start-up units and to offer these at no more than 50% of open market rental prior to commencement of the Gatefold Building;

d) To offer the 4no. incubator units on the ground floor of the Gatefold Building at no more than 50% of open market rental.

ii) Transport: a S278 and or s38 agreement shall be entered into to cover any and all highways works required as a result of this application, including any amendments required to adopted or draft PMAs as a result of the proposals.

iii) Travel Plan: the submission of a Travel Plan prepared in accordance with the TfL guidance including the implementation of a traffic management scheme, and a £20,000 compliance bond.

iv) Affordable Housing: at least 12% of the scheme delivered as affordable housing, by habitable room.

v) Education: a contribution in the sum of £417,480 based upon child occupancy in the residential units.

vi) Health: a contribution in the sum of £52,130.80 based upon occupancy of the residential units.

vii) Public Realm: a contribution in the sum of £100,000. With £30,000 of this sum dedicated to an initial upgrade of the pedestrian subway.

viii) Libraries Contribution: a contribution in the sum of £5,533.80 equal to £23 per person.

ix) Community Facilities: a contribution in the sum of £30,000 towards community facilities within the locality, or an in-kind facility located on the site and not less than 92sqm gross internal area.

x) Construction Training: either an in-kind scheme or a financial contribution secured towards training schemes. If a financial contribution is delivered then it should be in line with the formula of £2,500 for every £1 million build cost + number of units/160 x £71,675.

xi) Air Quality: a contribution in the sum of £25,000 towards air quality initiatives in the area.

xii) Project Management and Monitoring: a contribution equal to 5% of the total cash contributions secured under s106 to enable the management and monitoring of the resulting agreement.

xiii) Carry out a PERS audit in the vicinity of the site and complete any necessary works identified in the Audit before first occupation of the development

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

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

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Consumer Protection, Sport and Green Spaces, then the application will be referred back to the Committee for determination.

E) That subject to the above, the application be deferred for determination by the Head of Planning, Consumer Protection, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting, be imposed subject to any changes negotiated by the Head of Planning, Consumer Protection, Sport and Green Spaces prior to issuing the decision. Condition 34 was amended and an 2 additional conditions and an informative added as follows:-

Amend condition 34 by removing the word hotel

Additional condition

The servicing of the development from Blyth Road is restricted to a temporary 5 year period (from first occupation of the development) after which a scheme must be submitted to and approved by the Planning Authority, which shall provide for servicing of the site from an alternative location within the wider 'Old Vinyl Factory' site identified and encompassed within the Blue Line site boundary on Plan No. 0147 P_0001 Rev 00.

REASON

In the interests of highways and pedestrian safety and to comply with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Additional Condition

The development hereby approved shall not be commenced until revised drawings showing removal of the proposed emergency access/crossover and associated road markings on Blyth Road have been submitted to and approved in writing by the Local Planning Authority. There after the development shall be carried out in accordance with the approved plans.

REASON

In the interests of highways and pedestrian safety and to comply with policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

243.	<p>PRONTO INDUSTRIAL ESTATE & 585 - 591 UXBRIDGE ROAD, HAYES 4404/APP/2011/2079 (Agenda Item 7)</p> <p>Application to replace an extant planning permission ref: 4404/APP/2008/3558 dated 23/03/2009; Demolition of existing buildings and redevelopment of site to provide replacement Class B1(c) light industrial space and 34 two-bedroom and 9 one-bedroom flats with associated car parking, landscaping and amenity space.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>a. That the application be determined by the Head of Planning, Consumer Protection, Sport and Green Spaces under delegated powers, subject to the completion of a deed of variation to the Section 106 Agreement dated 23 March 2009 accompanying planning permission ref. 4404/APP/2008/3558 to provide for the following obligations:</p> <p>(i) Travel plans to be prepared in accordance with TFL guidance and implemented for the light industrial and the residential components of the development.</p> <p>(ii) The provision of a contribution of £19,571 towards educational facilities (inflation adjusted to account for the retail price index since March 2009).</p> <p>(iii) The provision of a contribution of £11,844.95 towards health care facilities (inflation adjusted to account for the retail price index since March 2009).</p> <p>(iv) The provision of a contribution of £10,000 toward community facilities (inflation adjusted to account for the retail price index since March 2009).</p> <p>(v) The provision of a contribution of £1,486 towards local library facilities (inflation adjusted to account for the retail price index since March 2009).</p> <p>(vi) A contribution of £2,500 for every £1 million build cost to provide for construction training.</p> <p>(vii) The provision of a pedestrian access to Rosedale Park, including the provision of access control and CCTV provision.</p> <p>(viii) A cash contribution equal to 5% of the total cash contribution to enable the management and monitoring of the requirements of the legal agreement.</p> <p>b. That the applicant meets the Council's reasonable costs in the preparation of the deed of variation to the Section 106 agreement and any abortive work as a result of the deed not being completed.</p> <p>c. That the officers be authorised to negotiate and agree detailed terms of the proposed deed of variation.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
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	<p>d. That the application is reported back to the Planning Committee, if the Section 106 agreement is not completed within a period of 6 months from the date of Committee consideration.</p> <p>e. That if the application is approved, the conditions set out in the officer's report and addendum sheet circulated at the meeting be attached.</p>	
244.	<p>UNIT F, PROLOGIS DISTRIBUTION PARK, STOCKLEY PARK 68137/APP/2011/2564 (Agenda Item 8)</p> <p>Alterations to existing elevations, boundary treatment and landscaping, installation of external plant and associated screening, alterations to access and car parking arrangements, including installation of gate house and gates in connection with use as a Class B8 data centre.</p> <p>A member raised concerns in relation to the acoustic fence that was to be erected would this be visible from the residential properties opposite this site.</p> <p>Officers advised the committee that planting was well advanced on the site and together with the bunding residents would not be able to see the acoustic fence.</p> <p>In answer to an issue raised in relation to delivery hours officers advised that the site was part of a large industrial site so no restriction on delivery hours was required.</p> <p>Officers asked for condition 8 to be deleted and condition 16 amended to remove the reference to a Hotel. The committee agreed to the request for condition 8 to be deleted and for condition 16 to be amended.</p> <p>The recommendation for approval with condition 8 deleted and condition 16 amended was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting, with condition 8 deleted and condition 16 amended to delete reference to a Hotel .</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
245.	<p>16 NORTH COMMON ROAD, UXBRIDGE 4942/APP/2011/2045 (Agenda Item 9)</p> <p>Two storey building to form 3 x 3 bed terrace dwellings with new access way, car parking and amenity space, involving the demolition of existing outbuilding/garage at 17 North Common Road.</p> <p>Officers introduced the report and advised that as the application had been appealed for non-determination the recommendation needed to be changed to reflect this as follows:</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>

'That had an appeal against non determination not been received the application would have been refused for the following reasons'

In accordance with the Council's constitution two representatives of the 3 petitions received objecting to the proposal addressed the meeting. The agent was not present at the meeting.

The petitioner objecting made the following comments:-

- 170A Harefield Road would be most affected by the proposal.
- There was insufficient distance between 170A and the proposed development.
- The proposal would be over dominant, visually intrusive and result in a loss of amenity.
- The rear garden of 16 North Common Road sloped down to 170A Harefield Road.
- The report was misleading in relation to previous applications as this was the eleventh application in 6 years.
- The proposal was overdevelopment and cramped and would be detrimental to the North Uxbridge Local Character.
- The proposed parking was next to the sitting out area of the adjoining property. This would cause noise and disturbance during the summer.
- Welcomed the officer recommendation for refusal.
- The proposed access between two houses would have a major impact on the amenity of those properties.
- The access does not provide for delivery or refuse vehicles.
- The proposed parking at the front & rear of the site would result in a sub standard design serving 4 properties.
- Suggested that an additional reason for refusal should be added to include reference to the refuse collection and to address the unsatisfactory road design.

In answer to the issues raised in relation to the additional reason for refusal officers advised that where a previous refusal had not historically considered the issues this would not be carried forward. On appeal an Inspector may consider this to be unreasonable and unlikely to support this view and there may be costs given against the Council.

A member asked for officers to confirm the elevation issues raised and if this was the case this needed to be included in the report.

Officers advised that the 21 and 15 metre rule had taken on board the changes of level on the site. Issues of size, bulk, design and proximity had been included in reason for refusal 2.

It was asked for reason for refusal 2 to be strengthened by adding the words 'and change of levels' after proximity in the first line of the reason for refusal 2. This change was agreed by the committee.

A member asked that as the petitioners had raised the concerns about repeat application, could officers provide any help to residents on this issue.

	<p>Officers advised that the Council can decline an application if it was similar in nature to one that had been refused or dismissed on appeal in the last 2 years. There was certain criteria to be considered when declining an application as if an applicant had shown that they were seeking to overcome the reasons for refusal, if this was not validated there could be serious implications for the Council.</p> <p>Resolved – That the application would have been Refused had an appeal against non-determination not been received for the reasons set out in the officer’s report with reason for refusal 2 being amended by adding the words ‘and change of levels’ after ‘proximity’.</p>	
246.	<p>UNIT 4A, SWALLOWFIELD WAY, HAYES 35696/APP/2011/2260 <i>(Agenda Item 10)</i></p> <p>Change of use from Use Class B1c/B8 (Light Industry/ Storage and Distribution) to Use Class B1c/B2/B8 (Light Industry/ General Industry/ Storage and Distribution) for use as an MOT Testing Centre to include new customer entrance, alterations to elevations, installation of perimeter fence with gates and car wash and jet to rear.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officers report.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
247.	<p>PREMIER TRAVEL INN, SHEPISTON LANE, HAYES 46138/APP/2011/2360 <i>(Agenda Item 11)</i></p> <p>Alterations to existing car park to provide an additional 33 x car parking spaces and 2 x coach parking spaces.</p> <p>The committee raised concerns about there being no details provided in relation to landscaping. Members felt that as this was such a sensitive site located in the Green Belt. The Committee asked that a plan showing the detailed landscaping be provided before a decision was made on the application.</p> <p>It was moved and seconded that the application be deferred to enable a plan showing the detailed landscaping proposed; on being put to the vote deferral was agreed.</p> <p>Resolved – That the application be deferred for detailed plans to be provided showing the proposed landscaping scheme.</p>	<p>Action by</p> <p>James Rodger</p>
248.	<p>MINET COUNTRY PARK, SPRINGFIELD ROAD, HAYES 49962/APP/2011/1309 <i>(Agenda Item 12)</i></p>	<p>Action by</p>
	<p>Two short linking sections to the Cycle Circuit and single storey detached hut, involving demolition of existing temporary hut.</p>	<p>James Rodger Matt Duigan</p>

	<p>Officers advised the committee that condition 5 was to be removed as plans had been submitted that covered this.</p> <p>The recommendation for approval with condition 5 deleted was moved, seconded and on being put to the vote and agreed.</p> <p>Resolved – That the application be approved subject to the conditions set out in the officer’s report, with the exception of condition 5, which was deleted.</p>	
249.	<p>15B STATION ROAD, HAYES 17297/APP/2011/2231 (<i>Agenda Item 13</i>)</p> <p>Change of Use from Use Class B8 (Storage and Distribution) to Use Class A1 (Shops) covered car park to retail shop.</p> <p>The Ward Councillor addressed the meeting making the following points:</p> <ul style="list-style-type: none"> • Had been a Ward Councillor for this area since 1994. • The residents that lived above these premises had suffered as a result of the use currently in operation. • In 1996/67 a gate was provided to the alleyway that accessed this site by the Anti Social Behaviour Team, the gate was often left open after being locked. • When the gate was left open and rough sleepers used it at night. • There was other unsocial behaviour taking place in the alley way. • The alley way was being used as an extension to the retail use with items for sale being displayed. • The owner had been asked to stop, without success. • A wooden structure had been erected this had been reported to the Anti Social Behaviour Team. • If there was a fire the residents would not be able to escape • There was no access to this site from Pump Lane. • This was not suitable accommodation for our residents and would ask the committee to agree the officer recommendation for refusal. • There was no access onto Pump Lane. <p>The committee raised concerns about the application and asked officers to make enforcement a priority in this case; this should include the access to the retail use currently in operation.</p> <p>Resolved – That the application be refused for the reasons set out in the officer’s report.</p>	<p>Action by</p> <p>James Rodger Matt Duigan</p>
250.	<p>50 BRANDVILLE ROAD, WEST DRAYTON 47093/APP/2011/1337 (<i>Agenda Item 14</i>)</p>	<p>Action by</p>
	<p>First floor rear extension and alterations to roof from hip to gable end.</p>	<p>James Rodger Matt Duigan</p>

	<p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be refused for the reasons set out in the officer’s report.</p>	
	<p>The meeting, which commenced at 7.00 pm, closed at 9.40 pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Brice on 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Agenda Item 6

Report of the Head of Planning & Enforcement Services

Address SAINSBURY'S SUPERMARKET YORK ROAD UXBRIDGE

Development: Alterations and extensions to existing store consisting of an additional 5,059 sq.m (GEA) two storey extension accommodating retail floorspace, café and children's learning unit; alterations and re-configuration of access and car parking including the creation of a car parking deck; ancillary plant, equipment and associated landscaping.

LBH Ref Nos: 39439/APP/2011/738

Drawing Nos: 01_AP_0110_001
01_AP_0110_002
01_AP_0110_003
01_AP_0110_004
01_AP_0120_002 P01
01_AP_0010_001 P05
01_AP_0010_002 P04
01_AP_0030_002 P02
01_AP_0030_001 P01
01_AP_0020_003 P01
01_AP_0020_002 P01
01_AP_0020_001 P01
1400-001 B
1400-010
1400-011
01_AP_0100_001
ASK198
ASK199
Renewable Energy & Energy Efficiency Assessment 4th August 2011
Planning & Retail Statement March 2011
Draft Travel Plan
Air Quality Assessment Report
External Car Park Lighting Statement March 2011
Noise Impact report 10/3530/R1 Revision 1
Tree Survey JTK/7460/01/S0
Construction Statement 23rd February 2011
Transport Assessment March 2011
BREEAM Retail 2008 Ecology Survey & Report, Feb 2011
Flood Risk Assessment March 2011
Statement of Community Involvement March 2011
Design & Access Statement March 2011
Access Statement August 2011
Evolved Scheme Conclusion Note - Traffic & Transport October 2011
01_AP_0020_004 P01
01_AP_0129_001

Date Plans Received:	23/03/2011	Date(s) of Amendment(s):	23/03/2011
Date Application Valid:	13/04/2011		18/08/2011
			26/08/2011
			03/11/2011

1. SUMMARY

The application was presented to the planning committee on 21st November 2011 where the committee resolved to approve the scheme subject to various conditions and a S106 Agreement. Of note is the head of term relating to energy as well as condition 5 which relates to external storage.

Head of Term viii) states that:

'To undertake an Energy Assessment and carry out any alternate measures including 'allowable solutions' or off site compensation measures identifies as being necessary in the Energy Assessment'.

PLANNING OFFICER COMMENT:

Since the committee resolution the applicant has submitted additional information. The Council's Sustainability Officer has advised that the information addresses the head of term and that it can be removed from the S106 Heads of Terms. In short, the information provided demonstrates a strategy which is London Plan compliant. Condition 31 requires a final scheme to be agreed.

Condition 5 stated that:

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

REASON

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1.

PLANNING OFFICER COMMENT:

The applicant has requested that the words 'and the service yard' to the end of the condition so that it reads:

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

REASON

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1.

It is considered that, given the location of the service yard behind the building, away from public view and adjoining the metropolitan line railway, the storage of goods and materials in the service yard is in this instance acceptable.

SUMMARY

The proposal is identical to that considered and approved by Members at the 22nd November 2011 Planning Committee. It is for a two storey extension to the store, comprising 5,059 Gross External Area with an increase in retail floor area from 3,371sq

metres net to 5,501sq metres, together with the construction of a decked car park over the majority of the existing car park to re-provide the 399 car parking spaces that currently are provided on the site. The extensions will provide a new Explore Learning Unit and a Sainsbury's restaurant/café.

The proposals would result in a decrease of retail floor space from that approved as part of the extant scheme of 234sq metres, meaning that the level of retail floor space proposed is lower than which can be provided by implementing the extant scheme (ref: 39439/APP/2010/1779 dated 29.11.2010).

The proposed store extension and car deck are of a scale and design that would, together with the difference in levels between the application site and street level on Belmont Road, be in keeping with the general pattern of development in the area and would therefore not have a detrimental impact on the appearance and character of the area.

The car deck has been designed to limit any noise and light disturbance to properties on the opposite side of Belmont Road. Cars on the upper deck would park approximately 10m from the edge of the car deck, which would also have a parapet wall which would be higher than the level of car headlights, thus preventing car lights from shining into properties on Belmont Road. In addition the deck has been set off the boundary with York house with planting between the two to lessen the impact on the office building.

The proposed decked car park would provide an acceptable level of car parking. It is not considered that the scheme would result in significant increased traffic problems, however as part of the S106 Agreement the applicant has agreed to pay a contribution for traffic surveys to be undertaken and any necessary mitigation measures to be carried out.

In conclusion the proposals are considered to accord with Hillingdon and London Plan policies.

All of the conditions added through the addendum and agreed by Committee last November have been added to the proposed conditions list.

2. RECOMMENDATION

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

i) A financial contribution of up to £40,000 will be sought towards parking management/restrictions in the surrounding streets highway and pedestrian safety and improvement works subject to further studies to be funded by the applicant.

ii) A contribution in the sum of £10,000 is sought to enable off-site landscaping improvements along Belmont Road and/or within the vicinity of the site.

iii) A scheme to be submitted to and approved by the Council detailing how construction training will be provided to Hillingdon residents, or a contribution towards construction training for Hillingdon residents in the sum of £2,500 for every £1m build cost.

iv) A contribution of £14,000 towards CCTV provision.

v) A contribution in the sum of £30,000 is sought to address town centre improvements within the vicinity of the area.

vi) A contribution of £12,500 towards the management of air quality within the vicinity of the site.

vii) 5% of total cash contributions secured towards the management and monitoring of the resulting agreement.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and 278 Agreements and any abortive work as a result of the agreement not being completed.

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

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

E) That subject to the above, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Sport and Green Spaces prior to issuing the decision:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M1 Details/Samples to be Submitted

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

REASON

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

3 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of

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

REASON

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

4 MCD9 No External Storage

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

REASON

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1.

5 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse and recycling at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1.

6 MCD13 Extraction Vent or Chimney

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

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 7.1 and 7.14.

7 MCD14 Ventilation System - details

No development shall take place until details of the air ventilation system has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the ventilation system has been installed in

accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 7.1 and 7.14.

8 OM1 Development in accordance with Approved Plans

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

REASON

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

9 OM11 Floodlighting

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

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1.

10 RCU4 Internal Floorspace

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

REASON

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

11 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of

4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

12 TL2 Trees to be retained

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

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

13 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).

14 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).

15 TL6 Landscaping Scheme - implementation

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

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

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

REASON

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

16 TL7 Maintenance of Landscaped Areas

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

REASON

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

17 N5 Control of noise emission from the site

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

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

18 DIS1 Facilities for People with Disabilities

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

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

19 DIS2 Access to Buildings for People with Disabilities

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

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

20 DIS3 Parking for Wheelchair Disabled People

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

REASON

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

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

21 DIS4 Signposting for People with Disabilities

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

REASON

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

22 NONSC Safer Car Park Standards

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

REASON

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

23 OM14 CCTV infrastructure

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

REASON

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

24 NONSC Fleet Management Plan

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

REASON

To minimise vehicle emissions associated with the use and operation of the development in accordance with Policy 5.2 of the London Plan (July 2011).

25 SUS6 Green Travel Plan

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements for a 10 year period;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 6.1 and 6.3 of the London Plan (July 2011).

26 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative 9 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).

- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

27 NONSC Variable Message Display System

Prior to commencement of use of the decked car park details of a variable message display system near the entrance to the site shall be submitted to and approved in writing by the Local Planning Authority. The approved variable message display system shall be installed before use of the decked car park commences and shall thereafter be maintained in good working order for the life of the development.

REASON

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

28 NONSC Restriction on use of decked car park

The upper deck of the car park shall only be used during the hours of 07:00 to 23:00 (Monday to Saturday) and during store opening times and at no time to exceed 09:00 to 21:00 hours on Sundays, Bank and Public Holidays. Details of the restricted parking arrangements, including ways and means of preventing cars parking on the upper level of the car park outside these times, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Thereafter, the arrangements shall be complied with as approved.

REASON

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

29 NONSC Litter Management Plan

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

REASON

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

NONSC

30 The development permitted by this permission shall only be carried out in strict accordance with the approved Flood Risk Assessment (FRA) and email dated 30 September 2011 from RSK and the following mitigation measures detailed within the FRA:

i) Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

REASON

To prevent flooding of the site by ensuring the satisfactory storage and discharge of surface water from the site.

31 SUS2 Energy

Prior to the commencement of development an energy assessment must be submitted to and approved in writing by the Local Planning Authority. The assessment must demonstrate how the development will reduce carbon emissions from a 2010 Part L baseline. The assessment must clearly set out the baseline, the detailed energy efficiency measures, and the specific types and locations of renewable energy. The development must proceed in accordance with the approved assessment.

Reason

To ensure the development contributes to CO2 reduction targets set out in Policy 5.2 of the London Plan.

32 NONSC Rainwater Recycling

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

REASON

In order to provide a sustainable form of development and promote water conservation in compliance with Policies 5.3 and 5.15 of the London Plan (July 2011).

33 NONSC Existing retaining walls - structural details

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

REASON

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

34 NONSC Existing retaining walls - design and check certificate

No development shall commence until an Approval in Principle (A.I.P) plus a design and

check certificate, confirming that the proposed works would not adversely impact on the existing retaining walls along the northern and eastern boundaries of the site have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the construction works shall only be carried out in accordance with the approved details.

REASON

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

35 NONSC Existing retaining walls - method statement

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

REASON

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

36 NONSC Electric Charging Points

Before development commences, plans and details of a minimum of 5% electric charging points, serving the development and capable of charging multiple vehicles simultaneously shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan (July 2011) Policy 5.3.

37 NONSC Soils

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

REASON

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

38 NONSC contaminated land

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings

when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

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

39 NONSC BREEAM

Prior to the occupation of the building, the applicant shall submit certification from the BRE that the development has been constructed to a BREEAM Very Good standard. The applicant must be prepared to discuss and implement mitigation measures if there is a failure to produce the required certification.

Reason

To ensure the development has been built to the standards claimed by the applicant and to meet the sustainability goals of PPS1 and the London Plan (5.3 and 5.1)

40 NONSC Ecological Enhancement Plan

Prior to the commencement of development an ecological enhancement plan shall be submitted to and approved by the Local Planning Authority. The plan shall set out the types and locations of the measures to be undertaken to allow the development to provide enhancements to flora and fauna. The development shall proceed in accordance with the approved plan.

Reason

To ensure the development can meet the aims of PPS9 and 7.19 by providing biodiversity enhancements within the development.

41 RCU2 Use Within Same Use Class

The Children's Explore Learning Unit as shown on plan 01_AP_0010_001 P05 shall be used as a Children's Explore Learning Unit and for no other purpose. T

REASON

To ensure that the impacts associated with any alternate use of the Learning Unit space are adequately considered by the Council and to accord with Policy OE3, AM14 and BE13of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

42 NONSC Car park use

The car park shall be used solely in association with supermarket and shall not be used as a place to conduct commercial activities including washing of cars unless otherwise agreed in writing by the local planning authority.

REASON:

To ensure that the car parking area is reserved for use as a car park in association with

the supermarket and to ensure the impacts from commercial activities being undertaken in the car park are properly considered before being undertaken and to accord with policies AM14, OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

43 NONSC Retaining Wall

No development shall commence until a condition survey examining the existing condition of the retaining walls immediately adjoining the northern and eastern boundaries of the site has been submitted to, and approved in writing by, the Local Planning Authority.

REASON

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

44 NONSC Signage

The signage on the building hereby approved shall not be illuminated between 23:00 and 0700 hours.

REASON

In order to protect the visual amenities of the area in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

45 NONSC security measures

Before development commences, details of security measures and arrangements to secure the upper deck of the car park (including pedestrian and vehicular access to it) when it is not in use and to ensure access for shoppers to the store between the hours of 23.00 and 07.00 is from the lower level (York Road frontage).

REASON

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

46 NONSC car park management plan

Prior to occupation of the development a car parking management strategy shall be submitted to and approved in writing by the Local Planning Authority which shall ensure the efficient operation of the car park, especially at peak demand periods, and specifically set out measures to prevent vehicles queuing to enter the site thus impeding traffic flow in York Road at the site entrance. The approved strategy shall be implemented as soon as the development is brought into use and the strategy shall remain in place thereafter. Any changes to the strategy shall be agreed in writing by the

Local Planning Authority.

REASON

To ensure that the parking area is satisfactorily managed site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
S1	New retail development within the shopping hierarchy
S3	Increasing the attractiveness of town centres
R2	Provision of recreation, entertainment and leisure facilities in Town Centres

R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 I1 Building to Approved Drawing

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

4 I11 The Construction (Design and Management) Regulations 1994

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

5 I12 Notification to Building Contractors

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

6 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

7 I14 Installation of Plant and Machinery

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

- The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;
- The siting of any external machinery (eg air conditioning);
- The installation of additional plant/machinery or replacement of existing machinery.

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

8 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.
AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

9 I15 Control of Environmental Nuisance from Construction Work

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

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

Public Holidays.

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

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

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

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

10 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

11 I19 Sewerage Connections, Water Pollution etc.

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

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

12 I2 Encroachment

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

13 I24 Works affecting the Public Highway - General

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

14 I25 Consent for the Display of Adverts and Illuminated Signs

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

UB8 1UW (Tel. 01895 250574).

15 I28 **Food Hygiene**

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

16 I34 **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

17 I45 **Discharge of Conditions**

Your attention is drawn to conditions 2, 4, 6, 7, 8, 12, 14, 15, 17, 18, 20, 21, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36 and 37 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning, Environment & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

18

You are advised that a risk of damage to properties associated with ground heave may arise following from excavation and other works to create foundations, which in turn may cause structural damage to buildings on the adjoining site., and that it is advisable to have this matter fully investigated and to obtain the advice of experts prior to carrying out the removal of the trees. The Council of the London Borough of Hillingdon cannot and will not accept responsibility or liability for any damages associated with the implementation of this consent.

19

You are advised that in relation to condition 10, the Council will expect that the details submitted will include measures to ensure that, when not in use, lights are automatically switched off.

20

In relation to condition 21, you are encouraged to also consider provision of spaces for Brown Badge holders.

21

You are advised that in discharging the details relating to condition 4 (means of enclosure) the Council will expect that there be screening incorporated to prevent lights from car head lights at the upper level of the car park from being able to shine into the residential properties opposite the site across Belmont Road.

22

You are requested to consider the provision of parking for Brown Badge Holders.

23

The applicant is advised that the scheme for the provision of CCTV submitted pursuant to Condition 24 of this permission should be designed to link into, and be compatible with, the Council's CCTV system.

3. CONSIDERATIONS

3.1 Site and Locality

The site is located adjacent to York Road and Belmont Road, Uxbridge and lies within the boundary of Uxbridge Town Centre, as defined in the adopted Unitary Development Plan and emerging Core Strategy. The store and service yard are located in the south eastern corner of the site, the remainder to the site comprises car parking. The existing store has a gross floor area of 6,269 sq m, and associated parking

for 399 vehicles. It is constructed of brick and is predominantly one storey in height.

The site is located designated as 'Town Centre' on the Proposals Map of the Hillingdon Unitary Development Plan Saved Policies (September 2007). The site sits below the level of Belmont Road and contains a large retaining wall ranging in height from 2-5 m along the north and east boundaries.

The main car parking areas have a gentle slope from east to west. Along the boundary of Hermitage Primary School there is a steep bank descending from the ground level of the school to the retaining wall, 4-5m in height that frames a section of the car park, the rear elevation of the store and the service yard. Access to the site is via a mini-roundabout on York Road. Customer vehicles enter and exit the store car park at the same point on York Road via parking control barriers. Servicing access is facilitated via a road that runs along the southern boundary of the site, adjacent to the London Underground railway line. Pedestrian and vehicle access to the site is from York Road. The York Road entrance is set back from the street, and the entrance is signalled by the use of totems.

Pedestrian access is currently via a disjointed walkway connecting York Road to the main entrance lobby at the southern corner of the store. Pedestrian linkages with the town centre and the store, as well as bicycle facilities are poor. The site is located close to Uxbridge tube station and major bus route stops. It benefits from a PTAL accessibility rating of 5. The existing car park is used to serve Sainsbury's customers.

In terms of landscaping, the north eastern boundary of the site benefits from dense foliage. Along the store's Belmont Road boundary, there is intermittent tree planting. This boundary is also marked by perimeter chain link fencing. A handful of other trees are planted in the car park, and four plane trees mark the York Road entrance to the site. The Environment Agency's (EA's) internet-published flood risk map indicates that the site lies within the EA's Flood Zone 1 and is therefore at little or no risk from tidal or fluvial flooding.

The site is bounded to the north west by Belmont Road, a wide street, which accommodates parking on both sides of the road. Two and three storey residential properties face the store on its northern boundary. The difference in levels between the store and the properties on Belmont Road is such that the ground floor windows of the houses look out at least at the equivalent of first floor level on the application site. Hermitage Primary school lies to the north east. It sits in grounds above a 4/5m retaining wall which marks the boundary of Sainsbury's car park.

The railway sidings and line, which leads to Uxbridge tube station forms the south eastern boundary and York Road marks the south/south western boundary. Large scale four and five storey office blocks sit opposite the site on York Road, as well as the smaller scale Friends Meeting House building. Immediately opposite Friends Meeting House is the three storey York House Office Building which sits at the junction of York Road and Belmont Road, adjacent to the south east corner of the site. These office blocks and other uses characterise the location of this town centre site.

3.2 Proposed Scheme

The scheme comprises the following:

- i) An extension to the existing Sainsbury's supermarket.
- ii) A new decked car park with 399 spaces in total.
- iii) Alterations to pedestrian linkage and access.

- iv) A new Explore Learning unit.
- v) A new Sainsbury's restaurant/cafe.
- vi) Amendments to existing landscaping.

The existing store is 6,269 sq metres GEA. The proposed extension comprises floorspace of 5,059sq metres Gross External Area. These figures combined will result in a new total floorspace area of 11,318 sq m. With regards to retail floor areas, the proposals include expanding the current store from 3,371 sq m net to 5,501 sq m net.

The total existing and permitted floorspace pursuant to previous permissions is as follows:

- i) gross external 7,782 sq m,
- ii) retail sales area 5,739 sq m.

Thus the current proposals will result in a net increase in GEA of 3,536sq metres, and reduction of retail floorspace by 234sq metres from the extant scheme.

3.3 Relevant Planning History

Comment on Relevant Planning History

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

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

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

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

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

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

in 2010, planning permission (ref: 394439/APP/20101799) was granted to for an extension of time to planning permission ref: 39439/APP/2004/2402 for the erection of decked car park, single storey store extension and proposed unrestricted trading hours.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.18 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.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE18 Design considerations - pedestrian security and safety
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE26 Town centres - design, layout and landscaping of new buildings
- BE28 Shop fronts - design and materials
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- S1 New retail development within the shopping hierarchy
- S3 Increasing the attractiveness of town centres
- R2 Provision of recreation, entertainment and leisure facilities in Town Centres
- R16 Accessibility for elderly people, people with disabilities, women and children
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM1 Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
- AM2 Development proposals - assessment of traffic generation, impact on congestion

	and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 167 neighbouring properties were consulted on the proposed scheme. In all 3 letters of objection and 2 letters of support were received. The objections raised were on the following grounds:

- i) The new pedestrian entrance to the site on Belmont Road will result in people hanging around, will result in parking problems on Belmont Road and will devalue the value of properties on Belmont Road.
- ii) The store does not provide a sufficient variety of goods for customers.

A letter was also received from the owners of the adjacent York House office building who raised concerns that the vehicular entrance to their building would be compromised by the proposed development.

The letters of support made reference to the following points:

- i) Support for the new pedestrian access from Belmont Road as it will enable locals to walk to the store instead of having to drive the long way around.

A letter of support was also received from the North Uxbridge Residents Association.

A letter was received from John Randall MP stating that he had been approached by a local resident raising concerns about parking bays on Belmont Road. The issue has been addressed by the Council's Highway's department.

ENVIRONMENT AGENCY

Following initial concerns raised by the EA and ongoing negotiations the scheme has been amended. The EA raises no objection to the amended scheme subject to conditions.

LUL LTD

No objections raised.

NETWORK RAIL

No objections raised.

LONDON FIRE BRIGADE

No objections raised.

MET POLICE CRIME PREVENTION DESIGN ADVISOR

No objection raised subject to a secure by design condition and a CCTV S106 contribution.

Internal Consultees

DESIGN & CONSERVATION

Following initial concerns raised by the Council's Design & Conservation Officer and ongoing negotiations the scheme has been amended. The Design & Conservation Officer raises no objection to the amended scheme subject to conditions.

TREES & LANDSCAPE

Following initial concerns raised by the Council's Trees & Landscape Officer and ongoing negotiations the scheme has been amended. The Trees & Landscape Officer raises no objection to the amended scheme subject to conditions.

HIGHWAYS

Following initial concerns raised by the Council's Highways Officer and ongoing negotiations the scheme has been amended. The Highways Officer raises no objection to the amended scheme subject to conditions.

SUSTAINABILITY

Following initial concerns raised by the Council's Sustainability Officer and ongoing negotiations the scheme has been amended. The Sustainability Officer raises no objection to the amended scheme subject to conditions.

ACCESS OFFICER

Following initial concerns raised by the Council's Access Officer and ongoing negotiations the scheme has been amended. The Access Officer raises no objection to the amended scheme subject to conditions.

EPU - CONTAMINATION

The application site includes a former depot in what is now a car parking area. There is a possibility of underground fuel storage tanks at the site. We have not record of site investigation or remediation from the time of the current development. If possible could you include the following standard contaminated land condition.

Amended EPU L1 Site Survey and Remediation Scheme

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminates from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

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

REASON

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

Note: The Environmental Protection Unit (EPU) must be consulted at each stage for their advice when using this condition. Supplementary Planning Guidance on Land Contamination provides some general guidance on the information required to satisfy the condition. The Environment

Agency, EA, should be consulted when using this condition. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land.

It is appreciated the proposed use is not particularly sensitive to contamination. Sp if the above condition is considered onerous (and given the size of the development, I don't think it is) could you as a minimum include the following imports and landscaping condition and contamination informative.

Condition to minimise risk of contamination from garden and landscaped area

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

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

REASON

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

EPU - NOISE

The updated noise report contains an assessment of the impact of noise associated with the proposed development. Noise from new mechanical plant is considered, and suitable noise limits are proposed to protect residential amenity. Noise from use of the revised car park is considered. The car park will have an upper car park deck located over a lower parking area. It is concluded that the screening effects of covering over a large area of the lower car park will result in a net reduction of car park noise levels at the closest residential properties. Noise from increased road traffic is assessed, taking account of updated road traffic flows. It is concluded that increases in road traffic noise with the development will be imperceptible.

The previous planning permission was granted subject to a number of conditions, with conditions 18, 27 and 29 relating to noise issues. Condition 18 requires submission of a scheme for controlling noise emanating from the site. This condition can be used to control noise from mechanical plant. Condition 27 requires submission of a scheme for protecting surrounding dwellings against noise and dust during construction. Condition 29 restricts hours for customer parking on the upper car park deck. This condition should prevent neighbouring residents from being disturbed at night by use of the upper car park deck.

I would also wish to see the retention of conditions 7, 8 and 10.

I accept that the updated noise report demonstrates that there is no material change in noise issues since the original grant. It would consequently seem that we cannot impose different or additional conditions relating to noise, and that the same conditions will have to be applied to the present application. Those conditions were previously considered adequate, and I therefore have no objection on noise or nuisance grounds to the proposal.

S106 OFFICER

1. Transport: A s278 agreement will be required to meet any and all highways works as a result of this proposal.

A financial contribution upto £40,000 will also be sought to address the following:

* on-street parking restrictions including expansion of CPZ if deemed necessary.

- * road safety improvement study.
- * speed sensor signage
- * highway improvements including York Road roundabout in front of the store's entrance and Belmont Road /York Road roundabout.

2. Landscaping: A contribution in the sum of £10,000 is sought to enable off-site landscaping improvements along Belmont Road and/or within the vicinity of the site.

3. Town Centre Contribution: A contribution in the sum of £30,000 is sought to address town centre improvements within the vicinity of the site.

4. CCTV Contribution: I have spoken with both the crime prevention officer and the Council's CCTV Team and the contribution in the sum of £14,000 is still required.

5. Construction Training: If the build programme is to exceed 3 months and the construction cost is in excess of £2 million then a construction training contribution is required. I note that your proposal is over the 3,000m² threshold for commercial developments. We are flexible as to whether or not an in-kind training scheme is submitted for approval or a financial contribution secured. If it were to be a financial obligation then the contribution would equal £2,500 for every £1 million build cost. Please advise as to the construction cost and your estimated construction time.

6. Project Management and Monitoring Fee: A contribution equal to 5% of the total cash contributions is sought to enable the management and monitoring of the resulting agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

7.02 Density of the proposed development

Not applicable to the application.

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

The site does not lie in a conservation area and is not a listed building.

7.04 Airport safeguarding

There are no airport safeguarding issues resulting from this scheme.

7.05 Impact on the green belt

The site does not lie in or near the Green Belt.

7.07 Impact on the character & appearance of the area

Policies BE13, BE19 and BE21 of the Unitary Development Plan Saved Policies seek to ensure that new development will complement and improve the character and amenity of the area.

The proposed car deck extension is larger than that previously approved (ref: 39439/APP/2010/1799), however the vast majority of the additional car park deck area proposed is on the metropolitan London Underground railway line side of the site. Given

the level changes between the site and Belmont Road (Sainsbury's supermarket site is up to 5m below street level), the section of deck fronting Belmont Road protrudes above street level. This is lower than a single storey building. With the 2.5m set back from Belmont Road also factored in, it is considered that the proposed deck would not have a significant increased impact upon the Belmont Road Streetscene.

In terms of the proposed two storey extension to the superstore building that fronts Belmont road, given the levels changes between the site and Belmont road only part of the upper storey and roof of the extension would be visible from Belmont Road. The proposed extension will be between 2.6m and 5.2m in height above street level. It will also be set in from the boundary with Belmont Road between 2.5m and 5m.

The level of the site is up to 5 metres lower than Belmont Road and as such only the roof of the extension and the upper car deck would be visible in the street scene. The extension and car deck would be partially screened from views from York Road by the existing office building at York House as well as by railings and landscaping along Belmont Road frontage and on the site itself.

The extension would be finished in materials to match the existing store and additional street planting is proposed along the Belmont Road frontage and within the car park. As such, it is considered that the development would complement and improve the character and amenity of the area in accordance with these policies.

7.08 Impact on neighbours

Planning permission ref: 39439/APP/2010/1799 established the principle of having a car park deck fronting onto Belmont Road. The proposed car deck extension is larger than that previously approved (ref: 39439/APP/2010/1799), however the vast majority of the additional car park deck area proposed is on the London Underground railway line side of site, and would not be viewed from or have any increased impact upon the residents on Belmont Road.

The edge of the single car park deck will be pulled away from Belmont Road behind the line of the existing planting in order to reduce the impact on neighbouring residents. A distance of 32 m will separate the front of the residential properties and the edge of the car parking deck.

Access to the car park deck will be provided by a two-way ramp in the north western corner of the site that runs along the Belmont Road boundary. The proposed parking deck, as with other London stores, will provide a well lit, airy and sheltered environment for customers. The deck itself will be pulled away from the Belmont Road frontage to minimise impact on residential properties.

In addition, a parapet wall along the Belmont Road frontage of the car park deck will shield the lights from vehicles at night time. The parking deck will align with the existing Belmont Road level at the point in front of the store. A new public access is also proposed on this elevation to increase links through the store from the town centre and the north. The car park deck will be closed at night from 23.00 to 07.00 Monday to Saturday and open during store opening hours on Sundays and bank holidays.

The edge of the deck will be approximately 22.5m from the dwellings on the opposite side of Belmont road. The configuration of the proposed deck, with the ramp leading to and from the upper level making up the deck's entire frontage with Belmont Road, means that the car parking at upper deck would be a further 10m away from the edge of the deck (a

total of 14.5m from the boundary with Belmont Road and 34.5m from the dwellings across the street).

In addition, a parapet wall along the Belmont Road frontage of the car park deck will shield the lights from vehicles at night time. The parking deck will align with the existing Belmont Road level at the point in front of the store. A new public access is also proposed on this elevation to increase links through the store from the town centre and the north. The car park deck will be closed at night from 23.00 to 07.00 Monday to Saturday and open during store opening hours on Sundays and bank holidays.

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

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposals include expanding the existing store from 3,371 sq.m Retail Floor Area (RFA) to 5,505 sq.m RFA. The applicant has stated that there are currently 399 parking spaces including 25 dedicated to special needs users at the site. It is proposed to retain the current number of car parking spaces and increase provision for special needs users to 36 parking spaces, comprising the disabled, parent & child and over 65+ brown badge parking.

There is an extant consent, granted in September 2005 for a slightly larger RFA than currently proposed with a higher number of car parking spaces, which was extended in August 2010.

The applicant has stated that the extension will enable the internal layout of the store to be reorganised to enable wider aisles to be provided, to reduce the height of display facilities and to enable a wider product offer. The improvements will enable a broader range of convenience and comparison products to be sold from the store mostly to existing customer.

Analysis of Sainsbury's stores where extensions have been undertaken shows that the percentage increase in customer numbers would be approximately 22%. Assuming the worst case scenario that any new customers will arrive by private car only, the car parking occupancy will be 95%, with a reserve capacity of 19 car parking spaces at the Saturday peak.

The applicant has agreed to provide a contribution towards parking management/restrictions in the surrounding streets should they be required (subject to a study funded by the applicant). This is to be secured by a s106 agreement.

The applicant has also agreed to fund highway and pedestrian safety and improvement works should they be required (subject to a study funded by the applicant), again secured through a s106 agreement.

The proposed level of parking spaces, layout of the car park and location of pick up and

drop off facility within the car park are considered acceptable. Variable Message Signs should be provided with the car park, which should be covered through a suitable planning condition. The pedestrian routes and dedicated motorcycle parking and cycle parking spaces are also considered acceptable.

The existing access arrangement from York Road for vehicles will remain unaltered by the proposals. The amendments proposed to the layout of the access road are considered acceptable.

A small recycling facility is proposed within the small area of the car park near the access point. It is proposed to be serviced from the service access road at an off-peak period or overnight, typically once or twice a week. No changes are proposed to the store's delivery arrangements.

The additional traffic generation as a result of the proposed expansion of the store is not considered to result in significant capacity issues on the highway network.

Considering the above, there is no objection on the highways aspect of the planning application subject to the above issues being covered through suitable planning conditions and a s106 agreement.

7.11 Urban design, access and security

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

7.12 Disabled access

The Access Officer has no objection to the scheme, which has been amended following initial concerns and on-going negotiations. The applicant provided an additional Access Statement together with several sets of amended plans to address the concerns of the Access Officer.

The scheme is considered to comply with all relevant council policies and standards.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Unitary Development Plan Saved Policies (September 2007) requires new development to retain existing landscape features and provide new landscaping wherever possible.

The existing car park is sparsely landscaped with trees scattered between parking spaces in a fairly random manner. The proposal will result in the provision of 17 new trees to the existing car park, arranged in rows to create a formal 'avenue' effect. These will help screen the decked car park when viewed from the railway line, and the existing at grade car park and approaches into the site. Planter boxes, designed to produce a 'cascading' effect, are also proposed along the southern elevation of the decked car park, further helping to soften the built form. Along the Belmont Road frontage, substantial street planting is proposed, secured via a Section 106 agreement, to reinforce the existing landscaping and provide a more formal entrance into the Town Centre.

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

7.15 Sustainable waste management

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

Furthermore, recycling bins are to be provided in the south western corner of the car park adjacent to the service road for use by customers. The recycling bins will be serviced from the service road to the south. The Council's Highway Officer has raised no objection to this. A condition is however recommended should the application be approved, requiring details of servicing arrangements to be submitted to the Council.

7.16 Renewable energy / Sustainability

The London Plan (July 2011) requires major development to show how the development would generate a proportion of the site's electricity or heat needs from renewables wherever feasible.

The applicant has submitted an Energy Strategy, which demonstrates that a number of measures have been incorporated into the scheme to reduce its energy demand.

The energy efficient measures, combined with the use of renewable energy measures would provide a carbon saving, 20% of which would be from renewable energy sources. This complies with London Plan (July 2011) standards and is considered to be acceptable. Further details would be required by way of condition should approval be granted.

7.17 Flooding or Drainage Issues

The Environment Agency was consulted on the Flood Risk Assessment which provides appropriate justification as to why Sustainable Urban Drainage cannot be practically provided as part of this development. The EA raised no objection to this point.

The applicant has however committed to discharging surface water at Greenfield run off rate and providing on-site attenuation for the 1 in 100 year plus climate change storm. The EA has raised no objection to the scheme subject to a condition requiring that the scheme be carried in accordance with the FRA.

7.18 Noise or Air Quality Issues

NOISE

The updated noise report accompanying the application contains an assessment of the impact of noise associated with the proposed development. Noise from new mechanical plant is considered, and suitable noise limits are proposed to protect residential amenity. Noise from use of the revised car park is considered. The car park will have an upper car park deck located over a lower parking area. It is concluded that the screening effects of covering over a large area of the lower car park will result in a net reduction of car park noise levels at the closest residential properties. Noise from increased road traffic is assessed, taking account of updated road traffic flows. It is concluded that increases in road traffic noise with the development will be imperceptible. It is recommended that should permission be granted appropriately worded noise conditions should be added.

AIR QUALITY

The site is located within an Air Quality Management Area. An air quality assessment was submitted with the original application to which the Environmental Protection Unit raised no objection subject to the imposition of conditions requiring details of a fleet management

plan and green travel plan for the site.

7.19 Comments on Public Consultations

All the issues raised through the public consultation process have been addressed within the body of the report.

7.20 Planning obligations

The Council S106 Officer was consulted and has advised that the following S106 Contributions are ought for this proposal:

1. Transport: A s278 agreement will be required to meet any and all highways works as a result of this proposal.

A financial contribution upto £40,000 will also be sought to address the following:

- * on-street parking restrictions including expansion of CPZ if deemed necessary.
- * road safety improvement study.
- * speed sensor signage
- * highway improvements including York Road roundabout in front of the store's entrance and Belmont Road /York Road roundabout.

2. Landscaping: A contribution in the sum of £10,000 is sought to enable off-site landscaping improvements along Belmont Road and/or within the vicinity of the site.

3. Town Centre Contribution: A contribution in the sum of £30,000 is sought to address town centre improvements within the vicinity of the site.

4. CCTV Contribution: I have spoken with both the crime prevention officer and the Council's CCTV Team and the contribution in the sum of £14,000 is still required.

5. Construction Training: If the build programme is to exceed 3 months and the construction cost is in excess of £2 million then a construction training contribution is required. I note that your proposal is over the 3,000m² threshold for commercial developments. We are flexible as to whether or not an in-kind training scheme is submitted for approval or a financial contribution secured. If it were to be a financial obligation then the contribution would equal £2,500 for every £1 million build cost. Please advise as to the construction cost and your estimated construction time.

6. Project Management and Monitoring Fee: A contribution equal to 5% of the total cash contributions is sought to enable the management and monitoring of the resulting agreement.

7.21 Expediency of enforcement action

Enforcement action is not relevant or required in this case.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware

of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The application seeks full planning permission for a two storey extension to the store and a decked car park.

The proposed store extension and car deck are of a scale and design that would be in keeping with the general pattern of development in the area and would therefore not have a detrimental impact on the appearance and character of the area. The proposal would not detrimentally impact on the residential amenity of neighbouring occupiers or of the adjoining office building, and would provide an acceptable level of car parking for the extended store.

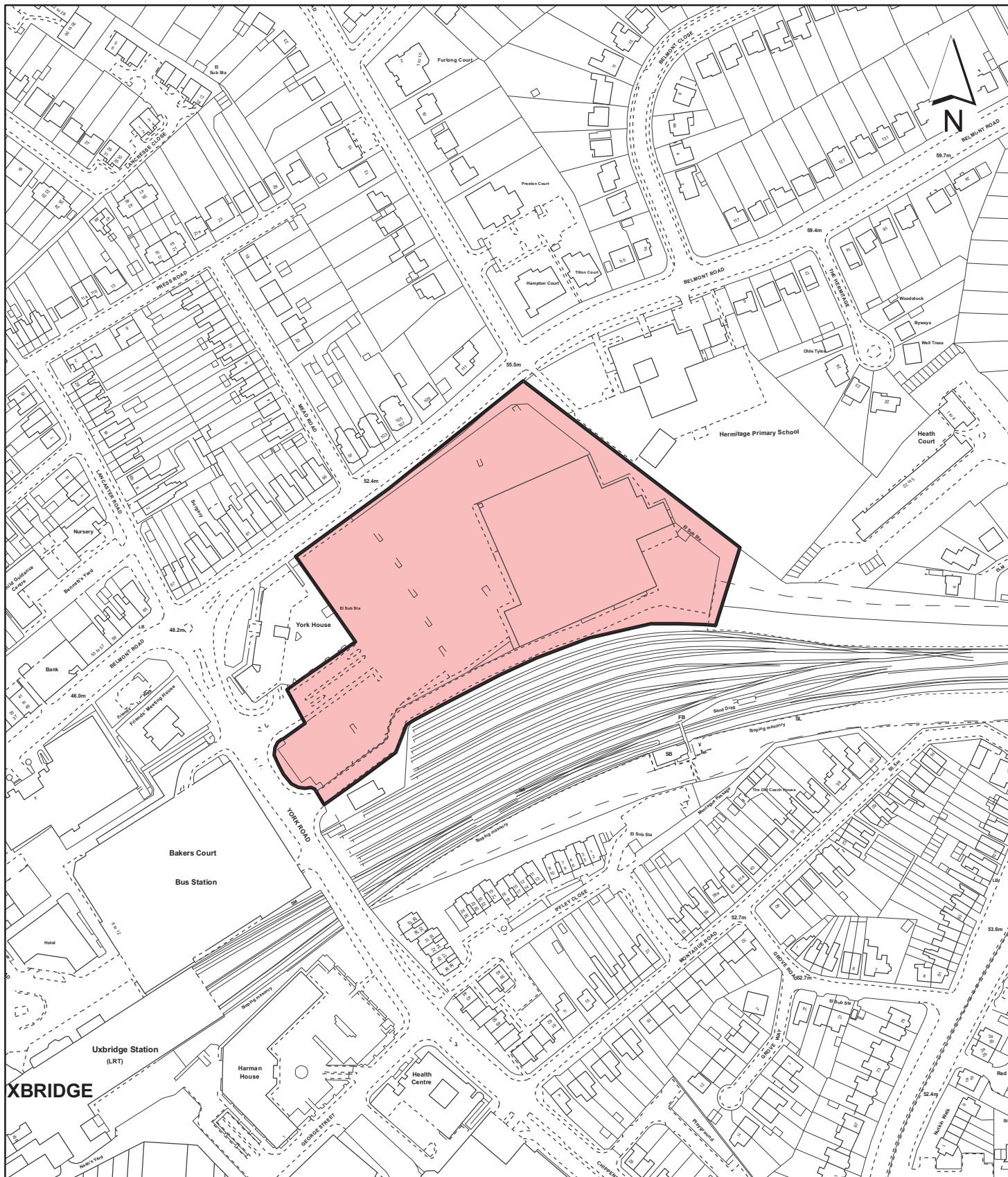
Accordingly, the application is recommended for approval, subject to conditions and planning obligations.

11. Reference Documents

Planning Policy Statement 1 (Delivering Sustainable Development) (January 2005)
Planning Policy Statement 4 (Planning for Sustainable Economic Growth) (December 2009)
Planning Policy Guidance Note 13 (Transport) (April 2001)
The London Plan (July 2011)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Design and Accessibility Statement - Accessible Hillingdon (July 2006)
Planning Obligations Supplementary Planning Document (July 2008)

Contact Officer: Vanessa Scott

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Sainsbury's Supermarket
 York Road
 Uxbridge**

Planning Application Ref:
39439/APP/2011/738

Planning Committee
Central and South

Scale
1:2,500

Date
November 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 KMS MOTORS R/O DAWLEY PARADE DAWLEY ROAD HAYES

Development: Application for a new planning permission to replace extant planning permission (Appeal Decision ref. APP/R5510/A/08/2071434 dated 15/10/2008.): demolition of existing garages and erection of a new two storey residential building comprising three units (2 studio flats and 1 one-bedroom flat) with four parking spaces and communal amenity spaces. (LBH Ref: 3587/APP/2007/2478 dated 07/08/2007)

LBH Ref Nos: 3587/APP/2011/2031

Drawing Nos: Location Plan
07-2440-1 A
07-2440-2 A

Date Plans Received: 18/08/2011 **Date(s) of Amendment(s):**

Date Application Valid: 18/08/2011

1. SUMMARY

A petition has been received in respect of this application.

The application seeks permission for a new planning permission to replace an extant consent. Whilst concerns were previously raised by the Council in relation to the original planning application which was refused by this Council on the grounds of the development being out of keeping with the character of the area and resulting in a loss of residential amenity to adjacent and future occupiers of the proposed flats, an Appeal was allowed in October 2008.

The Inspector concluded that the scheme would have an acceptable impact on both the character of the area and upon the residential amenity of occupants of adjacent and future occupants of the flats. This appeal decision is a material consideration. The changes in planning policy since this appeal was determined, namely the revision to PPS3 and the London Plan 2011 don't affect the conclusions of the Inspector in 2008. As such it is recommended that the application be approved.

2. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

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

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

Local Planning Authority.

REASON

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

3 M1 Details/Samples to be Submitted

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

REASON

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

4 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan. (July 2011).

5 H6 Car parking provision - submission of details

The development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until

verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

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

7 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

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

8 NONSC Non Standard Condition

Before development hereby approved is commenced, a scheme of double glazing shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

REASON

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

9 NONSC Non Standard Condition

The applicant shall install gas protection measures as a precautionary measure without first investigating the site. The details of these measures shall be submitted to, and approved by, the Local Planning Authority.

REASON

The Council's records show that the development site is within 250 metres of two landfill sites which suggest possible ground gas risks. A gas survey is required to clarify that there is no significant gas migration from the landfills to the new development site, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL6 Landscaping Scheme - implementation

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

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

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

REASON

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

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

12 TL7 Maintenance of Landscaped Areas

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

REASON

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

13 SUS3 Energy Efficiency DC Applications

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The report shall identify measures that will be integrated into the development to improve energy efficiency in accordance with the Mayor's energy Hierarchy. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with London Plan (July 2011) Policies 5.1, 5.3, 5.4, 5.5, 5.7, 5.9 and 5.10

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- 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.
- H7 Conversion of residential properties into a number of units
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2011) Sustainable design and construction
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.4 (2011) Local character
- OE1 Protection of the character and amenities of surrounding properties

PPS3 and the local area
Housing

3. CONSIDERATIONS

3.1 Site and Locality

The application site is a triangular area of land lying between a small suburban shopping parade and terraced housing. The site currently accommodates site buildings which are being used in connection with the redevelopment work currently ongoing at the site of the Ram PH adjacent to the application site.

3.2 Proposed Scheme

The application seeks permission to extend the time for implementation of permission 3587/APP/2007/2478 for the demolition of the existing garages and the erection of a new residential building comprising three units (two studio flats and a 1 bed flat) with four parking spaces and communal amenity space.

3.3 Relevant Planning History

3587/APP/2007/2478 Land Rear Of Dawley Parade & Rear Of 76-82 Princes Park Lane, H
DEMOLITION OF EXISTING GARAGES AND ERECTION OF A NEW TWO STOREY
RESIDENTIAL BUILDING COMPRISING THREE UNITS (2 STUDIO FLATS AND 1 ONE-
BEDROOM FLAT) WITH FOUR PARKING SPACES AND COMMUNAL AMENITY SPACES.

Decision: 31-10-2007 Refused **Appeal:** 15-10-2008 Allowed

3587/APP/2007/3449 Kms Motors R/O Dawley Parade Dawley Road Hayes
ERECTION OF A SINGLE STOREY BUILDING FOR USE AS STORAGE AND OFFICES,
TOGETHER WITH PARKING AND LOADING BAYS (INVOLVING THE DEMOLITION OF THE
EXISTING GARAGES).

Decision: 08-07-2008 Approved

Comment on Relevant Planning History

Planning permission 3587/APP/2007/2478 was allowed at appeal on 15 October 2008 following a refusal of planning permission by the Council.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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.
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.4	(2011) Local character
OE1	Protection of the character and amenities of surrounding properties and the local area
PPS3	Housing

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

John McDonnell MP - Letter of objection relating to loss of amenity, overdevelopment, overlooking and congestion.

Internal Consultees

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

Since the appeal decision, the Council has adopted the above Supplementary Planning Document which is now a material consideration in the determination of this new application. To this end, the scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. The bathrooms should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

2. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gully drainage.

A Design & Access Statement should be submitted to demonstrate how all 16 Lifetime Home Standards, as relevant, have been incorporated.

Conclusion: On the basis that revised plans are received and approved from an accessibility perspective prior to any grant of planning permission no objection is raised.

EPU - Please note it looks like the inspector did not give any consideration to potential contamination issues. If it is possible it is recommended the following conditions are attached to any permission that may be given as a former potentially contaminating use has been identified at the site and the proposal introduces a number of new sensitive receptors. There are also a couple of landfills, one with had active gas protection measures and may be moving towards passive measures as the rate of gas generation slow down (Stockley Park to the west of the site) and one without specific gas protection measures where we have out of date monitoring data indicating the presence of gas in the middle of the site (Botwell Common to the east). Ideally the standard contaminated land condition and the gas condition below need to be included. The wording of the gas condition needs to be reproduced as it is below. If you need to make changes, can you please consult with EPU first.

AMENDED EPU L1 Site survey and remediation scheme

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority.

The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

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

Landfill gas condition

Investigate the site for landfill gas including below the proposed footprint of any new building to the satisfaction of the Local Planning Authority, to ascertain whether gas protection measures are required. Where measures are required the details shall be submitted to, and approved by, the Local Planning Authority.

OR

The applicant shall install gas protection measures as a precautionary measure without first

investigating the site. The details of these measures shall be submitted to, and approved by, the Local Planning Authority.

REASON

The Council's records show that the development site is within 250 metres of two landfill sites which suggest possible ground gas risks. A gas survey is required to clarify that there is no significant gas migration from the landfills to the new development site, in accordance with policy OE11 of the Hillingdon Unitary

It is noted the size of the development is small, therefore if the contaminated land condition is considered to be too onerous, the following imports and landscaping condition is offered as an alternative, however the gas condition does need to go on. Condition to minimise risk of contamination from garden and landscaped area All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted for the approval of the Local Planning Authority.

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

REASON

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

Landscape Officer - In terms of Saved Policy BE38 of the UDP, there are no trees or other landscape features of merit on or close to the site, but there is a need and scope for landscaping. Subject to landscape-related conditions TL5, TL6 and TL7 (similar to those imposed on the 2008 appeal decision - allowed), this application is acceptable in terms of Saved Policy BE38.

Education - Studio flats with only 2x habitable rooms are too small to be considered for Education contributions. Therefore the net gain in habitable rooms is below the threshold at which we may seek a contribution from this proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established by the preceding appeal Inspector's decision. The only matters which would affect this would be any key changes in the policy context since the adoption of the UDP Saved Policies and the appeal decision in October 2008. These include the adoption of the new London Plan (July 2011), and revised Planning Policy Statement (PPS) 3: Housing (July 2010).

The revised PPS3: Housing, clearly clarifies that not all developed land is necessarily suitable for housing. It also makes it clear that well thought out design and layout which integrates with and complements existing buildings and the surrounding local context is a key consideration which needs to be taken into account when assessing proposals for residential development.

The London Plan (July 2011) has been published since the appeal was allowed in October 2008. Policy 3.5 states that housing developments should be of the highest quality internally and externally and in relation to their context and to the wider environment.

It is not considered in this case that the principle of the development as previously

accepted by the Inspector is outweighed by the changes in policy since the appeal was allowed in October 2008.

As such the principle for the development is considered to remain acceptable.

7.02 Density of the proposed development

The proposed density of the development is considered acceptable, being at the lower end of accepted density ranges, and consistent with the density of the development in the immediate area.

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

The site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area, and there are no Listed Buildings on the site. As such, it is considered that the scheme would not impact in the heritage of the Borough.

7.04 Airport safeguarding

It is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not within or near to Green Belt land and as such there would be no impact in this respect.

7.07 Impact on the character & appearance of the area

The application seeks permission to replace an extant consent allowed at appeal in October 2008.

During the consideration of the previous scheme, the Inspector concluded that given the sites appearance, history of unauthorised uses and recent record of anti-social behaviour associated with it, he was satisfied that it would be to the clear advantage of the local community to have the existing buildings demolished and some positive use of the made of the site. The Inspector concluded that the design allowed for a reasonably spacious layout, avoiding any sense that the building had been squeezed uncomfortably into this site.

The application site does not consist of residential curtilage and therefore the recent changes to PPS3 removing curtilage from the definition of previously developed land do not come into force. Furthermore the proposal is considered to comply with the requirements of the London Plan 2011 in terms of the impact of the proposed development upon the character and appearance of the area.

A material difference since the appeal was allowed was the granting of planning permission by the Council for the redevelopment of The Ram Public House in October 2009 for the erection of 18 flats. The Council considered the 18 flats were acceptable in the relation to the extant consent for the flats on the adjacent site, (the current application site).

Given the findings of the Inspector in his appeal decision and that the context of the development remains unchanged since permission was granted for the redevelopment of the Ram PH it is considered, on balance, that the proposal remains acceptable in terms of its impact upon the character and appearance of the area in accordance with Policy BE13 of the Hillingdon UDP (Saved Policies 2007) and London Plan policies 3.5, 7.1, and 7.4, and PPS3.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential

developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-dominance, and 15m will be the minimum acceptable distance.

The Inspector in the 2008 appeal decision states that the Council are concerned that the proposed front dormer windows of the block would permit overlooking of the rear garden of 8 Dawley Parade. I accept that there could be some risk of intrusion here, but I consider it to be limited. I do not consider that the possible loss of privacy would be such as to warrant dismissal of the appeal on these grounds.

Therefore subject to conditions the proposal would not result in a material loss of privacy and as such would comply with policy BE24 of the Adopted Hillingdon UDP (Saved Policies, September 2007), and the SPD: New Residential Layouts: Section 4.12.

The previous appeal decision was taken before the permission was granted for the redevelopment of the Ram PH. However, in view of the separation distances involved and the relationship of the proposed development with flats under construction at The Ram, it is considered that there would not be an unacceptable loss of amenity in accordance with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

Due to the separation distances involved with any of the adjacent properties, it is considered a material loss of residential amenity would not arise by loss of light or dominance. Therefore this proposal would comply with Policies BE20 and BE21 of the Adopted Hillingdon UDP (Saved Policies, September 2007).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for each of the new flats would be 33m² and 54m² respectively. The SPD states the minimum amount of floor space required for a studio flat would be 33m² and for a 1 bed flat, 50m² and would therefore comply with this standard. The London Plan requires a minimum floor area of 37m² and 50m² respectively. Whilst the proposal would fall slightly short of the London Plan Standard, it was considered acceptable by the previous Inspector.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9 and Policy 5.3 of the London Plan (2011).

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that shared amenity space for a 1 bedroom or studio flat should be 20 square metres per flat. The proposal would comply with this advice showing an area in excess of 60m². Therefore the proposal would comply with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

The Inspector accepted that there would be some overlooking of the amenity area for the flats from the rear first floor windows of the houses at 76-82 Princes Park Lane as well as from the the ground floor studio flats of the development itself. He advised that the achievable standard of privacy may well turn out to be less than the Council would aspire to in a more conventional setting. He concluded that there were insufficient concerns to

warrant a refusal of planning permission and that the future occupants of the flats would have the opportunity to judge the detailed amenity issues for themselves.

The Council previously raised concerns that the siting of the flats close to the shops and service roads would mean unacceptable noise impact from noise and disturbance and smells. The Inspector concluded that a blanket ban on housing on the appeal site would suggest that many similar sites would be ruled out for housing led renewal schemes in mixed use areas. He considered that a condition to require a scheme for double glazing to be sufficient in response to the Council's objections.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The application shows the provision of 4 parking spaces for the development. These would be provided to the front of the building. Therefore, subject to a condition being attached requiring these parking areas to be made available before the occupation of the dwellings, the application is considered to comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

No cycle storage is proposed as part of this scheme. However, the Inspector advised that this matter could be dealt with satisfactorily by condition.

7.11 Urban design, access and security

The design of this building has been accepted by the Inspector in 2008.

7.12 Disabled access

The additional information submitted with the application states that the proposal would comply with Part M of the Building Regulations and Lifetime Homes standards. As such, it is considered that the proposal would be capable of satisfying Lifetime Homes Standards, in compliance with the London Plan (2011) and the Council's HDAS 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

There is no requirement for affordable or special needs housing in this instance.

7.14 Trees, landscaping and Ecology

There are no trees affected by the proposal. A condition requiring a landscaping scheme can be controlled by condition should permission be granted.

7.15 Sustainable waste management

The details of the proposed waste and recycling are considered acceptable and can be controlled by condition.

7.16 Renewable energy / Sustainability

It is considered that renewable energy and sustainability could be controlled via conditions, in line with policy requirements, should permission be granted.

7.17 Flooding or Drainage Issues

It is considered that there would be no adverse impact in relation to flooding or draining issues.

7.18 Noise or Air Quality Issues

A satisfactory standard of living accommodation can be achieved within the development and subject to a condition being imposed regarding double glazing, the development would not be affected or affect noise and air quality in the surrounding area.

7.19 Comments on Public Consultations

The comments made by residents have been addressed in this report.

7.20 Planning obligations

The Education Department has advised that no contributions are required due to the size of the proposed units.

7.21 Expediency of enforcement action

No Enforcement Action is required in this instance

7.22 Other Issues

N/A

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

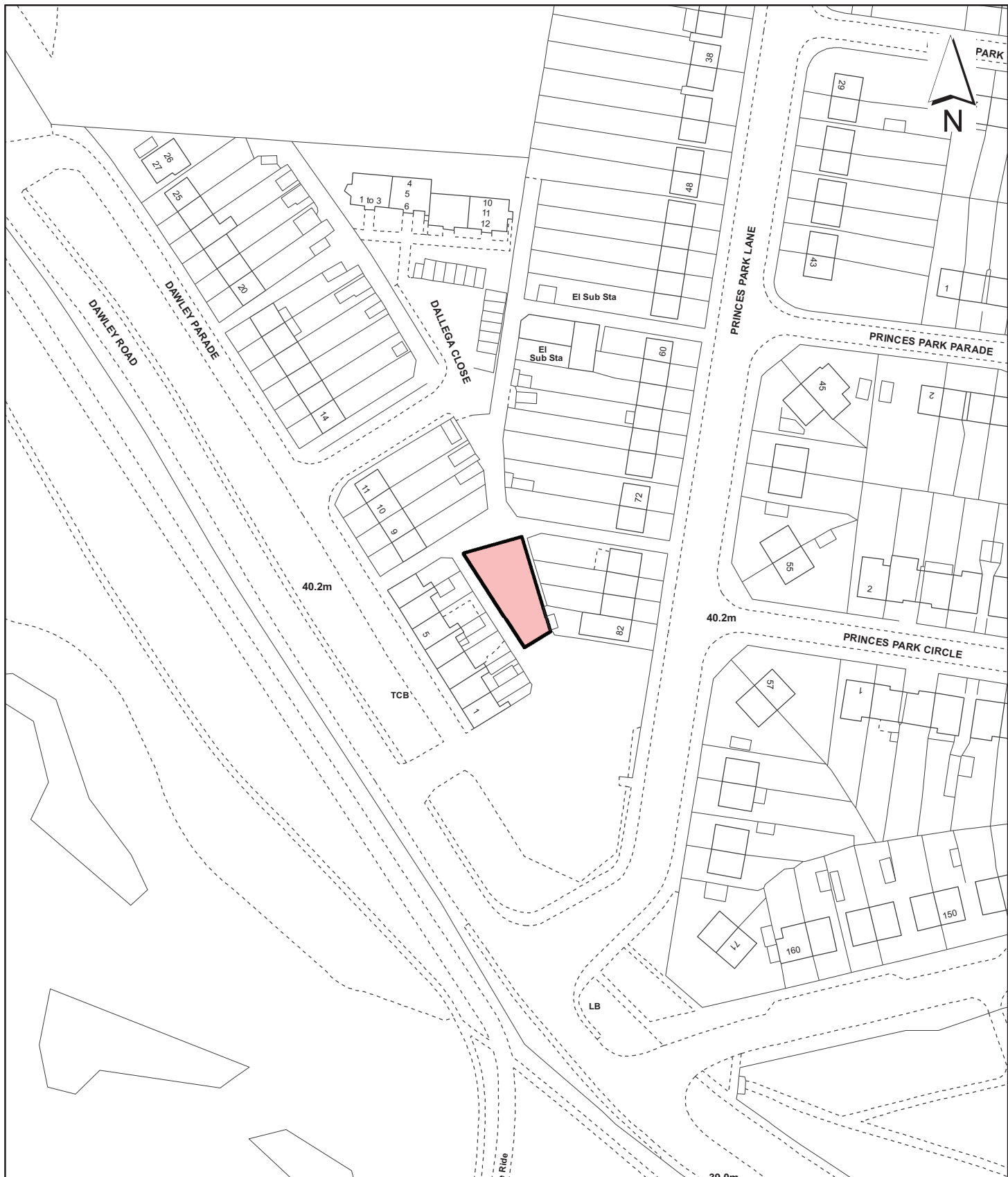
Whilst concerns were previously raised by the Council in relation to the original planning permission which was refused by this Council on the grounds of the development being out of keeping with the character of the area and resulting in a loss of residential amenity to adjacent and future occupiers of the proposed flats, an Appeal was allowed in October 2008. The Inspector concluded that the scheme would have an acceptable impact on both the character of the area and upon the residential amenity of occupants of adjacent and future occupants of the flats. This appeal decision is a material consideration. The changes in planning policy since this appeal was determined, namely the revision to PPS3 and the London Plan 2011 are not considered to override the conclusions of the Inspector in 2008. As such it is recommended that the application be approved.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies 9September 2007)
HDAS - Residential Layouts
Accessible Hillingdon SPD
London Plan 2011
PPS3 - Housing

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**KMS Motors rear of Dawley Parade
Dawley Road
Hayes**

Planning Application Ref:

3587/APP/2011/2031

Planning Committee

Central and South

Scale

1:1,250

Date

**February
2012**

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

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 4, 5 & 6 SCHOOL APPROACH FREDORA AVENUE HAYES

Development: 1 x 3-bedroom two storey detached dwelling with associated parking and amenity space, involving demolition of 3 existing garage units.

LBH Ref Nos: 63421/APP/2011/3088

Drawing Nos: Design and Access Statement
2011215/01 Rev A

Date Plans Received: 21/12/2011 **Date(s) of Amendment(s):** 21/12/2011

Date Application Valid: 06/01/2012

1. SUMMARY

The application seeks the erection of a three bedroom, detached house with associated amenity space involving the demolition of 3 garages.

An appeal was recently dismissed on 21 November 2011 for 2 x maisonettes. The Inspector concluded in that instance that the development would result in unacceptable living conditions for future occupiers and would fail to provide adequate levels of inclusive design. This is a material consideration. A further application (63421/APP/2011/2540) for 2 x maisonettes with a flat roofed design and differing internal layout was refused in December 2011 as it was considered not to overcome the concerns raised by the Inspector. The current scheme seeks permission for a single detached dwelling. The Inspector in the recent decision raised no objection to the form or design of the building which was similar, if slightly larger than that currently proposed. The Inspector's comments in terms of the size, bulk and design are material planning considerations. The current application addresses the Inspector's concerns and is considered to comply with the policies contained within the UDP (Saved Policies) and London Plan 2011. As such the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

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

REASON

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

2007).

3 HH-M1 Details / Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in the approved materials and thereafter be maintained as such.

REASON

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

4 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).

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.

REASON

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

6 RPD5 Restrictions on Erection of Extensions and Outbuildings

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 the dwellinghouse nor any garage, shed(s) or other outbuilding(s) shall be erected without the grant of further specific 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).

7 RPD9 Enlargement to Houses - Roof Additions/Alterations

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 addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual

amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 M5 Means of Enclosure - details

Before the development is commenced, details of boundary fencing or other means of enclosure for the site and in particular the garden, shall be submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected before the development is occupied and shall be permanently retained thereafter.

REASON

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

9 OM19 Construction Management Plan

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

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

10 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

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

TL5

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

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

The scheme shall also include details of the following: -

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

REASON

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

12 TL6 Landscaping Scheme - implementation

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

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

REASON

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

13 TL7 Maintenance of Landscaped Areas

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

REASON

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

14 TL20 Amenity Areas (Residential Developments)

The dwelling hereby permitted shall not be occupied, until the outdoor amenity area serving the dwelling as shown on the approved plans has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained for the life of the development.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1

15 H7 Parking Arrangements (Residential)

The parking areas (including the marking out of parking spaces) shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

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

16 SUS4 Code for Sustainable Homes details

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that the dwelling has been designed to achieve level 4 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

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

17 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 the London Plan (July 2011) 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), London Plan (July 2011) Policy 5.12 and PPS25.

18 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development is occupied and thereafter retained.

REASON

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

19 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

The residential dwelling hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

REASON

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

20 NONSC Non Standard Condition

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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.
H7	Conversion of residential properties into a number of units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
OE1	Protection of the character and amenities of surrounding properties and the local area
PPS3	Housing

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

means that would minimise disturbance to adjoining premises.

4 12 Encroachment

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

5 121 Street Naming and Numbering

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

6 14 Neighbourly Consideration - include on all residential exts

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).

7 147 Damage to Verge

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

8 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 site comprises 2 blocks of garages as well as parts of the rear gardens of 7 and 9 Fredora Avenue and a portion of road (known as School Approach).

Adjoining the site to the northwest are the rear gardens of 5, 7 and 9 Fredora Avenue. To the northeast, the site is adjoined by the rear gardens of 15 and 16 Pine Place.

To the southwest the site is adjoined by a two storey dwelling accommodating the care

taker of Grange Park Infant and Junior School. To the southwest the site is adjoined by the Grange Park (NHS) Clinic.

3.2 Proposed Scheme

The application seeks permission for the demolition of 3 garages and the erection of a two storey, three bedroom house with associated private amenity space and parking for 2 vehicles.

The new building would be approximately 6m wide, 8.3m deep with an eaves height of approximately 5.1m and ridge height of 6.8m.

Its design, scale and bulk are very similar to those of the proposals previously refused and recently dismissed at appeal. The differences relate to overall width of the building which has been reduced to allow for 2 x car parking spaces to be provided to the side, the overall height has been reduced by 0.2m and the number of windows reduced.

3.3 Relevant Planning History

63421/APP/2007/2482 1, 2, 4, 5 & 6 School Approach Fredora Avenue Hayes

ERECTION OF A PAIR OF TWO BEDROOM SEMI-DETACHED DWELLINGHOUSES WITH GARAGE PARKING PROVIDED IN UNITS 1 & 2 (INVOLVING DEMOLITION OF EXISTING (GARAGES) UNITS 4, 5 & 6)

Decision: 26-02-2008 Refused

63421/APP/2008/1069 1, 2, 4, 5 & 6 School Approach Fredora Avenue Hayes

Erection of a pair of two-bedroom semi-detached dwellinghouses with garage and forecourt parking provided in Units 1 and 2 (involving demolition of existing garages Units 4, 5 and 6).

Decision: 21-10-2008 Refused

63421/APP/2008/1079 1, 2, 4, 5 & 6 School Approach Fredora Avenue Hayes

Erection of 2 two-bedroom maisonettes with garage and forecourt parking provided in Units 1 and 2 (involving demolition of existing garages Units 4, 5 and 6).

Decision: 21-10-2008 Refused

63421/APP/2008/3340 1, 2, 4, 5 & 6 School Approach Fredora Avenue Hayes

ERECTION OF TWO STOREY BUILDING COMPRISING 2 TWO-BEDROOM RESIDENTIAL UNITS WITH GARAGE AND FORECOURT PARKING PROVIDED IN GARAGE UNITS 1 AND 2 (INVOLVING DEMOLITION OF EXISTING GARAGES UNITS 4, 5 AND 6)

Decision: 02-03-2009 Refused

63421/APP/2009/1411 1, 4, 5 & 6 School Approach Fredora Avenue Hayes

Single storey one-bedroom detached dwelling with habitable roofspace, involving demolition of existing 3 garage units

Decision: 05-01-2010 Refused

Appeal: 10-12-2010 Allowed

63421/APP/2011/1035 1, 2, 4, 5 & 6 School Approach Fredora Avenue Hayes

Erection of 2, two bedroom, two storey semi detached maisonettes with associated amenity space, parking spaces in and adjacent to existing garages, boundary wall to front and removal of existing vehicular crossover involving the demolition of 3 ancillary garages

Decision: 21-09-2011 Refused

Appeal: 21-11-2011 Dismissed

63421/APP/2011/2540 1, 2, 4, 5 & 6 School Approach Fredora Avenue Hayes

2 x 2 bed two storey semi detached maisonettes with associated amenity space and parking in and adjacent to existing garage units opposite, boundary wall to front and removal of existing vehicular cross, involving demolition of existing 3 garage units (Resubmission).

Decision: 15-12-2011 Refused

Comment on Relevant Planning History

The application site has an extensive planning history, however the most relevant is as follows:

Appeal Decision APP/R5510/A/10/2129978. The Inspector considered the erection of a single storey one-bedroom detached dwelling with habitable roofspace, involving demolition of existing 3 garage units (Local Planning Authority Reference 63421/APP/2009/1411). The main issues were considered to relate to:

- The effect of the proposal on the character and appearance of the surrounding area;
- The effect of the proposal on highway safety; and
- Whether the proposal would prejudice access to the adjoining land.

No harm was found in respect of these issues and the appeal was allowed 8 November 2010. This decision represents a material consideration and the decision with respect to access impacts is considered particularly pertinent to this application.

Application 63421/APP/2008/1079 for the erection of 2 two-bedroom maisonettes with garage parking provided in Units 1 and 2 (involving demolition of existing garages Units 4, 5 and 6). This application was refused on the 21st October 2008 for the following reasons:

1. The proposal by reason of its excessive density, design and cramped layout would result in a cramped living environment for its future occupiers, would be overdominant in the street scene and out of character with the surrounding residential area, contrary to Policy 3A.3 of the London Plan and Policies BE19, BE21 and BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS (SPD) 'Residential Layouts'.

2. Notwithstanding the internal arrangement of the two dwelling units hereby proposed, the proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon

Unitary Development Plan Saved Policies (September 2007), and Council's HDAS (SPD) 'Residential Layouts'.

3. The proposed dwelling by reason of failing to provide units which would be easily adaptable for use by a wheelchair disabled person or to Lifetime Homes standards fails to meet the needs of people with disabilities, contrary to policy 3A.4 of the London Plan and the Hillingdon Design and Accessibility Statement on 'Accessible Hillingdon'.

Application 63421/APP2011/1035 for similar maisonettes as those currently proposed with a pitched roof was refused in April 2011 and very recently dismissed at appeal (APP/R5510/A/11/2157507) on 21 November 2011. The Inspector concluded that no harm would be caused in terms of any adverse impact on character and appearance, strong concerns were raised in relation to living conditions for future residents.

This appeal decision is a material considered and is considered particularly relevant to the current proposal due to the similarities in terms of bulk, height, layout, massing, and car parking arrangements (which the Inspector considered were acceptable).

63421/APP/2011/2540 - was refused for 2 maisonettes in December 2011, several weeks after the appeal decision. This scheme which involved a flat roofed building of similar layout was considered not to have overcome the previous concerns raised by the Inspector in relation to amenity space.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

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.

H7 Conversion of residential properties into a number of units

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
OE1	Protection of the character and amenities of surrounding properties and the local area
PPS3	Housing

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

24 neighbouring owners/occupiers and interested parties were consulted by letter on 10.1.12. Two objections have been received raising concerns about:

- highway safety and parking pressures, access to clinic,
- flooding
- overlooking

A petition was also received containing 46 signatures which simply stated that objection was raised to the scheme.

PLANNING OFFICER COMMENT: In terms of overlooking, highways safety, parking and access to the health clinic, these matters have been considered in previous schemes (as well as in the schemes considered by the planning inspectorate) and by the Highways officer and it is not considered refusal of the current application (in relation to these issues) would not be reasonable. In terms of flooding, the site is not located in an area designated by the Environment Agency as so flood prone as to warrant refusal of the application. A condition is recommended to address drainage.

THAMES WATER:

No objection.

Internal Consultees

EPU:

I do not have any specific concerns regarding contamination but there is a possibility that the made ground below the hard standing may contain contamination. The developer is strongly advised to carry out some contamination testing as part of a geotechnical survey.

If a standard contaminated land condition is considered too onerous, I would recommend as a minimum

including the following condition to ensure any areas of landscaping and garden soils are tested to ensure that they are suitable for use where a sensitive new receptor is being introduced.

Condition to minimise risk of contamination from garden and landscaped area.

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

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

HIGHWAYS:

No objection given previous appeal decisions.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal relates to the construction of a residential dwelling in an established residential area. The existing garages are not required to be provided as garages as part of a legal agreement or planning condition.

Appeal reference APP/R5510/A/10/2129978 was allowed for the erection of a chalet style bungalow with accommodation in the roofspace. The Inspector found no harm in terms of the character and appearance, highway safety or access to adjoining land. This decision is a material consideration in the consideration of this application. The former appeal decision was made following the changes to PPS3.

There are no objections to the proposal in principle.

7.02 Density of the proposed development

The site is located in an area with a Public Transport Accessibility Level (PTAL) of 2. London Plan recommended guidelines for sites with this level of PTAL indicate that a density of between 150-250 habitable rooms per hectare (hr/ha) or 50-90 units per hectare (u/ha) is appropriate.

The application site has an area of approximately 0.026 hectares(including the road), as such the proposal represents a density of 192hr/h which would be in keeping with the guidance set out in the London Plan 2011.

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

The site is not located in a Conservation Area, nor is it near to any buildings of historical importance.

7.04 Airport safeguarding

Not relevant in this case.

7.05 Impact on the green belt

The site is not located in or adjacent to the Green Belt.

7.07 Impact on the character & appearance of the area

The access road to the proposed building serves the Grange Park School, the existing garages (which form part of the application site), the Grange Park Clinic and the School House. There are no other residential properties facing this access road other than the School House, which is located inside the school ground at the end of the access road.

The key issue therefore is whether the building design would be appropriate in this location. The design of the building is similar to that accepted by the Inspector in the November 2011 (APP/R5510/A/11/2157507) decision. This is a material consideration.

The design of the proposed dwelling is very similar to the building proposed to accommodate 2 maisonettes. It is concluded that, given the acceptance of a very similar design by an Inspector recently, the proposed design and form of the building would not detract from the character and appearance of the area in accordance with policies BE13 and BE19 of the UDP (Saved Policies 2007).

7.08 Impact on neighbours

Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties.

Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. Hillingdon Design and Accessibility Statement (HDAS) provides further guidance in respect of these matters, stating in particular that the distance between habitable room windows should not be less than 21m with a 3m area of rear private amenity space, and that a 15m setback should be maintained to the rear of surrounding properties.

The proposed building is oriented to the front of the site facing School Approach. The proposal would be sited at least 18m from the main rear wall elevations of adjoining properties to the north of the site. It would also be sited more than 21m from the rear elevations of properties facing Pine Place, on the north-eastern side of the site. It would be set about 1m from the boundary with the School House and 4.2m from its main flank wall. The building would be sited 4m forward of the front wall of the School House and 950mm from its rear wall.

While it would be sited some considerable distance forward of the neighbouring residential property and the School House, it would not breach the 45° line of sight taken from first floor habitable room window of the adjoining properties. There are no habitable windows proposed in its flank walls that may result in overlooking. A condition could be imposed to ensure no future windows are installed.

It is therefore considered that the proposal would not have a significant adverse impact on the amenities of adjoining residential properties, in compliance with Policy BE21 Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS (SPD) Residential Layouts. This view again is supported by the Inspector in the most recent appeal decision.

7.09 Living conditions for future occupiers

The Council's HDAS (SPD) "Residential Layouts" provides recommended standards relating to floor space. It suggests that a 3-bedroom house maintain a minimum gross internal floor space of 81m². The proposed dwelling would have a floor area of approximately 100sq.m in line with Council design criteria.

Policy BE23 of the UDP requires the provision of amenity space, which is usable in terms of its shape and siting. The Council's design guide Residential Layouts specifies a minimum amount of 60m² of amenity space for a 3 bed house.

The proposal provides a 62sq.m of garden space for the dwelling which is in accordance with the Council's guidance as set out in the HDAS Residential layouts. The proposal is therefore in accordance with Policy BE23 of the Hillingdon UDP Saved Policies (September 2007) and the Council's HDAS (SPD) Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Previous appeal decision is material in relation to parking and highway safety. During the consideration of the allowed appeal, the Inspector accepted the impact of the proposal

on highway safety. The scheme does not differ significantly from that allowed at appeal in terms of access.

Parking for the proposed development would be provided on site. The Council's Car Parking Standards seeks a maximum of 2 off-street parking spaces per dwelling unit. As such the proposal is in accordance with Policy AM14 of the UDP.

7.11 Urban design, access and security

Issues of design and access are addressed elsewhere within the body of this report. The proposal is not considered to give rise to any concerns relating to security.

7.12 Disabled access

The London Plan 2011 and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010 require all new residential developments to comply with Lifetime Homes standards.

The ground floor of the dwelling has been designed to accommodate wheelchair users with wide door openings and corridors. The WC and all other provisions would be to Lifetime homes standards. There would be provision for a future domestic lift which thereby provide proper wheel chair access to the upper level. The staircase has been designed to accommodate the later installation of a stair-lift. The property would therefore be constructed to satisfy Lifetime homes standards.

7.13 Provision of affordable & special needs housing

Not relevant in this case.

7.14 Trees, landscaping and Ecology

The site is the land to either side of School Approach, currently occupied by garages and parking spaces.

There are no trees or other significant landscape features which might pose a constraint on development. Nor are there any Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

Subject to appropriate conditions an appropriate landscape layout would be achieved.

7.15 Sustainable waste management

The proposal indicates the provision of areas for the storage of waste and recycling which would be adequate to meet the needs of the development and appropriately located. Accordingly, the application is acceptable in this respect.

7.16 Renewable energy / Sustainability

Chapter 7 of the London Plan encourages developments to meet the highest standards of sustainable design. In the event that the application were to be approved a condition could be imposed requiring compliance with level 4 of the Code for Sustainable Homes, which would ensure the development met the minimum standards required by the London Plan.

7.17 Flooding or Drainage Issues

The application site is not located within a flood risk area and it is not considered that the proposal would give rise to any concerns relating to flooding or drainage.

7.18 Noise or Air Quality Issues

The proposed development is not of a scale or type which would give rise to concerns relating to noise or air quality.

7.19 Comments on Public Consultations

The concerns raised within the objection letters have been addressed within the body of

the report or by way of recommended planning condition or are not material planning considerations.

7.20 Planning obligations

The proposed development is not of a scale which would give rise for the need to mitigate its impacts by way of planning obligations.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None applicable.

10. CONCLUSION

The application seeks the erection of 1 x three bed detached house with associated amenity space, the demolition of 3 garages.

An appeal was recently dismissed on 21 November 2011 for 2 x maisonettes. The Inspector concluded in that instance that the development would result in unacceptable living conditions for future occupiers and would fail to provide adequate levels of inclusive design. This is a material consideration. A further application (63421/APP/2011/2540) for 2 x maisonettes with a flat roofed design and differing internal layout was refused in December 2011 as it was not considered to overcome the concerns raised by the Inspector. The current scheme seeks permission for a single detached dwelling. The Inspector in the recent decision raised no objection to the form or design of the building which was similar, if slightly larger than that currently proposed. The Inspector's comments in terms of the size, bulk and design are material planning considerations. The current application addresses the Inspector's concerns and is considered to comply with the policies contained within the UDP (Saved Policies) and London Plan 2011. As such the application is recommended for approval.

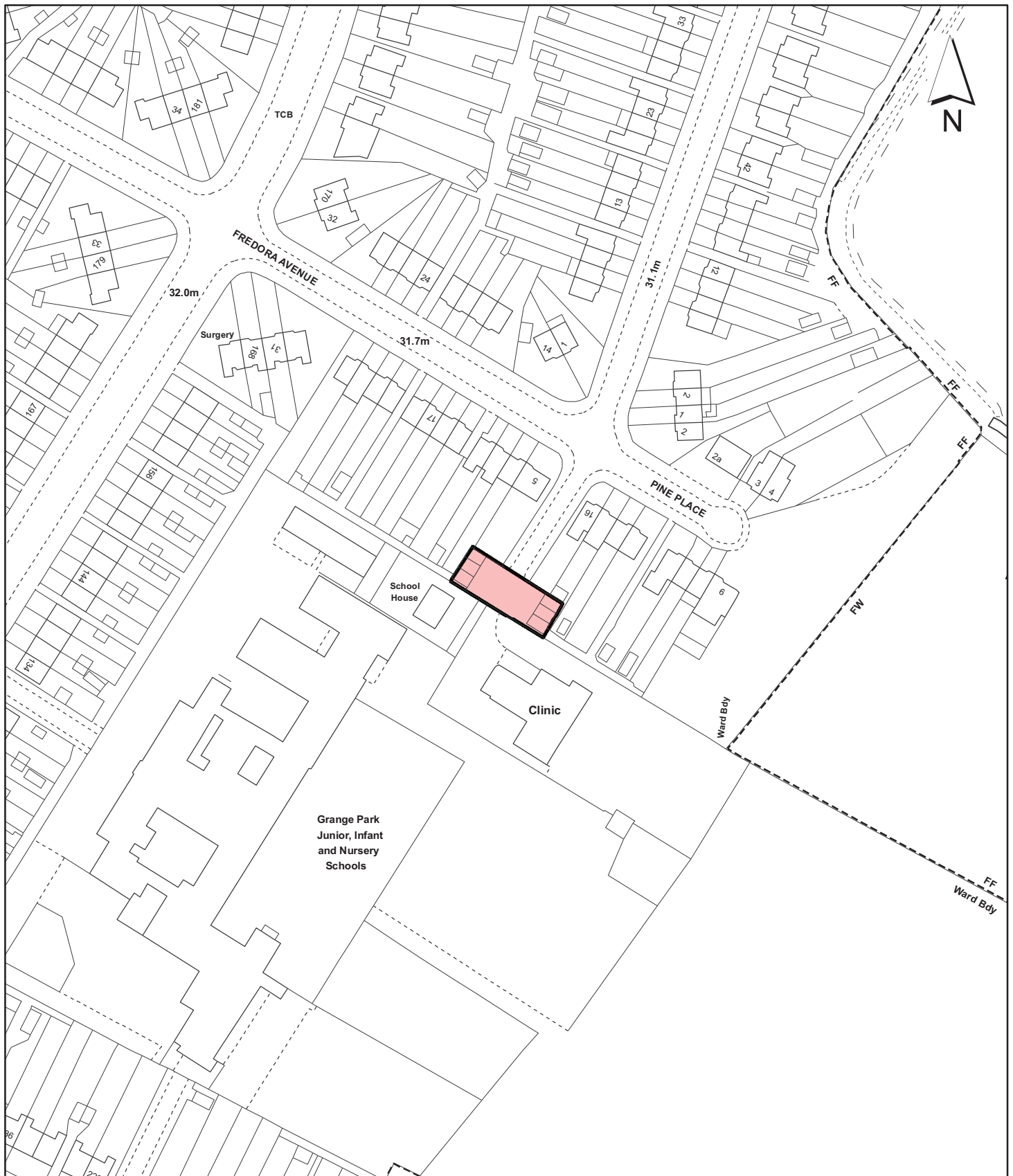
11. Reference Documents

The London Plan 2011.

Hillingdon Unitary Development Plan Saved Policies (September 2007).

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**4, 5 & 6 School Approach
Fredora Avenue
Hayes**

Planning Application Ref:

63421/APP/2011/3088

Scale

1:1,250

Planning Committee

Central and South

Date

**February
2012**

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

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address HARVARD HOUSE SUMMERHOUSE LANE HARMONDSWORTH

Development: Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side.

LBH Ref Nos: 67230/APP/2010/1905

Drawing Nos: 4599-1A - Existing Ground Floor
4599-2A - Existing First Floor
4599-3A - Existing Second Floor
4599-5 - Existing Elevations
4599-II Location Plan - 1:1250
Block Plan - 1:500
Design and Access Statement
Noise Assessment Report Dated 06/09/11
4599-6A - Proposed Ground Floor
4599-7A - Proposed First Floor
4599-8A - Proposed Second Floor
4599-9A - Proposed Elevations
E-mail received from agent of 11-1-2012
4599-4G - Site Plan and Trees

Date Plans Received:	13/08/2010	Date(s) of Amendment(s):	13/08/2010
Date Application Valid:	24/08/2010		01/10/2010
			06/09/2011
			11/01/2012
			14/02/2012

DEFERRED ON 5th January 2012 FOR SITE VISIT . 6th March 2012

The application was deferred from 5 January 2012 Planning committee for the following reasons:

i) For additional information relating to concerns in respect of noise impact from external sources.

The applicant has provided an amended plan that annotates that the 3 existing car parking spaces adjoining No 35 Summerhouse Lane will be allocated to staff parking use only and an acoustic fence will be erected alongside this boundary to No 35 and to the boundary to the rear gardens of the houses No 2A, 2B and 2C Cambridge Close that are currently served only by regular close boarded fencing.

The applicant has also confirmed in writing commercial waste collection will only be between 8am and 6pm and refuse and recycling disposal into the external refuse and recycling store will only be between 9am and 6pm.

PLANNING OFFICER COMMENT: The additional information was referred to the Councils EPU and Highway Engineer who provided the following comments:

HIGHWAY ENGINEER:

There are currently no restrictions for vehicles to park within the site along the boundary walls/fences adjacent to the neighbouring residential properties. As such no new noise issues are raised.

In order to improve the situation the developer has proposed introduction of acoustic fencing. We can condition that 3 spaces to the rear are reserved for staff in order to limit the daily movements in and out of these spaces.

The loss of these 3 spaces would not be supported as an option to address noise concerns due to the detrimental impact on the availability of on street parking for non development related traffic.

ENVIRONMENTAL PROTECTION UNIT

The additional information provides an acceptable scheme if the acoustic specified fencing is run along all residential boundaries to protect external amenity, and considering the positive benefit of locating the staff parking spaces in the far rear corner.

OFFICER COMMENT

The application is still recommended for approval with 2 amended planning conditions in respect to the 3 in number staff only use car parking spaces and 1 additional planning condition in respect of the hours of disposal of recycling into the external recycling store and the collection of commercial waste from the site.

1. SUMMARY

Planning permission is sought for the change of use of a Grade II listed two storey office within class B1 to a 9 bedroom hotel and restaurant with internal and external alterations. The Listed Building prior to being converted to an office was in residential use. On balance, it is considered that the proposed change of use is acceptable, as it would introduce what appears to be a viable use that would be consistent with the building's conservation. The internal and external alterations are not considered to harm the integrity and setting of the listed building or the character and appearance of the surrounding area generally. Furthermore, the proposal would not prejudice highway and pedestrian safety and, subject to conditions, it would not harm the residential amenities of nearby residents.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 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 BE4, BE8, BE9, BE10 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE8, BE9, BE10 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 OM19 Construction Management Plan

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

- (i) The hours during which development works will occur (please refer to informative 7 for maximum permitted working hours).
- (ii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iii) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (iv) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

5 HLC1 Restaurants/Cafes/Snack Bars

No persons other than staff shall be permitted to be within the restaurant and bar between the hours of 22.00 hours and 07.00 hours Mondays to Sundays including bank Holidays.

REASON

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

6 N2 Noise-sensitive Buildings - use of sound insulation

The development shall not begin until details of a sound insulation scheme, as outlined in section 6 of the Noise Assessment Report 06 September 2011 (by WSP Acoustics, for the control of noise affecting nearby residential properties has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied and thereafter shall be retained and

maintained in good working order for so long as the building remains in use.

REASON

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

7 N7 Control of site noise

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

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15

8 N12 Air extraction system - noise and odour

No air conditioning or air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include such combination of measures as may be approved by the Local Planning Authority. Thereafter the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15

9 MCD13 Extraction Vent or Chimney

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

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1 and 7.14

10 NONSC Non Standard Condition

The premises shall not be used for delivery and the loading or unloading of goods outside the hours of 0800 to 18.00 Mondays to Fridays, 0800 to 1300 Saturdays and for the avoidance of doubt, there shall be no deliveries or loading or unloading of goods at any time on Sundays, Bank or Public Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

11 OM5 Provision of Bin Stores

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

REASON

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

12 NONSC Non Standard Condition

The collection of commercial waste from the site shall only take place between the hours of 8am and 6pm Mondays to Fridays. There shall be no collection of commercial waste from the site on Saturdays, Sundays Bank or Public holidays.

The movement of refuse and recycling into disposal the external refuse and re-cycling bins and storage facilities shall only take place between the hours of 9am and 6pm.

REASON:

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan.

13 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until the covered and secure cycle storage facilities for 12 bicycles has been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan. (July 2011).

14 H7 Parking Arrangements (Residential)

The use hereby approved shall not commence until the parking areas shown on drawing no: 4599-4 Rev G have been designated and allocated for the sole use of the occupants and staff of the use hereby approved and specifically the 3 car parking spaces shown adjacent to No 35 Summerhouse Lane shall be for use by staff only. The parking spaces shall be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site and to ensure cars do not create unacceptable noise impacts and in accordance with Policies AM14 and OE3 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

15 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting) to meet the needs of people with disabilities have

been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

16 DIS4 Signposting for People with Disabilities

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

REASON

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

17 TL2 Trees to be retained

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

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

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

REASON

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

18 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

20 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding

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

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

REASON

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

21 TL7 Maintenance of Landscaped Areas

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

REASON

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

22 NONSC No Takeaways

The restaurant shall not at any time be used for the sale of food for consumption off the premises.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties and to safeguard highway and pedestrian safety, in accordance with Policies OE3 and AM7 of the Hillingdon Unitary Development Plan.

23 NONSC Noise

No music and/ or other amplified sound arising from the premises shall be audible from the inside of surrounding or adjacent premises between 2300 and 0700 hours.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

24 NONSC Antenna

No antenna, masts, poles, satellite dishes or the like shall be erected atop any of the buildings hereby approved.

REASON

To ensure that apparatus do not detract from the visual amenities of the area in accordance with Policy BE8, BE9, BE10 and BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 NONSC Parking

The car parking facilities provided at the hotel shall be used by hotel staff and guests only and strictly for the duration of their stay at the hotel. Prior to occupation of the development a car parking management strategy shall be submitted to demonstrate how this will be managed and to ensure the efficient operation of the car park, especially at peak demand periods. The parking management strategy shall ensure the 3 car parking spaces adjacent to No 35 Summerhouse Lane are used only by staff. The approved strategy shall be implemented as soon as the hotel is brought into use and the strategy shall remain in place thereafter.

REASON

The use of the site for long or short stay parking for Heathrow Airport passengers is directly related to the operation of Heathrow Airport but is located outside the airport boundary, contrary to Policy A4 of the Hillingdon Unitary Development Plan Saved Policies September 2007. Furthermore, this would provide airport related car parking in addition to the 42,000 car parking spaces that have been 'capped' at Heathrow Airport as a condition of the Terminal 5 approval and is contrary to Policies Am2 and Am7 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and to advice in PPG 13 to restrain the use of private cars and encourage travel by alternative modes. (September 2007).

26 NONSC Floodlighting

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

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and in the interests of highway safety and London Plan (July 2011) Policy 7.1

27 NONSC Deliveries

Prior to commencement of development details of a Delivery and Servicing Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall incorporate measures to minimise vehicle deliveries during mornings and evenings peak hours and shall accord with conditions 10 and 12 of this consent. The approved strategy shall be implemented as soon as the hotel is brought into use and the strategy shall remain in place thereafter.

REASON

To encourage out of hours/off peak servicing to help mitigate the site's contribution to local congestion levels in compliance with Policy AM2 of the Hillingdon Unitary

Development Plan Saved Policies (September 2007).

28 NONSC Secure by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development is occupied and thereafter retained.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

3 11 Building to Approved Drawing

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

4 13 Building Regulations - Demolition and Building Works

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

5 14 Neighbourly Consideration - include on all residential exts

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).

6 16 Property Rights/Rights of Light

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

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

8 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

9 128 Food Hygiene

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

10 143 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

11 144 Siting of litter bins on the highway

You are advised that a license may be required for the siting of a litter bin on the public highway, for further information and advice contact Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU. The Council's Waste Service should be consulted about the type of litter bin and other issues relating to refuse storage and collection arrangements.

Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506)

12 145 Discharge of Conditions

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

13 151 Notification of Commencement of Works

Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

14

You are advised of the need to ensure that the external stair case complies with the relevant Building Regulation requirements.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises Harvard House, a two storey detached grade II listed building (the garden walls are listed grade II separately and also known as The Grange), set within grounds, and located on the east side of Summerhouse Lane. The main 'L' shaped building dates from the 17th century, with later, probably 19th century additions, in the form of single storey extensions and a conservatory along its southern elevation. It was last used as an office and underwent extensive refurbishment during the late 1980s, which included the construction of a linking structure between the house and the conservatory. The property has been vacant for some 3 years.

The grounds comprise mature trees, a lawn and a graveled surface providing car parking area. To the north lies 13 Summerhouse Lane, a two storey detached house, to the east lies the rear gardens of 2a, 2b and 2c Cambridge Close and front driveways of 35-39 Summerhouse Lane. To the south lies a cul-de-sac providing access to 35-49a (odd) Summerhouse Lane.

The application site lies within the Harmonsworth Village Conservation Area, within an archaeological priority area, and is covered by TPO 30, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the change of use of the building from offices to a 9 bedroom hotel with a restaurant. The applicant has advised that the restaurant would be available for non-residents.

External alterations comprise the installation of a dormer window on the east (rear) facing roof slope. The proposed dormer window would measure 1.3m wide, 1.5m deep and finished with ridged roof 1.7m high. A rooflight of proposed immediately left of the proposed dormer and a new door is proposed on this elevation with architraves to match the existing door adjacent. This new door will provide an external access to the kitchen.

It is also proposed to install a spiral staircase within a small external space surrounded by a chimney, the proposed restaurant wall and wall of the main staircase. This area would be roofed with a glazed pyramid roof. The new staircase will provide access between the proposed restaurant and the bar, located on the mezzanine floor (between ground and first floor).

The external grounds will remain largely unaltered apart from the installation of large planters and pots around the building to provide a buffer to the car parking areas.

15 car parking spaces are proposed including a disabled parking space. The existing detached garage located to the rear of the site (attached to the rear wall of the garage at 2a Cambridge Close) would be converted to provide refuse and cycle store facilities.

Internally, few original features remain; some of the rooms retain the original timber shutters and at least two early fireplace surrounds remain. On the ground floor, new partitions are proposed to form male, female and disabled WC facilities, new doors/partitions are proposed to the bedrooms to create en-suite facilities, and a new door is proposed separating the restaurant from the remainder of the ground floor area.

2 bedrooms, kitchen and sitting room are proposed on the ground floor. On the first floor, 4 bedrooms, a bar and an office are proposed. Again, new doors /partitions are proposed to the bedrooms to create en-suite facilities. 3 bedrooms are proposed on the second floor, comprising new doors /partitions to create en-suite facilities.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are no relevant decisions.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 7th October 2010

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

35 adjoining owner/occupiers and the Harmonsworth & Simpson Residents' Association have been consulted. The application has also been advertised as a development that affects the character

and appearance of the Harmondsworth Village Conservation Area and the setting of a listed building. 6 letters of object and a petition with 64 signatories have been received making the following comments:

Letters of objection:

- (i) The proposal would result in an increase in on-street parking and general noise and disturbance;
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- (iii) The dormer window would block light to 35 Summerhouse Lane;
- (iv) The upper windows of the hotel will overlook 49 Summerhouse Lane;
- (v) The increase in vehicles will harm highway and pedestrian safety;
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Petition:

"Stop planning as not enough parking at the premises, therefore Summerhouse Lane will become choked with hotel, restaurant guests and staff cars parking in Summerhouse Lane. The extra traffic and parking could delay or totally obstruct the emergency services. School children and parents also use Summerhouse Lane, which also adds to the problem. Outcome:- to stay as offices, as offices it was used 9-5. If this was to become a 24 hours operation we would be overlooked in our homes and our gardens."

BAA: No safeguarding objections

English Heritage Archaeology: No Archaeological implications

Harmondsworth Conservation Area Advisory Panel:

We hope the owners can be persuaded to change the name of this property back to its historic one: The Grange. We have no objection in principle to the proposed alterations which appear to be sympathetic to the structure of this listed building. The applicants are making reasonable efforts to minimise the impact of the change of use on the Conservation Area but we believe that some nearby residents are still concerned at the potential disturbance that may result from it. Particular worries are the noise of late night departures from the premises at weekends, and early morning rubbish collections. The pea shingle surface of the parking area is one potential noise source that might be reduced by providing a better-compacted surface, though care would have to be taken in its choice so it was not out of keeping with the building. The timing of refuse collections may not be a planning issue as such, but we feel that care should be taken in the siting of bins so any resulting disturbance is minimised. Our final concern relates to the possible use of the restaurant together with other public spaces in the building as a venue for wedding receptions or similar events. The extra traffic this would generate could produce an access problem for residents in Summerhouse Lane, and would put considerable pressure on parking space within the village.

Internal Consultees

Highways:

The sitting room has a door opening into the restaurant so this area could also be used as a restaurant. The combined area of the 2 restaurant rooms and the sitting room is 122sqm. Based on the floor area our standards require 4 parking spaces for the restaurant. The remaining 11 spaces are considered adequate for a 9 bed hotel located close to and serving Heathrow passengers.

12 cycle parking spaces are required in a covered and secure location.

An informative is needed to advise the applicant that the consent does not include A5 (takeaway) use.

Environmental Protection Unit:

On receipt of the latest noise report dated 06 September 2011, no objections subject to conditions relating to sound insulation, noise level, plant equipment, and deliveries.

Trees/Landscape:

The scheme has been amended to address the points raised in the preliminary TLP advice. Details of tree protection and landscaping should be provided if (conditional) planning permission is granted.

Subject to conditions TL2, TL3, TL5, TL6, and TL7, the revised scheme is acceptable in terms of Saved Policy B38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Conservation & Urban Design:

The drawings have been revised to take on board the previous comments. The following point, however, still needs to be resolved- as noted in the applicant's letter of 29th September:

A more detailed case for the change of use needs to be included with the D&A statement, i.e. attempts to let the building, period of vacancy etc.

If recommended for approval, conditions must be attached to the LISTED BUILDING CONSENT re:

Internal:

Bedroom 1- the works to retain and seal the external door, together with details of drainage and ventilation of this space will need to be provided.

Bedroom 2 - the design of the enclosure for the ensuite, including door, will need to be detailed.

Details of the new openings, and the design of the architraves and doors from the kitchen (new back door and to restaurant) and between the restaurant and hallway will need to be provided.

Details of the new kitchen flue will need to be provided.

Details of the design and fixing of the new staircase, door to hallway through the existing glazed screen, first floor door and part glazed roof within existing light well will need to be provided.

Details of the fixing of the acoustic blinds/drapes within the conservatory will need to be provided.
First floor

Bedroom 5- the details of new door opening i.e. location and size, to the ensuite will need to be conditioned to ensure any early timber framing within the partition is retained.

Second floor/attic

Details of the design of the new dormer and window to be provided at 1:10, 1:5 and to full scale as required. Samples of materials for external finishes to be provide for agreement. Please note that the proposed dormer on the south elevation 4599-09A is incorrectly drawn (it does not show a

pitched roof), as is the existing dormer on the north elevation (side view)

Details the design, materials and dimensions of the new roof light to be provided- its exact location in terms of the roof structure will also need to be conditioned to ensure that the minimal amount of historic roof structure is lost as a result of its installation.

All floors

The installation of all new bathrooms need to be conditioned to show how drainage runs, ventilation and SVPs will be incorporated without damage to the fabric or appearance of the building.

Details of the materials and detailed design of all new doors, including cross-sections to be provided at a scale of 1:5 or to full scale as required

Any additional works to upgrade the building re fire regulations/means of escape/sound proofing will also need to be covered by a catch all condition.

PLANNING OFFICER COMMENT: Conditions are recommended on the Listed Building Consent application to address the above.

External:

A detailed layout of the parking /landscaping arrangements should be submitted and ideally, planting should be introduced into the parking area.

Servicing arrangements still need to be confirmed.

PLANNING OFFICER COMMENT: Additional landscaping of the car parking area has been secured and conditions are recommended to address servicing arrangements.

Waste Management:

No objections subject to the following:

a) I would estimate the waste arising from the development would be dependant upon the star rating of the hotel, however, I would recommend using the 1,100 litre type of bulk bin to safely and hygienically contain the waste arising from the use.

b) Some of the above bins should be allocated to capture waste for recycling.

c) I note that the garage is intended for the bin storage area. The floor should have a surface that is smooth and that can be washed down. The material used for the floor should ideally be 100 mm thick to withstand the weight of the bins.

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

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

f) If the value of the construction project is likely to be in excess of £300,000, 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 works begin.

g) 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.

Disabled Access:

Given that the proposal involves only minor alterations to what is an existing Grade II listed building, I consider that a satisfactory level of access is proposed.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the change of use from offices within class B1 to a 9 bed hotel within class C1. With regards to the current use, policy LE4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) advises that proposals which involve the loss of existing industrial floorspace or land outside designated industrial and business areas will normally only be permitted if:-

- (i) the existing use seriously affects amenity, through disturbance to neighbours, visual intrusion or an adverse impact in the character of an area; or
- (ii) the site is unsuitable for industrial redevelopment because of the size, shape, location or lack of vehicular access; or
- (iii) there is no realistic prospect of the land being used for industrial and warehousing purposes in the future; or
- (iv) they are in accordance with the Council's regeneration policies for an area.

Point (i) is addressed elsewhere in this report and on point (iv), there are no specific regeneration policies for this area. With regards to points (ii) and (iii), the property has been vacant for some 3 years. The applicant has not suggest that the site is unsuitable for continued B1 use however, insufficient evidence has been submitted to demonstrate that the property has been advertised for office use and have received limited interest. The proposal would therefore be contrary to policy LE4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Policy T4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) considers hotels, guest houses and other tourist accommodation to be acceptable provided:-

- (i) the development is located within a mixed use area; and
- (ii) the development is located near or on a primary or secondary road or British rail or underground station; and
- (iii) the development does not result in the loss of amenity to neighbours through noise and other disturbances; and
- (iv) parking to standards adopted by the local planning authority can be met within the curtilage of the site;
- (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.

Points (iii), (iv) and (v) are addressed elsewhere in this report. On the remaining points, the application site lies within a predominantly residential area but is located close to Heathrow Airport. It is also located close to the A4, M4 and M25, motorways.

It is considered that the proposal would bring into use a vacant Grade II listed building with minimal impact to its integrity, character and appearance. The application property has been vacant for sometime and the proposal appears to be a viable use that would be consistent with the buildings conservation. Therefore, it is considered that on balance, the proposal would be acceptable in principle, subject to compliance with other adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) policies discussed in the report.

7.02 Density of the proposed development

Not relevant to this type of application.

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

No objections have been raised to this scheme by English Heritage - Archaeology. The impact to the listed building has been considered by the Council's Heritage Officer and following a number of revisions, the proposal is considered acceptable. It is considered that the proposal would bring into use a vacant Grade II listed building with minimal impact to its integrity, character and appearance.

The proposed extensions and alterations are minor. The proposed dormer would achieve acceptable distances between it and the eaves, edge and ridge of the roof. As such, it is considered to appear subordinate on the roof slope within which it would be set. It is therefore considered that the proposal would harmonise with the character and appearance of the original property and would not detract from the character and appearance of the Harmons Worth Village Conservation Area, in accordance with policies BE4, BE8, BE9, BE10, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.04 Airport safeguarding

No objection has been raised to the proposal by safeguarding authorities.

7.05 Impact on the green belt

The site is not located in the Green Belt.

7.06 Environmental Impact

The application site lies within a quiet residential area with houses nearby to the premises and is therefore likely to be quite sensitive to noise. Originally, concerns were raised regarding the conservatory as part of the restaurant. In particular, the information provided by the applicant on noise was considered to be inadequate for a restaurant that will cater for non-residents of the hotel and would operate until midnight on Saturdays and 11:30 on Sundays and Bank holidays. From the site inspection, the conservatory is fairly old and is unlikely to be very effective at containing noise.

The applicant proposed blinds for the conservatory windows however, these would be limited in their effect on reducing noise. Concerns were also raised about the bar area as it would be linked to the conservatory and the noise would therefore be able to escape via the conservatory.

To overcome these concerns, the application submitted a noise report which includes measures to limit noise breakout from the building, plant noise, and noise from people arriving and leaving the premises. The parking area is currently gravelled and vehicles arriving and leaving late in the evening would therefore be more noticeable than on another surface.

A noise assessment was undertaken in accordance with British Standard BS4142 1997: Method for Rating industrial noise affecting mixed residential and industrial areas. Continuous long-term noise measurements were undertaken at a location representative of the nearest residential noise sensitive receiver (35 Summerhouse Lane) for use in the assessment. Based on these noise measurements and taking into account the introduction of acoustic features, the rating level for all building services equipment, when measured at 1m from the nearest residential noise-sensitive window, should be no greater than 41 dB LAeq,T. The acoustic measure proposed involved the installation of secondary glazing to the conservatory. Furthermore, the existing door to the kitchen should only be open in the event of an emergency.

With regards to smells and fumes, it is proposed to utilise the existing chimney stack to provide an extract flue for the kitchen. As such, fumes will be able to expel sufficiently away from residential properties.

It is considered that these measures together with conditions relating to noise, plant equipment, hours of use and deliveries, are sufficient to ensure that the proposal would not harm the amenities of nearby residential properties. The proposal would comply with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.07 Impact on the character & appearance of the area

The proposed external alterations, comprising the installation of a spiral staircase with glazed pyramid roof, dormer window and rear door are considered to be minor and will not harm the character and appearance of the original property. The proposed spiral staircase would be enclosed within a lightwell and its roof would be screened by the hipped roof of the existing extension. The proposed dormer would achieve acceptable distances between it and the eaves, edge and ridge of the roof. As such, it is considered to appear subordinate on the roofslope within which it would be set. The proposed rear door would match existing.

It is therefore considered that the proposal would harmonise with the character and appearance of the original property and would not detract from the character and appearance of the Harmonsworth Village Conservation Area, in accordance with policies BE4, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The main environmental impacts have been addressed above. The proposed dormer window would be some 23m from the front wall of 35 Summerhouse Lane and this distance is considered sufficient to ensure that it would not result in direct overlooking into the habitable room windows or block natural light, to that property.

No. 49 Summerhouse lies some 60m to the south of the application property and as such will not be affected by the proposed development.

It is therefore considered that the proposal would not harm the residential amenities of nearby properties, and would comply with policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

The proposal is not for residential development. It is considered that subject to conditions to ensure compliance with disabled access requirements, the proposed accommodation would be appropriate for future occupiers of the hotel.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Given the size of the proposed 9 bed hotel, it is considered unlikely that it would lead to a significant increase in traffic generation. As such, the proposal would comply with policy AM2 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

The Highway Engineer has advised that the provision of 15 car parking spaces are sufficient to cater for the needs of the proposed use. The proposal also provides secure cycle parking. It is therefore considered that the proposal would not result in an increase in on-street demand for car parking and will meet sustainability objectives, in accordance with policies AM7, AM9 and AM14 of the adopted Hillingdon Unitary Development Plan

(Saved Policies September 2007).

7.11 Urban design, access and security

Design considerations have been previously addressed. A condition is recommended to ensure the proposal complies with 'Secure by Design' standards.

7.12 Disabled access

The Access Officer has advised that a satisfactory level of access will be provided. A condition requiring details of access to building entrances (to include ramped/level approaches and signposting) to meet the needs of people with disabilities is recommended.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, landscaping and Ecology

The proposal will not result in the loss of trees on site, in accordance with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

The existing garage will be converted to provide refuse storage and cycle parking. This is sufficient to provide refuse facilities as advised by the Waste Management Officer.

7.16 Renewable energy / Sustainability

In this case, the proposal is not of a scale or type (conversion not new build) where it would be considered necessary to require compliance with renewable energy standards.

7.17 Flooding or Drainage Issues

Not relevant to this application.

7.18 Noise or Air Quality Issues

This is addressed elsewhere in the report.

7.19 Comments on Public Consultations

The third party comments have been addressed in the report.

7.20 Planning obligations

None relevant to this application.

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is

unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

10. CONCLUSION

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

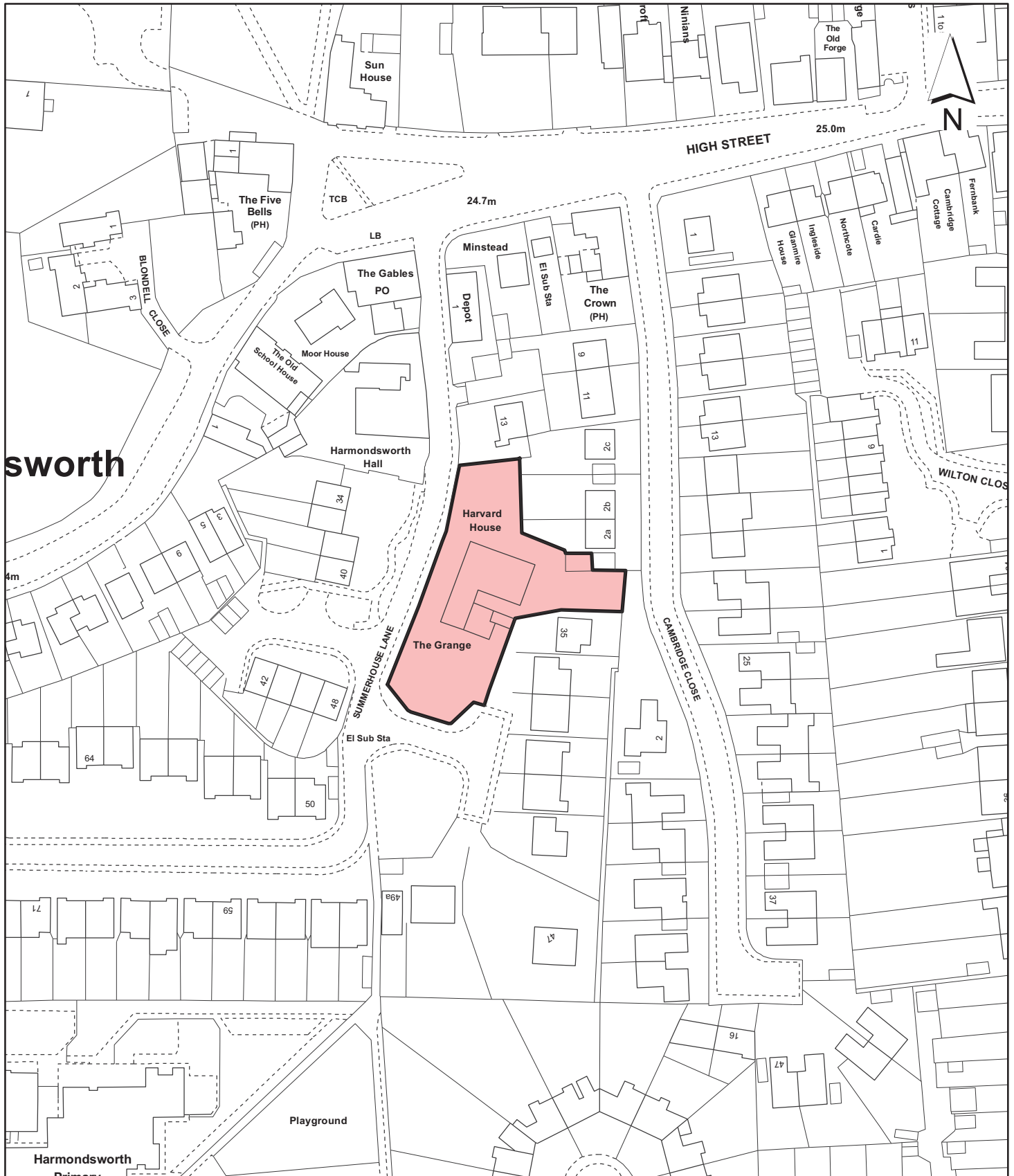
11. Reference Documents

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

London Plan July 2011

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Harvard House
Summerhouse Lane
Harmondsworth**

Planning Application Ref:
67230/APP/2010/1905

Planning Committee
Central and South

Scale
1:1,250

Date
November 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 HARVARD HOUSE SUMMERHOUSE LANE HARMONDSWORTH

Development: Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side (Application for Listed Building Consent.)

LBH Ref Nos: **67230/APP/2010/1906**

Drawing Nos: Dwg 4599-III - Block Plan
Dwg 4599-II - Location Plan
Design & Access Statement
4599-1A - Existing Ground Floor
4599-2A - Existing First Floor
4599-3A - Existing Second Floor
4599-5 - Existing Elevations
4599-4D - Site Plan & Trees
4599-6A - Proposed Ground Floor
4599-7A - Proposed First Floor
4599-8A - Proposed Second Floor
4599-9A - Proposed Elevations

Date Plans Received: 13/08/2010 **Date(s) of Amendment(s):** 13/08/2010
Date Application Valid: 23/08/2010 12/01/2011
01/10/2011

DEFERRED ON 5th January 2012 FOR FURTHER INFORMATION ON

The application was deferred from 5 January 2012 Planning committee for additional information relating to concerns in respect of noise impact from external sources.

This information has now been provided and is considered acceptable, full details are set out in detail in the planning application 67230/APP/2010/1905 which is also reported in this agenda.

The scheme is recommended for approval.

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises Harvard House, a two storey detached grade II listed

building (the garden walls are listed grade II separately and also known as The Grange), set within grounds, and located on the east side of Summerhouse Lane. The main 'L' shaped building dates from the 17th century, with later, probably 19th century additions, in the form of single storey extensions and a conservatory along its southern elevation. It was last used as an office and underwent extensive refurbishment during the late 1980s, which included the construction of a linking structure between the house and the conservatory. The property has been vacant for some 3 years.

The grounds comprise mature trees, a lawn and a graveled surface providing car parking area. To the north lies 13 Summerhouse Lane, a two storey detached house, to the east lies the rear gardens of 2a, 2b and 2c Cambridge Close and front driveways of 35-39 Summerhouse Lane. To the south lies a cul-de-sac providing access to 35-49a (odd) Summerhouse Lane.

The application site lies within the Harmonswoth Village Conservation Area, within an archaeological priority area, and is covered by TPO 30, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Planning permission is sought for the change of use of the building from offices to a 9 bedroom hotel with a restaurant. The applicant has advised that the restaurant would be available for non-residents.

External alterations comprise the installation of a dormer window on the east (rear) facing roof slope. The proposed dormer window would measure 1.3m wide, 1.5m deep and finished with ridged roof 1.7m high. A rooflight of proposed immediately left of the proposed dormer and a new door is proposed on this elevation with architraves to match the existing door adjacent. This new door will provide an external access to the kitchen.

It is also proposed to install a spiral staircase within a small external space surrounded by a chimney, the proposed restaurant wall and wall of the main staircase. This area would be roofed with a glazed pyramid roof. The new staircase will provide access between the proposed restaurant and the bar, located on the mezzanine floor (between ground and first floor).

The external grounds will remain largely unaltered apart from the installation of large planters and pots around the building to provide a buffer to the car parking areas. 15 car parking spaces are proposed including a disabled parking space. The existing detached garage located to the rear of the site (attached to the rear wall of the garage at 2a Cambridge Close) would be converted to provide refuse and cycle store facilities.

Internally, few original features remain; some of the rooms retain the original timber shutters and at least two early fireplace surrounds remain. On the ground floor, new partitions are proposed to form male, female and disabled WC facilities, new doors/partitions are proposed to the bedrooms to create en-suite facilities, and a new door is proposed separating the restaurant from the remainder of the ground floor area.

2 bedrooms, kitchen and sitting room are proposed on the ground floor. On the first floor, 4 bedrooms, a bar and an office are proposed. Again, new doors /partitions are proposed to the bedrooms to create en-suite facilities. 3 bedrooms are proposed on the second floor, comprising new doors /partitions to create en-suite facilities.

1.3 Relevant Planning History Comment on Planning History

There is no relevant planning history

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 7th October 2010

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

External Consultees:

35 adjoining owner/occupiers and the Harmonsworth & Simpson Residents Association have been consulted. The application has also been advertised as a development that affects the character and appearance of the Harmonsworth Village Conservation Area and the setting of a listed building. 6 letters of object and a petition with 64 signatories have been received making the following comments:

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reduced by providing a better-compacted surface, though care would have to be taken in its choice so it was not out of keeping with the building. The timing of refuse collections may not be a planning issue as such, but we feel that care should be taken in the siting of bins so any resulting disturbance is minimised. Our final concern relates to the possible use of the restaurant together with other public spaces in the building as a venue for wedding receptions or similar events. The extra traffic this would generate could produce an access problem for residents in Summerhouse Lane, and would put considerable pressure on parking space within the village.

Internal Consultees:

Conservation & Urban Design:

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Details of the new kitchen flue will need to be provided.

Details of the design and fixing of the new staircase, door to hallway through the existing glazed screen, first floor door and part glazed roof within existing light well will need to be provided.

Details of the fixing of the acoustic blinds/drapes within the conservatory will need to be provided.

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(side view)

Details the design, materials and dimensions of the new roof light to be provided- its exact location in terms of the roof structure will also need to be conditioned to ensure that the minimal amount of historic roof structure is lost as a result of its installation.

All floors

The installation of all new bathrooms need to be conditioned to show how drainage runs, ventilation and SVPs will be incorporated without damage to the fabric or appearance of the building.

Details of the materials and detailed design of all new doors, including cross-sections to be provided at a scale of 1:5 or to full scale as required

Any additional works to upgrade the building re fire regulations/means of escape/sound proofing will also need to be covered by a catch all condition.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE11	Proposals for the demolition of statutory listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
BE9	Listed building consent applications for alterations or extensions

5. MAIN PLANNING ISSUES

As stated above, not many original features remain. The main internal alterations comprise the installation of new partitions to form en-suite bathrooms to bedrooms. Externally, alterations comprise the installation of a spiral staircase with glass pyramid roof over, the installation of a dormer window on the east facing roofslope, a rooflight immediately left of the proposed dormer, a new kitchen door.

The proposed dormer would match the size and appearance of the existing dormers windows to the property, and the proposed door with also match the existing external rear door. The glass pyramid roof would be screened from view by the hipped roof of the rear addition. It is considered that the proposed internal and external alterations would not affect the original features of the listed building and would not detract from its setting.

As such, the proposal would not harm the setting of this Grade II listed building and therefore would accord with policies BE8 and BE9 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 CAC16 Time Limit (3 years) - Conservation Area Consent

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

REASON

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

2 CAC10 Extent of demolition

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

REASON

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

3 CAC12 Samples of materials

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

REASON

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

4 CAC14 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Bedroom 1- the works to retain and seal the external door, together with details of drainage and ventilation of this space;
- (b) Bedroom 2 - the design of the enclosure for the ensuite, including door;
- (c) Details of the new openings, and the design of the architraves and doors from the kitchen (new back door and to restaurant) and between the restaurant and hallway;
- (d) Details of the new kitchen flue;
- (e) Details of the design and fixing of the new staircase, door to hallway through the existing glazed screen, first floor door and part glazed roof within existing light;
- (f) Bedroom 5 - the details of new door opening i.e. location and size, to the ensuite;
- (g) Details of the design of the new dormer and window to be provided at 1:10, 1:5 and to full scale as required. (Please note that the proposed dormer on the south elevation

4599-09A is incorrectly drawn (it does not show a pitched roof), as is the existing dormer on the north elevation (side view));

- (h) Details the design, materials and dimensions of the new roof light to be provided
- (i) For all floors Details of drainage runs, ventilation and SVPs for all new bathrooms and how they will be incorporated/installed;
- (j) Details of the materials and detailed design of all new doors, including cross-sections to be provided at a scale of 1:5 or to full scale as required
- (k) Any additional works to upgrade the building re fire regulations/means of escape/sound proofing
- (l) Details of the design and materials to the infill lightwell (glass pyramid roof).
- (m) Details of the fixing of the acoustic blinds/drapes within the conservatory.

REASON

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

5 CAC4 Making good of any damage

Any damage caused to the building in execution of the works shall be made good to the satisfaction of the Local Planning Authority within 1 month of the works being completed.

REASON

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

6 OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

- 1** The decision to GRANT Listed Building Consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE8 Planning applications for alteration or extension of listed buildings

- BE10 Proposals detrimental to the setting of a listed building
- BE11 Proposals for the demolition of statutory listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE4 New development within or on the fringes of conservation areas
- BE9 Listed building consent applications for alterations or extensions

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

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

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

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

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

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

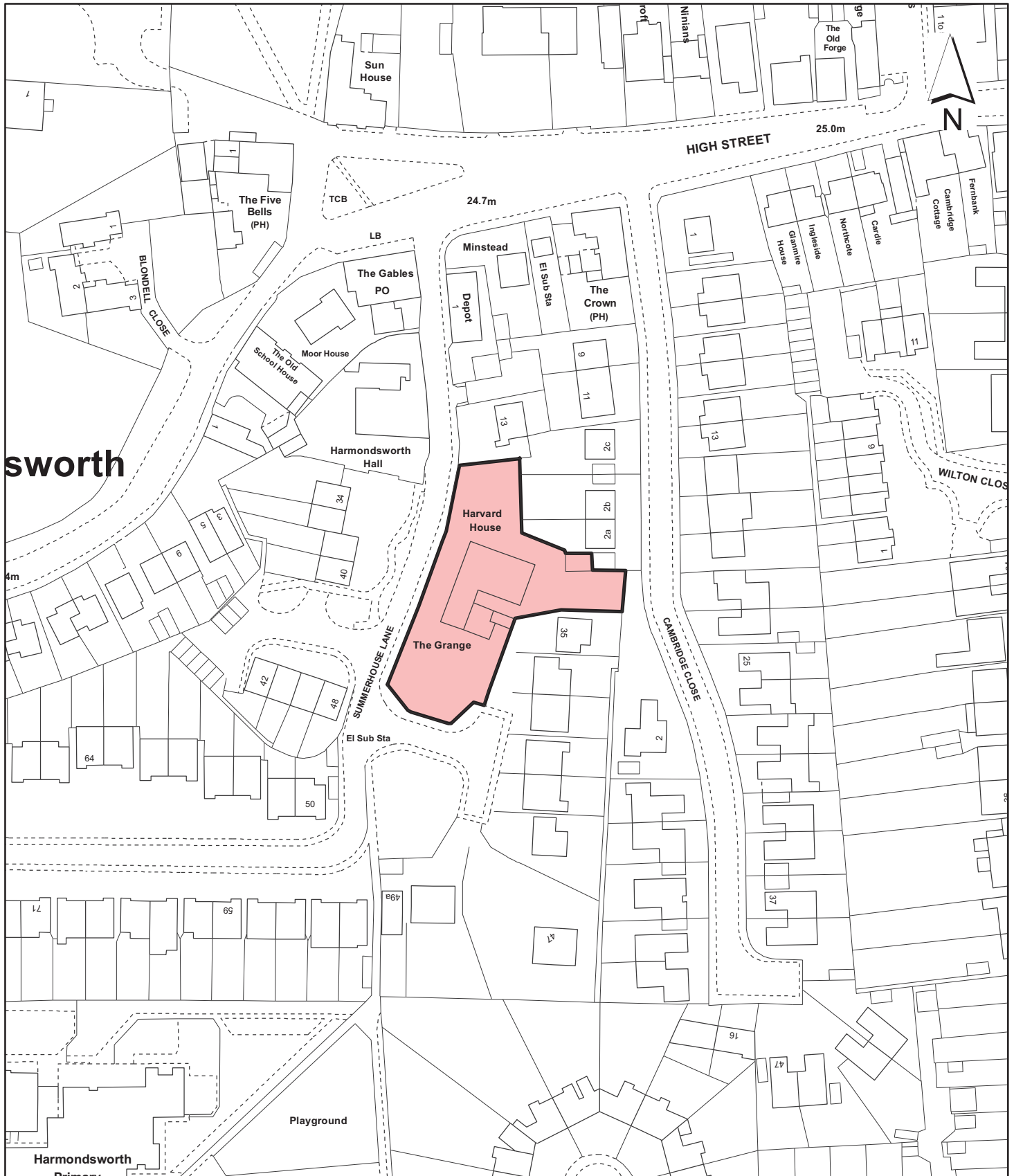
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the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

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

6 You are advised that the shutters and fireplaces are of historic value and no consent has been given for damage or removal of the shutters or fire places.

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Harvard House
Summerhouse Lane
Harmondsworth**

Planning Application Ref:
67230/APP/2010/1906

Planning Committee
Central and South

Scale
1:1,250

Date
November 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 22 & 24 SWANAGE WAYE HAYES

Development: Change of use of existing dwelling houses in use as a Class C3 care home to Class C2 care home involving first floor rear extension with Juliette balconies and rear dormer and conversion of existing and proposed roof space to habitable use to include 4 front rooflights and conversion of roof from hip to gable ends with new gable end windows to form 2 new bedrooms and extension to existing single storey detached outbuilding to rear (Resubmission)

LBH Ref Nos: 27172/APP/2011/1183

Drawing Nos: ALGA0201 C Existing & Proposed Plans and Elevations
ALGA0203 C Existing & Proposed Outbuilding Elevations
ALPL0001 Location Plan
Design & Access Statement

Date Plans Received: 16/05/2011 **Date(s) of Amendment(s):** 16/05/2011

Date Application Valid: 02/06/2011 01/06/2011

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal would, by virtue of its size, massing, bulk and design result in an incongruous, overbearing and visually intrusive form of development, and as a result would have an adverse effect on the character and appearance of the application property and the wider locality. Therefore the proposal would be contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Polices September 2007) and to the Council's Supplementary Planning Documents HDAS: Residential Extensions.

2 NON2 **Non Standard reason for refusal**

The proposal fails to demonstrate that the general intensification of the use and the associated use of the outbuilding for primary activities associated with the care facility would not lead to an unacceptable increase in noise and disturbance and activities that would be unsuitable within a residential area. The proposal would be contrary to Policies OE1, OE3 and H10 of the adopted Hillingdon Unitary Development Plan (Saved Polices September 2007).

3 NON2 **Non Standard reason for refusal**

The proposal for the detached outbuilding which, because of its excessive size and footprint, is considered to be capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted. It is considered contrary to Policies BE19, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Polices September 2007) and to the Council's Supplementary Planning Documents HDAS: Residential Extensions.

4 NON2 Non Standard reason for refusal

The application fails to provide a Transport Statement, Travel Plan and/or an existing and proposed site layout that indicates the parking arrangements to enable the Local Planning Authority to adequately assess the traffic and transportation impacts of the proposed increase in the size of the facility and the associated increase in vehicular activity on the surrounding area. Hence the proposal fails to demonstrate that the intensification in use of the site would not result in the exacerbation of existing parking problems on a road and area that is already intensively used for on-street parking, to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and to Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H10	Proposals for hostels or other accommodation for people in need of care
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
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,

HDAS-LAY	Supplementary Planning Document, adopted December 2008 Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.3	(2011) Sustainable design and construction

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is located on the outside of a bend in Swanage Way, on its western side. The site comprises a pair of semi-detached dwellings (Nos. 22 and 24 Swanage Way) and their associated curtilages. The overall site forms a wedge shape, widening in width to the rear. The frontage of the site is covered with hardstanding which provides off-street parking for two vehicles, accessed via a single large crossover. Both semi-detached properties have single storey rear/part side extensions. The rear garden of No. 22 contains an existing outbuilding located along the northern boundary adjacent to No. 20 Swanage Way.

The dwellings have a certificate of lawfulness which enables them to operate as sheltered housing (Use Class C3) granted by the Council in June 2007 (ref. 27172/APP/2007/834). The ground floor of the dwellings provide two bedrooms with en-suites and a kitchen, dining room, lounge, office and storage areas. The existing first floor of both properties contains a total of four bedrooms with en-suites.

To the north of the site is No. 20 Swanage Way, with No. 26 to the south, both residential dwellings. To the west, the site adjoins the rear gardens of properties fronting Minterne Way.

Swanage Way and surrounding streets are heavily used for on-street parking.

The site is within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 **Proposed Scheme**

The proposal is to change the use of the pair of semi-detached houses in use as a single unit of sheltered housing (Use Class C3) to a care home (Use Class C2). The semi-detached pair would be extended by means of a first floor rear extension with Juliette balconies which would incorporate a crown roof element and rear dormer. The existing and proposed roof space would also be converted to habitable accommodation with the original hip end roof converted to gable ends.

The ground floor of the dwellings have two bedrooms with en-suites and a kitchen, dining room, lounge, office and storage areas. The existing outbuilding would be extended to be used as offices and an activity room. The existing first floor of both properties contains a total of four bedrooms with en-suites. The proposal would leave the ground floor generally unaltered. The resultant first floor would also have a total of four bedrooms with en-suites with additional lounge, store and bathroom accommodation. There would be a new staircase from first floor level to roof level, with the roof extension comprising an additional two bedrooms both with en-suites.

The first floor rear extension would occupy almost the entire width of the rear elevations of both properties, with the flank walls of the first floor extension being set in around 0.6m from the flank walls of the original properties. The depth of the first floor extension would be 4.5m when taken from the original rear wall of the dwellings. As the existing ground floor extensions only project a maximum of 3.6m to the rear, the first floor extension would overhang the existing ground floor extensions, the rear wall of the first floor extension being supported by five columns. The roof over the first floor rear extension would be hip ended, sloping to the sides and rear, and there would be a flat roof crown element. The rear roof slope of the first floor rear extension would contain a dormer window with two casement windows. The dormer window would have a width of 3m, a height of 2.2m and would be set down 0.5m from the ridge of the main roof.

The existing outbuilding would be extended to the rear along the northern boundary. The resultant building would have a length and width of 10.8m and 3.5m respectively. It would have a mono-pitch roof to a maximum height of 3.5m.

The original application documents are silent on the type of care provided. However, during the course of the application the agent has submitted an operational statement prepared by the applicant/operator in which it is stated that the care is provided to persons with various levels of mental disorders. The persons accommodated are either suffering or recovering from such mental disorders. It is stated that the service users do not have physical disabilities restricting mobility. It is further stated that the users attend day centres and other appointments in the community. They use public transport and very often the Home provides its own vehicle for such purposes. It is stated that the residents do not drive and none of them work 'at the moment'. Users that are well enough to keep a job usually move out to less supported accommodation.

Although the application form does not state the number of employees at the site, the operational statement subsequently submitted advises that there are eight staff working at the site at present which would rise to ten as part of the application proposal. It is stated that only one staff member uses their vehicle to travel to the site and that all the other members of staff either live locally or walk to work or they use public transport. The statement goes on to advise that there are no bulky deliveries at the site. The owner does the food shopping, using their own vehicle. It is stated that the home would provide parking spaces for three cars in the front drive and that the owner has access to another four parking spaces at number 31 Swanage Waye and 4a Blandford Waye, which are assumed to be similar operations to the application site. No documentary evidence has been provided to this effect.

3.3 Relevant Planning History

27172/79/1394 22 Swanage Waye Hayes
Single storey rear extension.

Decision: 01-10-1979 Approved

27172/APP/2007/834 22-24 Swanage Waye Hayes
CHANGE OF USE TO SHARED CARE ACCOMMODATION FOR PERSONS LIVING TOGETHER AS A SINGLE FAMILY UNIT (CLASS C3) (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT).

Decision: 07-06-2007 GPD

27172/APP/2010/2273 22-24 Swanage Waye Hayes

Change of use of existing dwellinghouse to care home involving a first floor and loft extension to form 4 new bedrooms (10 total), replacement of existing outbuilding to new brick-built outbuilding to be used as an activity room and office to main care home. (AMENDED DESCRIPTION & AMENDED PLANS RECEIVED)

Decision: 30-12-2011 Withdrawn

Comment on Relevant Planning History

The properties have a Certificate of Lawfulness which confirms that they can operate as sheltered housing accommodation (Use Class C3). This was granted by the Council in June 2007 under reference 27172/APP/2007/834.

An application of a similar nature to that currently proposed was withdrawn during 2011 under reference 27172/APP/2010/2273.

4. Planning Policies and Standards

Planning Policy Statement 1 - Delivering Sustainable Development (January 2005),
Planning Policy Statement 4 - Planning for Sustainable Economic Growth (December 2009),
Planning Policy Guidance Note 13 - Transport (April 2001),
The London Plan (2011),
Hillingdon Unitary Development Plan Saved Policies (September 2007).

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting |

and landscaping in development proposals.

H10	Proposals for hostels or other accommodation for people in need of care
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
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.3	(2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Thirty two neighbouring properties were consulted on 06/06/2011. In response, 1 objection and 1 petition has been received.

Objection:

I already objected to the previous application and would use the same reasons for an objection to this one. They are using No. 22 Swanage Way as a care home at the moment and have converted No. 31 Swanage Way to accommodate more people, there is also another converted home in Blanford Way. This area and the housing is for family dwellings. I feel this or any other conversion would not bring any benefits to the area and most strongly object. Further to this, has 31 Swanage Way had planning permission for the conversion. If so I was not informed of the change of use of this house next door. I feel very strongly that these houses and the location is not appropriate for the type of care these people need.

Petition:

A petition with 34 signatories has been received objecting on the following grounds: Object to further development of the site to a care home. Property has been operating as a care home for three years without ability for residents to object to change of use. Land registry documents state there are restrictive covenants stating properties should be used for private dwellings only. A number of homes in Swanage Way have been refused permission to convert lofts. The applicant has other properties being used as care homes in the area within 100 metres of the site which will affect house prices.

Thames Water Utilities:

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

Internal Consultees

Environmental Protection Unit:

I note that this application relates to a re-submission made following withdrawal. I raised some issues with regard to the potential noise impact on neighbouring residential properties in close proximity to the application site. My comments regarding the proposed change of use were as follows:

"I have considered the proposed application, drawings and supporting statements attached, amongst other potential noise impacts associated with the extension of this facility. I am not sure that noise associated with the use of the outdoor area can be adequately mitigated considering its extended use. Particularly during the summer months, usage of outdoor areas can rise significantly with disturbance to adjoining properties. Are there any control measures proposed by the applicant? What age range will be using the care facility? There are sensitive residential properties in close proximity to the amenity area. I note that there will be social care on application site. Will this be a 24hrs care service? How does the applicant intent to implement specific site control measures to ensure that any noise associated with the use of outdoor are controlled with the increase?"

Highways (Transportation/Traffic):

Existing site consists of a pair of semi-detached dwellings that has been converted to a shared care home for persons living together. A certificate of lawful use for sheltered housing (Class C3) had been granted by the London Borough of Hillingdon in June 2007 to facilitate such use.

Proposal is for the change of use of existing sheltered home (C3) to care home (C2) involving extension to existing single storey rear outbuilding and conversion of roof space to habitable use, with no changes to existing two car parking spaces on the hard standing in the front garden. Submitted application, plans and traffic assessment failed to indicate number of proposed guests and employees, location of refuse bin and number of cycle parking.

Policy AM9 (ii) of the UDP refers to the needs of cyclist in the borough and policy AM14 refers to the Council's parking standard contained in the Annex 1. The standard requires minimum of 1 cycle parking space per 2 employees for use of class C2. The applicant must therefore ensure that adequate facilities are provided in accordance with Policies AM9 and AM14, and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

Conditions:-

1. A satisfactory plan showing proposed refuse bin location, appropriate number of covered and secure cycle parking within the site in compliance with policy AM9 and the parking standard contained in Annex1 of the Council's UDP.
2. A plan clearly indicating the lay out of parking spaces for 2 cars to be parked and these parking spaces shall thereafter be retained and used for no other purpose other than in association with the proposed use of building as a care home.
3. The access for the proposed entrance 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.

Informative

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.

Trees/Landscape:

BACKGROUND:

The site is occupied by two semi-detached houses on a larger than average corner plot with a detached outbuilding in the rear garden of number 22. The front gardens have been treated identically with a parking space in each, matching brick walls and soft landscaping in keeping with the residential character of the area. There are no significant landscape features close enough to the proposed development to pose a constraint. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL:

The proposal is to extend and convert the house suitable for a change of use to a care home. The outbuilding in the rear garden will also be extended. No change is proposed to the front of the property.

LANDSCAPE CONSIDERATIONS:

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

- No trees or other landscape features will be affected by the development and the proposed new building will have little impact on views into the site, or the landscape setting from the front.
- The changes to the rear garden will result in the loss of some private/communal amenity space. Due to the nature of the proposed use, the rear garden should be designed to provide attractive passive amenity space for the use and enjoyment of the residents. Provision should also be made for the establishment and maintenance of the landscape. This should be conditioned.
- Where front gardens are altered a part of an extension to a property, at least 25% of the front garden may be required to be maintained for planting and soft landscaping. - In this case, no change to the front is proposed.
- DCLG / EA guidance requires new driveways to be permeable, to meet SUDS requirements. Again, there is no proposal to alter the driveway.

RECOMMENDATIONS:

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H10 of the UDP Saved Policies (September 2007) states that proposals for the change of use to provide accommodation for people in need of care (eg nursing homes, residential care homes or sheltered housing schemes) would normally be expected to -

- Be conveniently located for local shops, services and public transport
- Comply with the council's car parking standards and amenity guidelines, and
- In relation to sheltered housing, have regard to recommendations on design issues.

The site is within walking distance of Uxbridge Road with its associated bus services and a small parade of shops located at the junction of Brookside Road and Uxbridge Road. However, the proposal would not be acceptable from a transportation nor neighbour amenity perspective given the increase in the intensity of use and the design issues considered below. Therefore the application is considered not to comply with Policy H10 of the UDP Saved Policies (September 2007). The location of the site within a compact suburban residential area is considered inappropriate for the increased intensity of use.

7.02 Density of the proposed development

The density of the development is not applicable to this application.

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

The site is not located within any specially designated area, nor is the building Listed.

7.04 Airport safeguarding

Airport safeguarding is not applicable to this application.

7.05 Impact on the green belt

The site is not located within the Green Belt.

7.07 Impact on the character & appearance of the area

The proposed extensions overall are considered to be ill-conceived, being excessively dominating, bulky additions, lacking subordination and being of an unsympathetic design.

The hip to gable roof alteration, as it is proposed to the pair of semi-detached properties, would be acceptable in principle, creating a symmetrical roof form. Although gable ends are not particularly characteristic in the street, given that the majority of roofs to semi-detached pairs remain in their original form as hipped roofs, a sense of symmetry would still be retained, and no major objections are therefore raised to this aspect of the proposal. The development would be acceptable when viewed from the street scene and hence would be in accordance with Policy BE13 of the UDP.

However, the first floor rear and rear roof alterations are considered unacceptable. The depth of the first floor rear extension would greatly exceed HDAS: Residential Extensions guidance at 4.5m (with guidance permitting a maximum of 3.6m). The excessive depth proposed would be compounded by the overhang of the first floor rear extension beyond the ground floor extension beneath of nearly 1m (the ground floor extensions projecting to a maximum 3.6m), leading to an incongruous, visually intrusive design, with columns supporting the first floor rear element.

The overall width of the first floor rear element (being set in only 0.6m from either end of the original dwellings' flank walls) combined with a lack of set down of the roof above in relation to the original property's roof (lacking a 0.5m set down as per HDAS: Residential Extensions paragraph 6.6 guidance) would render the rear extension as an insubordinate, bulky, dominating addition. Similarly, the proposed rear dormer would fail to provide adequate set-ins from the rear roof slope edges to achieve sufficient subordination, and would fail to be in accordance with paragraph 7.7 of the HDAS: Residential Extensions guidance.

Therefore, it is considered that the proposed extensions would not appear subordinate to and would fail to harmonise with the existing properties. As a result the proposed extensions would detract from the character and appearance of the existing properties and area in general. The proposed development would be contrary to Policies BE13, BE15 and BE19 of the UDP and guidance set out within the HDAS: Residential Extensions.

In terms of the proposed outbuilding, the footprint of the structure is considered excessive, covering an area of around 38sq.m. which would be similar to the footprint of one of the original dwellings on the site. The excessive footprint of the proposal is compounded by the lack of a set in from the northern boundary as advised within HDAS guidance, which would require a minimum of 0.5m. The area has a number of large outbuildings, some larger than that proposed and it is apparent that these cause harm to the appearance of the area.

7.08 Impact on neighbours

It is considered that no part of the proposed extensions would have a detrimental impact on any neighbouring occupiers amenities given the separation distances and orientation of the application site and neighbouring properties to all sides. The proposed first floor rear extension would not extend beyond a 45 degree line drawn from the nearest habitable room windows of either flank neighbouring occupiers. In addition, there would be no overlooking concerns given the distance of over 30m to the dwellings to the rear of the site. As such it is considered that the proposed development would not result in any adverse impact to adjoining residential properties by way of loss of light, outlook or loss of privacy, thereby complying with Policies BE19, BE21 and BE24 of the UDP Saved Policies (September 2007).

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties, and Policy OE3 deals with development which has the potential to cause noise annoyance. The Environmental Protection Unit has been consulted on this proposal. The supporting planning statement comments that most meetings with residents take place in the community, however, it then goes on to say that in relation to the proposed new activity building in the garden, this would be used for therapeutic activities, groups, and sessions with staff and other relevant professionals. The Council's Environmental Protection Officer is not satisfied that the noise associated with the use of outdoor/outbuilding area can be adequately mitigated considering its extended use. Particular concern has been raised during the summer months, where usage of outdoor areas could rise significantly with disturbance to adjoining properties. No mitigation measures have been proposed by the applicant in this regard. There are sensitive residential properties in close proximity to the amenity area. It is noted that there will be social care on site. No details on the hours or magnitude of the care element have been provided. The proposal is therefore considered not to accord with Policies OE1 and OE3 of the UDP Saved Policies (September 2007).

7.09 Living conditions for future occupiers

All habitable rooms would have an adequate outlook and receive daylight in accordance with London Plan Policy 5.3.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Although the Council's Highway Engineer has not raised objection to the scheme (in part due to the original application documents being silent on numbers of staff, deliveries, servicing etc), it is considered that the increased intensity of the proposal would most likely result in an exacerbation of an already problematic area for on-street parking.

Swanage Way and the adjoining roads are considered narrow and congested with existing on-street parking at saturation level. Due to the potential increased activity proposed at the site from staff, service users and visitors it is considered that highway issues have not been adequately addressed. The proposed use of the outbuilding would also introduce additional staff and professionals visiting the site. Whilst it is acknowledged this type of use is important within the community, concern is raised whether this site is suitable for such an increase in use from a highway perspective. Although the application forms submitted as part of the application do not contain information on numbers of employees etc, correspondence between the agent and previous officers submitted during the course of the application indicate that there are eight existing staff which would increase to ten were the application permitted. The correspondence further states that only one in eight of the existing staff drives to the site; however, it is not clear if or how this can adequately be controlled in perpetuity.

The application fails to provide a transport statement and travel plan or an existing and proposed site layout that indicates the parking arrangements to enable the Local Planning Authority to adequately assess the traffic and transportation impacts of the proposed increase in the size of the facility and the associated increase in vehicular activity on the surrounding area. Hence the proposal fails to demonstrate that the intensification in use of the site would not result in the exacerbation of on-street parking pressures, to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policies AM7(ii) and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to Hillingdon's Adopted Parking Standards (Hillingdon UDP, Saved Policies, September 2007).

7.11 Urban design, access and security

As discussed in other sections.

7.12 Disabled access

The care home would need to meet the requirements of the appropriate Care Home standards.

7.13 Provision of affordable & special needs housing

The proposal would assist in providing housing for those in need of care, but as identified above it is considered inappropriate given the location and the excessive extensions required to accommodate such provision.

7.14 Trees, landscaping and Ecology

The Council's Trees and Landscaping officer has not raised any objections to the development and hence the proposal is considered acceptable with regards to UDP Policy BE38.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

The site is not located within a Flood Risk Area nor are there any other flooding or drainage issues of concern.

7.18 Noise or Air Quality Issues

Issues relating to noise nuisance have been discussed within the section on 'Impact on neighbours'.

7.19 Comments on Public Consultations

The comments have been noted and addressed within this report.

7.20 Planning obligations

Not applicable to the application.

7.21 Expediency of enforcement action

Not applicable to the application.

7.22 Other Issues

There are no other issues to discuss.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

This application relates to a pair of semi-detached dwellings currently operating as sheltered housing (Use Class C3) situated within a residential area. The proposals would change the property to a Care Home (Use Class C2). The proposal would consist of extensions to both dwellings comprising a first floor rear extension with rear dormer and conversion of roof space to habitable use to include 4 front rooflights and conversion of roof from hip to gable ends with new gable end windows to form 2 new bedrooms. The existing outbuilding would be enlarged and used as office space and an activity room.

It is considered that the design of the proposal/extensions is unacceptable and that there would also be a loss of residential amenity to adjoining occupiers through an unacceptable over-intensification of use within this residential area. The enlarged outbuilding would also be of such a size that it would be capable of being used as a separate unit. The intensification of the use would likely result in the exacerbation of existing on-street parking pressures, to the detriment of highway and pedestrian safety. As such the proposal is considered not to comply with the relevant policies contained in the UDP (Saved Policies September 2007) and therefore the proposal is recommended for refusal.

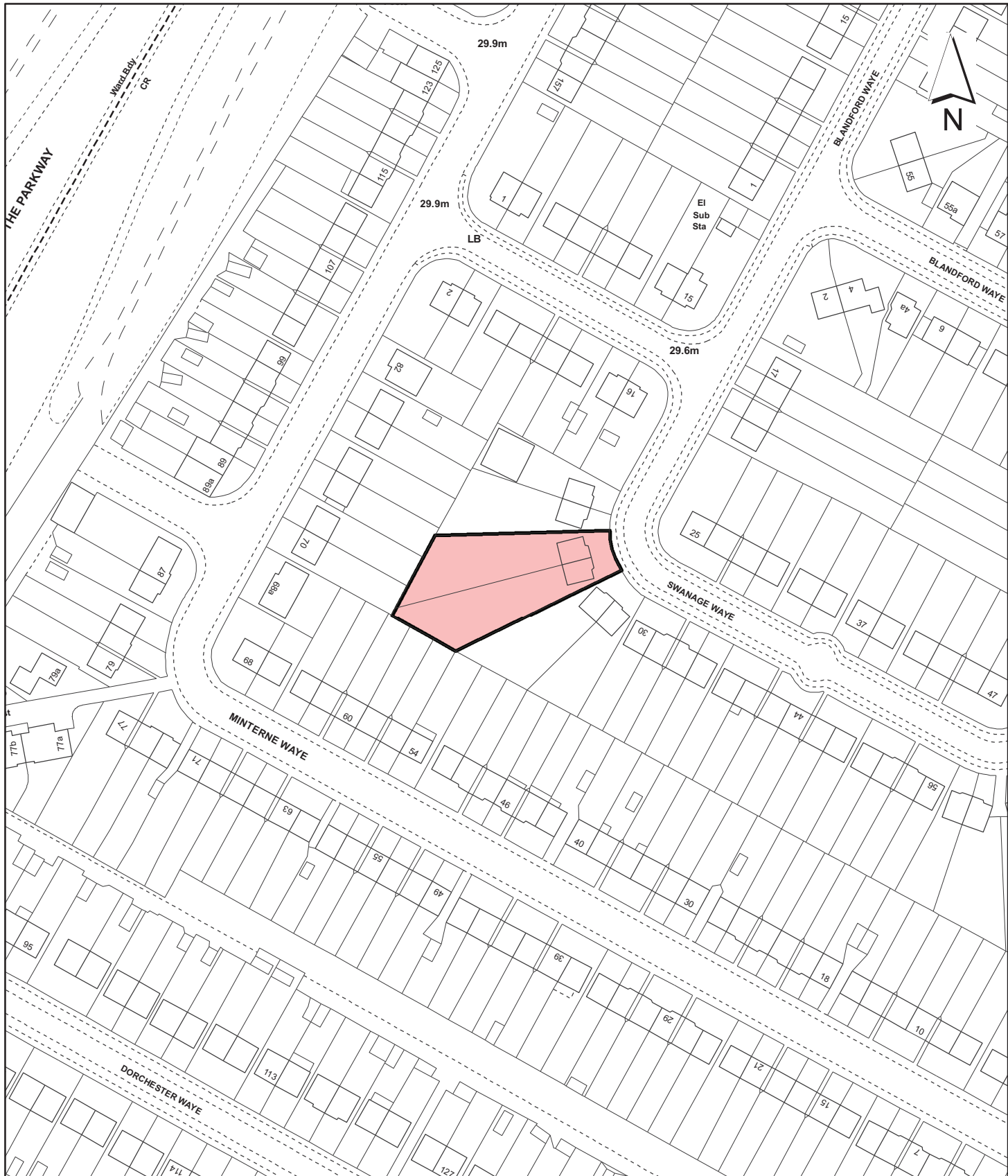
11. Reference Documents

Planning Policy Statement 1 - Delivering Sustainable Development (January 2005),
Planning Policy Statement 4 - Planning for Sustainable Economic Growth (December 2009),
Planning Policy Guidance Note 13 - Transport (April 2001),
The London Plan (2011),

Hillingdon Unitary Development Plan Saved Policies (September 2007),
Consultation responses, including a petition.

Contact Officer: Jazz Ghandial

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**22 Swanage Way
Hayes**

Planning Application Ref:

27172/APP/2011/1183

Planning Committee

Central and South

Scale

1:1,250

Date

**February
2012**

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

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

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

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

LBH Ref Nos: 64714/APP/2009/778

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

Date Plans Received:	15/04/2009	Date(s) of Amendment(s):	15/04/2009
Date Application Valid:	30/04/2009		23/11/2009
			17/02/2010
			04/03/2010

1. SUMMARY

This application was approved, subject to a S106 Agreement being entered into, on 30/03/2010 by the Planning Committee. There was subsequently a delay with the signing of the S106 Agreement and the application went back to Committee on 12/10/2010 where Members agreed an extension of time to allow the S106 Agreement to be completed.

16 months have now passed and the applicant has not entered into a Section 106 Agreement with the Council. In this case it is not considered that a further extension of time would result in the legal agreement being signed. Without the planning obligations the scheme would have unacceptable impacts on local schools and would result in inadequate parking for occupiers of 47 and 47a Albert Road.

Refusal is recommended.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 S106 Agreement

The proposal has failed to secure by way of an appropriate legal agreement a contribution to secure necessary capacity enhancements in local educational facilities

and an obligation to ensure the provision of off street parking for the occupiers of 47 Albert Road and 47A Albert Road. The proposal is therefore contrary to Policies R17 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Planning Obligations Supplementary Planning Document, including the revised Chapter 4 'Educational Facilities' (September 2010).

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 (July 2011) and national guidance.

AM10	Incorporation in new developments of additions to the proposed cycle network
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
H11	Provision of affordable housing
H4	Mix of housing units
HDAS	'Residential Developments'
MIN19	Use of Category A waste for restoration of sand and gravel pits Noise

PPG24	
PPS1	Delivering Sustainable Development
PPS3	Housing
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 6.13	(2011) Parking

3. CONSIDERATIONS

3.1 Site and Locality

See previous report

3.2 Proposed Scheme

See previous report

3.3 Relevant Planning History

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

Decision: 10-10-2008 Withdrawn

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

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

Decision: 17-02-2009 Withdrawn

Comment on Relevant Planning History

The planning history is set out in the previous report. Of particular relevance is the: planning History at 47 and 47 A Albert Road.

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

4. Planning Policies and Standards

See previous report

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

Part 2 Policies:

- AM10 Incorporation in new developments of additions to the proposed cycle network
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
- H11 Provision of affordable housing
- H4 Mix of housing units
- HDAS 'Residential Developments'
- MIN19 Use of Category A waste for restoration of sand and gravel pits
- PPG24 Noise
- PPS1 Delivering Sustainable Development
- PPS3 Housing
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- R16 Accessibility for elderly people, people with disabilities, women and children
- LPP 6.13 (2011) Parking

5. Advertisement and Site Notice

Not applicable

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

See previous report

Internal Consultees

S106 OFFICER

The S106 officer has advised that the applicant has failed to enter into a S106 Agreement.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

See previous report

7.02 Density of the proposed development

See previous report

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

See previous report

7.04 Airport safeguarding

See previous report

7.05 Impact on the green belt

See previous report

7.07 Impact on the character & appearance of the area

See previous report

7.08 Impact on neighbours

See previous report

7.09 Living conditions for future occupiers

See previous report

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

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

In addition a car parking area would be created for 12 cars on land to the rear of 45, 47, and 47A Albert Road. 8 spaces would be provided for the 8 proposed residential units, additionally 1 space would be maintained for the ground floor shop incorporating the space in the existing car park at 70 to 84 High Street.

The applicant proposes that 4 parking spaces be maintained for the dwellings at 47 and 47A Albert Road. These spaces are needed as there is an acute parking stress issue along Albert Road. Many of the dwellings along Albert Road are built so close to the footpath that no parking can be provided in the front set back. This means that residents only have the option of parking on the street. This causes parking pressures along Albert

Road, such that it would not be acceptable to allow additional development in this street without off street parking.

The consent to allow 47A to be built was allowed (in part) because parking spaces were proposed to the rear of the site for both 47 and 47A (which was seen as a significant benefit as 47 did not have parking previously). The current proposal seek permission to use the parking area for 47 and 47A as part of the wider parking area for the proposed flats. The current scheme would only be acceptable if parking is maintained for 47 and 47A Albert Road.

7.11 Urban design, access and security

See previous report

7.12 Disabled access

See previous report

7.13 Provision of affordable & special needs housing

See previous report

7.14 Trees, landscaping and Ecology

See previous report

7.15 Sustainable waste management

See previous report

7.16 Renewable energy / Sustainability

See previous report

7.17 Flooding or Drainage Issues

See previous report

7.18 Noise or Air Quality Issues

See previous report

7.19 Comments on Public Consultations

See previous report

7.20 Planning obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision education facilities through planning obligations in conjunction with other development proposals.'

Policies 6A.1 of the London Plan and the Council's Unitary Development Plan set out parking requirements and the Council's Planning Obligations SPD provides further guidance in relation to planning obligations.

Future occupiers of the scheme would place a burden on local schools, which do not have capacity to cope with additional students. A Planning Obligation would be needed to cover the cost of capacity enhancements to local schools. Additionally, the proposal would impact on approved parking for 47 and 47 a Albert Road. The applicant proposes that 4 parking spaces be maintained for the dwellings at 47 and 47A Albert Road. These spaces are needed as there is an acute parking issue along Albert Road. Many of the dwellings along Albert Road are built so close to the footpath that no parking can be provided in the front set back. This means that residents only have the option of parking on the street. This causes parking pressures along Albert Road, such that it would not be acceptable to allow additional development in this street without off street parking.

The consent to allow 47A to be built was allowed (in part) because parking spaces were proposed to the rear of the site for both 47 and 47A (which was seen as a significant

benefit as 47 did not have parking previously). The current proposal seek permission to use the parking area for 47 and 47A as part of the wider parking area for the proposed flats. The current scheme would only be acceptable if parking is maintained for 47 and 47A Albert Road. This was to be secured by way of a legal agreement (via a planning obligation).

The S106 Officer has confirmed that the applicant has failed to enter into a S106 Agreement and that there is little possibility of the matter being resolved. The scheme is not considered acceptable in this regard.

7.21 Expediency of enforcement action

See previous report

7.22 Other Issues

See previous 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'.

9. Observations of the Director of Finance

10. CONCLUSION

This application was approved, subject to a S106 Agreement being entered into, on 30/03/2010 by the Planning Committee. There was subsequently a delay with the signing of the S106 Agreement and the application went back to Committee on 12/10/2010 where Members agreed an extension of time to allow the S106 Agreement to be completed.

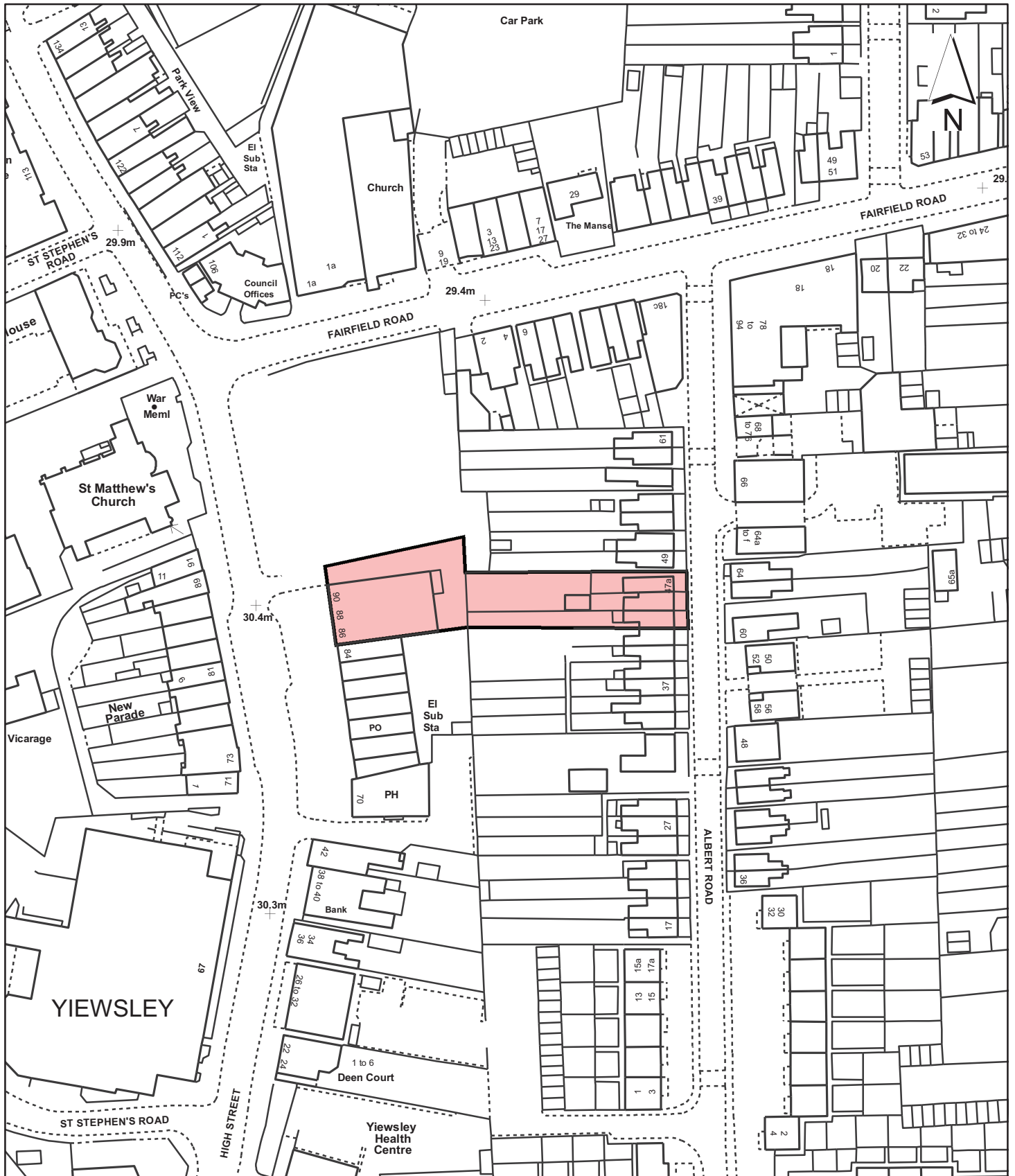
16 months have now passed and the applicant has not entered into a Section 106 Agreement with the Council. Furthermore there is little possibility of such an agreement being entered into in the near future. As such it is recommended that the development be refused for this reason.

11. Reference Documents

See previous report

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes

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London Borough of Hillingdon
100019283 2009

Site Address

**86 - 90 High Street and
45, 47, 47A Albert Road
Yiewsley**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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

Planning Application Ref:
64714/APP/2009/778

Scale
1:1,250

Planning Committee
Central and South

Date
**September
2010**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 7 NESTLES AVENUE HAYES

Development: Part retrospective change of use from Class B8 (Storage and Distribution) to use as a higher educational college.

LBH Ref Nos: 49059/APP/2011/2790

Drawing Nos: AB-004 Rev. A (site plan proposed) received 06-12-11
Design and Access Statement received 16-11-11
AB-005 (unauthorised floor plan as implemented) received 16-11-11
AB-001 (Location Plan and proposed floor layouts) received 16-11-11
Transport Statement received 17-11-11
Travel Plan received 17-11-11
Supplemental Planning Statement (including appendices 1-4) received 24-2-2012

Date Plans Received: 16/11/2011 **Date(s) of Amendment(s):**

Date Application Valid: 05/12/2011

1. SUMMARY

The application which is part-retrospective, seeks the change of use of an existing building within the Nestles Avenue Industrial and Business Area (IBA) from warehouse (Use class B8) with associated office space to an educational building within use class D1.

The application is a re-submission following a previous refusal for the same use. The scheme was refused on 3 grounds. The 1st reason of refusal concerned the proposed use was not compatible in planning policy terms with a designated Industrial and Business Area, the 2nd reason was because the scheme risked neutralising adjacent sites for industrial use and the 3rd reason based on highway grounds as the Transport Statement submitted with the original application failed to demonstrate the scheme would not have an adverse impact upon the road network and to the on-street car parking in the surrounding streets compared to the demands associated with the established B8 use for the site.

The resubmission has provided a substantive Transport Statement and Planning Statement including evidence of active marketing of the site for industrial since 2005/2006.

The Council Highway Engineer considers the applicant has demonstrated the use will not result in unacceptable car parking or the highway network problems, therefore addresses the 3rd reason of refusal.

The documentation provided with the resubmission provides convincing evidence that despite active marketing of the site for over 5 years the building has failed to find an occupier for industrial/warehouse purposes. That the design and layout of the building (with its unusual share of ancillary office space compared to actual warehouse floor space) does not lend itself fit for purpose as a modern warehousing facility, combined with its proximity to residential properties lying opposite (thereby constraining general industrial use on residential amenity grounds) means the site provides an adequate

justification that the educational use proposed meets the exceptions tests for change of use from industrial use within a designated Industrial Business Area, as laid out in Policy LE2 of the Saved Policies of the Unitary Development Plan and London Plan 2.17 and the material paragraphs 4.11 - 4.13 of the Mayor of London's Supplementary Planning Guidance (SPG): Industrial Capacity.

Accordingly in view of these planning policy considerations and with the positive benefits a higher education college provides in terms of bringing employment and income to the local economy of Hayes it is considered the scheme addresses the previous reasons of refusal and is recommended for approval, subject to relevant planning conditions and a signing of a s106 in respect of securing the Travel Plan provided.

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 OM1 Development in accordance with Approved Plans

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

REASON

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

3 NONSC Non Standard Condition

The total number of students at the college shall not exceed 500 and no more than 300 students in attendance at the site at any one time. The total number of staff shall not exceed 35 full-time equivalents. An up to date copy of the student and staff roll shall be maintained on site and be made available to view by officers of the Council on request.

REASON

To prevent the generation of additional traffic that could give rise to problems of highway and pedestrian safety, traffic congestion and car parking stress on the surrounding roads, in compliance with Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 SUS6 Green Travel Plan

The development shall be implemented in accordance with the submitted and approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2011) Policies 6.1 and 6.3

5 E3 Use Within Same Use Class

The premises shall be used for a higher educational teaching college and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).

REASON

To protect the character and amenities of surrounding properties and residents in the local area and to comply with Policies BE19 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 A16 Refuse and Open Air Storage

Within 3 months of the date of this permission details of on-site refuse storage (including any open air storage facilities) for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Within 3 months of the discharge of this condition the storage facilities shall be implemented in accordance with the approved plans.

REASON

To ensure that surrounding residents amenity is not prejudiced and to comply with Policies OE1 and OE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 NONSC Non Standard Condition

All deliveries including waste collection to and from the premises shall be restricted to 08:00 and 19:00 Monday to Friday and between the hours of 10:00 and 16:00 on Saturdays. No waste collection or deliveries shall be allowed on Sundays or Public Holidays.

REASON

To protect the character and amenities of surrounding properties and residents in the local area and to comply with Policies BE19 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 HLC3 Hours of Use

The use of the premises hereby approved shall be restricted to the following 08:00 and 19:00 Monday to Friday and between the hours of 10:00 and 16:00 on Saturdays. The premises shall not be opened to the public (including students of the college) on Sundays and Public Holidays.

REASON:

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

9 H6 Car parking provision - submission of details

Within 3 months of this permission details of the revised parking arrangements shall be submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or

at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 H14 Cycle Storage - details to be submitted

Within 3 months of the date of this permission details of 30 covered and secure cycle stands/storage lockers, changing facilities, lockers and showers for users of and visitors to the development shall be submitted to and approved in writing by the Local Planning Authority. The approved cycling facilities including showers and changing rooms shall be implemented within 3 months of the discharge of this condition and shall be permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan. (July 2011).

11 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Within 3 month of the date of this permission details of security measures shall be submitted and approved in writing by the Local Planning Authority. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved Secure by Design measures shall be implemented within 3 months of the discharge of this condition and thereafter retained.

REASON

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

12 NONSC Non Standard Condition

Within 3 months of the permission an Energy Statement shall be submitted and improved by the local planning authority demonstrating adequate measures taken to save energy and the use of on-site renewable energy. Within 6 months of the discharge of this condition the energy saving measures as detailed in the Energy Statement shall be implemented.

Reason

To comply with the principals of Policy 5.2 of the London Plan (July 2011).

NONSC

~~Within 3 months of the date of this permission a Management Plan for the use of the site shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall include details as to how the following matters will be managed to prevent adverse impacts:~~

- i) Parking allocation and control
- ii) Use of external areas by staff and students
- iii) Measures to prevent noise break out and anti social behaviour
- iv) Refuse areas
- v) Servicing and deliveries to/from the site
- vi) How student and staff numbers will be managed and controlled.

There after the development shall be carried out in strict accordance with the approved Management Plan.

REASON

To ensure that the use of the site does not result in adverse impacts on residential amenity, parking or highways issues and to ensure compliance with policies AM7, AM14 and OE1 of the Hillingdon Unitary Development Plan September 2007

14 N2 Noise-sensitive Buildings - use of sound insulation

Within 3 months of the date of this permission a sound insulation scheme for protecting the proposed development from noise from occupants of neighbouring premises and the MOT business at No 7 Nestles Avenue shall be submitted to and approved in writing by the Local Planning Authority. Within 3 months of the discharge of this condition the sound insulation measures shall be implemented in full and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

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

15 N11 Control of plant/machinery noise

The rating level of noise emitted from the plant and/or machinery forming part of the proposed scheme shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurement for assessment shall be made in accordance with British Standard 4142 Method for rating industrial noise affecting mixed residential and industrial uses.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15

16 NONSC Non Standard Condition

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts, poles, satellite dishes or the like shall be erected on top of any of the buildings hereby approved.

REASON

To ensure that apparatus does not detract from the visual amenities of the area in

accordance with Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 DIS2 Access to Buildings for People with Disabilities

Within 3 months of the date of this permission details of access to the building entrances and internally to the class rooms, lecture rooms and other general educational facilities (to include ramped/level approaches including appropriate signposting, types and dimensions of door widths and lobby openings) to meet the needs of people with disabilities to be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented within 3 months of the discharge of this condition and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

18 DIS3 Parking for Wheelchair Disabled People

Within 3 month of the date of this permission details of parking provision for wheelchair users, shall be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be implemented within 3 months of the discharge of this condition, and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

19 TL3 Protection of trees during site clearance and development

Prior to the commencement of any building works, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and in particular the Lime tree and mature hedge 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).

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

Within 3 month of the date of this permission a landscape scheme providing full details of hard and soft landscaping works shall be 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).

21 TL6 Landscaping Scheme - implementation

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

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

REASON

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

22 TL7 Maintenance of Landscaped Areas

Within 3 month of the date of this permission a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

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

23 OM15 General Litter/Waste

Within 3 month of the date of this permission a scheme detailing the method of disposal, storage and collection of litter and waste materials, generated by the business and/or discarded by patrons, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided and the methods for collection of litter within and in the vicinity of the premises. The approved refuse and recycling facilities shall be implemented within 3 months of the discharge of this condition, and retained thereafter.

REASON

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Plans (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

LE2	Development in designated Industrial and Business Areas
LE4	Loss of existing industrial floorspace or land outside designated Industrial and Business Areas
R10	Proposals for new meeting halls and buildings for education, social, community and health services

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE13	Recycling facilities in major developments and other appropriate sites
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 2.17	(2011) Strategic Industrial Locations
LPP 4.4	(2011) Managing Industrial Land & Premises

3 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

4 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

5

In discharging the planning conditions in respect of access arrangement the following matter should be addressed

1. The classroom layout as shown on plan are cramped and therefore not desirable. Wheelchair users should be facilitated to gain unhindered access to all teaching environments, and empowered to interact with their peers on an equal basis, without potential embarrassment whilst classrooms are re-organised.
2. Wheelchair user spaces within the Lecture Theatre should be staggered to allow wheelchair users choice over where they sit, and to remain with their peers.
3. All learning activities should be accessible to disabled students and equipment should be designed to accommodate a diverse range of access requirements.
4. Alarm system should be designed to allow deaf people to be aware of an activation. Such provisions could include visual fire alarm activation devices, and/or a vibrating paging system linked to the alarm control panel.
5. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitable level threshold and should open onto a suitable level area.

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of No 7 Nestle Avenue site, that is located on the northeast corner of Nestles Avenue and Viveash Close, Hayes. The application site consists of a warehouse building that includes an 2 storey industrial office space that fronts Nestles Avenue with a less distinguished double height warehouse space to the rear. The site lies within an Industrial and Business Area as designated by the Unitary Development Plan. This main frontage of the industrial building to Nestles Avenue and the reception area internally is of attractive 1920's or 1930's period design. The main frontage of the warehouse faces on the opposite side of Nestles Avenue individual residential houses. A section of the warehouse building to the rear is not contained within the red line of the development site and has an established use as a motor vehicle repair and MOT testing (B2 Use).

There are currently 11 car parking spaces on site including 1 designated for a disabled person.

3.2 Proposed Scheme

The application is a part retrospective application for a change of use of the site from warehouse use (B8) to an educational college (D1) for the education of adults in higher level education level courses. The non-retrospective element of the scheme relates to

change of use of an existing storage area of 165sqm at ground floor level into a proposed exam room, additional classroom and set of toilets for the existing unauthorized D1 use. The applicant the College of Accountancy and Management Studies provide a range of graduate, post graduate and diploma level full time courses on the site in academic subjects including management studies, accountancy, tourism and hospitality. All the courses are fully accredited with the appropriate professional and educational examination bodies. Presently over 95% of the students come from overseas. The applicant has advised they anticipate this will switch to a ratio of 9:1 home (UK passport) students in a few years following the tightening of legislation with respect to educational establishments receiving overseas students.

The proposed site plan provides scope to modify the car park layout to provide 15 car parking bays including 1 designated for a wheelchair user.

3.3 Relevant Planning History

49059/APP/2006/1040 7 Nestles Avenue Hayes

CHANGE OF USE FROM WAREHOUSE (CLASS B8) TO CONFERENCE AND BANQUETING CENTRE (CLASS D1)

Decision: 30-05-2006 Refused

49059/APP/2006/1996 7 Nestles Avenue Hayes

CHANGE OF USE FROM WAREHOUSE (CLASS B8) TO MOTOR VEHICLE REPAIR AND MOT TESTING (CLASS B2 - GENERAL INDUSTRIAL) AND INSTALLATION OF ROLLER SHUTTER AND INTERNAL ALTERATIONS.

Decision: 01-11-2006 Withdrawn

49059/APP/2007/428 7 Nestles Avenue Hayes

CHANGE OF USE OF PART OF 7 NESTLES AVENUE FROM CLASS B8 TO MOTOR VEHICLE REPAIR AND MOT TESTING (B2) WITH INSTALLATION OF ROLLER SHUTTER DOOR.

Decision: 16-04-2007 Approved

49059/APP/2011/945 7 Nestles Avenue Hayes

Part change of use from Class B8 (Storage and Distribution) to Class D1 (Non-Residential Institutions) for use as an educational college (Part Retrospective)

Decision: 05-08-2011 Refused

49059/B/96/1515 7 Nestles Avenue Hayes

Internal alterations to provide enlarged office area and new display area, external alterations to provide new doors and windows, and two new external fire escape staircases and formation of two vehicular crossovers, together with additional car parking provision

Decision: 19-03-1997 Approved

Comment on Relevant Planning History

49059/APP/2011/945 - Part retrospective change of use from Class B8 (Storage and Distribution) to Class D1 (Non- Residential Institutions) for use as an educational college. The application was refused on 5 August 2012 based upon the following reasons

1) The proposal would result in loss of employment land within a designated Industrial and Business area to an inappropriate use class, and no sufficient justification has been submitted to justify the loss of this employment land.

2) The sensitive nature of the proposed use the proposal may have adverse impacts on the operational requirements and viability of the wider IBA.

3)The Travel Statement provided failed to demonstrates to the satisfaction of the Highway Engineer that the unauthorised use would not result in significantly different and adverse impact upon the road network and to on-street car parking in the surrounding streets compared to the demands associated with the established B8 use for the site.

49059/APP/2007/428 - Change of use of part of No 7 Nestles Avenue from Class B8 to motor vehicle repair and MOT Testing (B2) with installation of roller shutter doors. Approved 16-04-2007

49059/B/96/1515 - Internal alterations to provide enlarged office area and new display area, external alterations to provide new doors and windows, and two new external fire escape staircases and formation of two vehicular crossovers, together with additional car parking provision. Approved 19/03/97

49059/APP/2006/1040 - Change of Use from warehouse (Class B8) to conference and banqueting centre (Class D1). Refused 30-05-2006

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.23 To encourage industry and warehousing to located within existing Industrial and Business Areas and offices and other business uses, shops and public buildings employing or attracting large numbers of people to located within Town Centres or other areas identified for such purposes.

Part 2 Policies:

LE2 Development in designated Industrial and Business Areas

LE4 Loss of existing industrial floorspace or land outside designated Industrial and Business Areas

R10 Proposals for new meeting halls and buildings for education, social, community and health services

BE13 New development must harmonise with the existing street scene.

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

BE38 Retention of topographical and landscape features and provision of new planting

	and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE13	Recycling facilities in major developments and other appropriate sites
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 2.17	(2011) Strategic Industrial Locations
LPP 4.4	(2011) Managing Industrial Land & Premises

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th December 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 25 neighbouring owner/occupiers. No written responses were received. The Hayes Conservation Area Advisory Panel were consulted and Cross London Rail Links Ltd.

Hayes Conservation Area Advisory Panel comments:

The applicant has now provided the information that we had noted as missing from the previous planning application. We are convinced by the data presented that the proposed use of the building will not be detrimental to the residential area adjacent to the site. We therefore have no objection to the application.

Internal Consultees

PLANNING POLICY TEAM:

As previous application with an updated position regarding the London Plan (July 2011).

The key policy issues in relation to Nestle's Avenue and the Bulls Bridge Industrial Business Area (IBA) are as follows:

1. The London Plan

The site forms part of the Hayes Industrial Area Preferred Industrial Location (PIL) and is subject to the provisions of London Plan Policy 2.17: Strategic Industrial Locations. This policy states that development proposals in these areas should be refused unless they fall within; a broad industrial type, form part of a process to consolidate SILs through Opportunity Area Planning Frameworks, are for employment workspace to meet the needs for small and medium sized enterprises (SMEs) or the proposal is for a small-scale, walk-to service (such as a cafe, creche etc).

2. London Borough of Hillingdon Unitary Development Plan Saved Policies 2007

The site is within the Nestle's Avenue/Bulls Bridge IBA and is therefore subject to the well-rehearsed provisions of policy LE2 in the LBH UDP Saved Policies. This policy states that IBAs are designated for industrial and warehousing purposes (B1-B8) and for appropriate sui generis uses. Other uses will not be permitted unless it can be demonstrated that:

- There is no realistic prospect of the land being used for industrial or warehousing purposes in the future; and
- The proposed alternative use does not conflict with the policies and objectives of the plan; and
- The proposal better meets the plan's objectives in relation to affordable housing and economic regeneration.

3. London Borough of Hillingdon Employment Land Study 2009

The Employment Land Study (ELS) was produced in 2009 as an evidence base study for the emerging LBH Core Strategy. It concludes that there is an oversupply of industrial land and that 17.58 hectares across the borough could be released for other uses.

The ELS examined each of the IBAs to determine those with potential to release land for other uses. In relation to the Nestle's Avenue/Bulls Bridge IBA, it is recommended that all land should be retained for employment uses and that the site in its entirety should be redesigned as a Locally Significant Employment Area (LSIS). The relevant extract reads:

Nestle's Avenue 8.90: The Nestle's Avenue IBA is a successful IBA with relatively few vacancies. However the western end of Nestle's Avenue is currently occupied by a number of storage companies, which provide very low levels of employment but attract a lot of traffic along the narrow, part residential Nestle's Avenue. The proximity of the site to Hayes Station could make this an ideal location for a mixed-use development which optimises the land use. However until existing nearby schemes are built out a change to the Nestle's Avenue designation is not envisaged/proposed.

Recommendation 14

8.91 The site should be designated as a Locally Significant Industrial Location and be merged with the Bulls Bridge site to the east along North Hyde Gardens. The combined area should continue to be considered as part of the Hayes Industrial Area Preferred Industrial designation as the site continues to perform an important industrial and warehousing function for both large and small businesses.

Land loss: 0

Land gain: 0

Existing Employment: 455

Potential employment generation: 2,000+

(NB the study can be viewed at: <http://www.hillingdon.gov.uk/index.jsp?articleid=18038>)

4. London Borough of Hillingdon Core Strategy

Paragraph 5.11 in the Core Strategy, associated with policy E1 identifies locations for managed release of employment land. The Nestle's Avenue site is not identified as such a location.

HIGHWAY ENGINEER:

The college has a total student enrolment of 452 pupils. The transport statement claims that through time tabling and course scheduling there are no more than half of this total at the college at any one time.

The staff total is 46, but only 15 of these are full-time and the remaining 31 par-time staff attend only for specific courses.

A survey of college users, based on the above, and including an automatic traffic count over a period of 7 days (7 October to 23 October 2011) reveals that as an average over 3 days 90% travel by walking or public transport and with a maximum number of 7 cars parked in the car park at any time.

Conclusion: Based on Transport Statement no objections are raised to the level of trip generation or the demand for on site parking subject to a planning condition limiting the student enrolment to not more than 500.

A draft travel plan is submitted with the application. Were Council minded to approve scheme a condition is required to ensure its compliance with Transport for London guidance.

15 cycle parking spaces are provided, with a proviso through the travel plan, to increase to 43, the number required to meet our standard, as demand dictates. Were approved a condition is required to ensure that the cycle parking is in a covered and secured area.

CONSERVATION & URBAN DESIGN TEAM: -

No objection it is considered that this application will not effect the character or appearance of the adjacent conservation area.

The building is of some architectural merit as a good example of a 1920/30s style industrial building. It also forms one of a group of very similar buildings fronting Nestle Avenue and sits very comfortably with the adjacent Nestle Factory Buildings, which form the focus of the Botwell Nestles Conservation Area. As a group it may be possible to consider these buildings for inclusion in the Local List and also when the opportunity arises, to look at whether the boundary of the conservation area should be extended to include them.

In the interim, the continued occupancy of the building by a ongoing commercial enterprise would help secure its future and safeguard the setting of the adjacent conservation area, by lessening the threat of possible proposals for wholesale redevelopment of the site.

ACCESS OFFICER:

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act legally entitles disabled pupils and students to learn in an environment which is barrier free and where discriminatory practices have been eliminated.

A well-designed environment greatly assists with developing policies, practices and procedures that encourage inclusion of disabled people and reduce the possibility of inadvertent discrimination.

In the absence of a comprehensive Design & Access Statement, the following comments are provided under guidance of Part M to the Building Regulations 2004 and BS 8300:

1. Accessible car-parking bays should be sited within 50m of the entrance. The parking bays should be signed Accessible Parking , not Disabled .

2. Accessible parking bays should be a minimum of 4.8m x 2.4m and otherwise marked and signed in accordance with BS 8300.

3. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.5m 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 suitable dropped kerbs at key crossing points.

4. The principal entrance should be made accessible, either by regrading the external levels or by introducing ramped access. The installation of an automatic or power assisted doors should be strongly considered to allow ease of movement by disabled students and visitors.

5. The entrance doors should provide a minimum clear opening of 1000mm, for a single leaf door, or 1800mm for a double doorset. However, the installation of an automatic door opening device would likely eliminate the need to alter the existing entrance.

6. The principal entrance door should be provided with a glazed panel giving a zone of visibility from a height of 500mm to 1500mm from the finished floor level.

7. The internal ramp (as shown in the supplied photographs) leading to the reception desk appears not to comply with the requisite standards. Moreover, it is considered to be unsafe, particularly in context to a public environment. The ramp constitutes a trip hazard, features no upstand to prevent a wheelchair user from rolling off the edge, and the entire area provides no guard rails or handrails as required by regulations.

8. An assisted listening device, i.e. infra-red or induction loop system, should be fitted to serve all reception areas.

9. Seating of varying heights should be provided and sited within close proximity to the reception, as appropriate.

10. All signage for directions, services or facilities should be provided in a colour contrasting with the background. Signage and lighting levels should be consistent throughout the building and care taken to avoid sudden changes in levels.

11. Internal door widths should provide a minimum clear opening width of 750mm to facilitate adequate access for wheelchair users. Internal doors should also have 300mm unobstructed space to the side of the leading edge. Any new internal doors should provide an effective clear opening width of 800 mm.

12. Internal doors should be held open using fire alarm activated magnetic closers whilst the building is in use.

13. Consideration should be made to ensure that curriculum activities taking place above ground floor level can be accessed by disabled students. This may require the installation of a lift, or, for

classes to be located on the ground floor.

14. The principles of access and inclusion should be carried through to all teaching and 'backstage' staff areas to promote employment opportunities for disabled people. Similarly, resting, recreation and fitness facilities should also be fully accessible.

15. Alarm system should be designed to allow deaf people to be aware of an activation. Such provisions could include visual fire alarm activation devices, and/or a vibrating paging system linked to the alarm control panel.

16. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitable level threshold and should open onto a suitable level area.

17. A refuge area should be provided that is suitably sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999: 2008). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge areas.

18. An evacuation plan should be drawn up to ensure that those unable to use stairs can be sure of escape.

Conclusion: Further details and supporting plans, as relevant, should be provided for evaluation prior to any grant of planning permission.

PLANNING OFFICER COMMENT:

It is considered the access issues raised can be appropriately handled by planning condition.

LAND CONTAMINATION OFFICER:

The above site is located on a former National Filing Factory followed by a government buildings development. There is nothing to indicate the ground will be disturbed or new amenity areas created. If minded to approve you may want to include informative of the former use in respect of possibility of land contamination.

EPU:

The following comments should be take into consideration and where necessary conditions imposed if the application is considered for approval.

The application site is within a mixed residential and industrial area and there may be concerns about possible noise impacts. The Traffic Impact Assessment submitted as part of the scheme considers the potential traffic noise impact of the college on residential properties especially on the other side of Nestles Avenue. I note from the location that the proposed building forms a Barrier Block (BB) which itself constitutes a noise barrier between the residents and the industrial area. EPU therefore would not be requiring further noise impact assessment for the proposed scheme given the context, size and location of the proposed scheme. However, to ensure that the amenity of residents are afforded reasonable protection from any residual noise, the following conditions should be imposed in any approval granted.

Condition 1 - N11B Noise affecting residential property

The rating level of noise emitted from the plant and/or machinery forming part of the proposed scheme shall be at least 5 dB below the existing background noise level. The noise levels shall be

determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 Method for rating industrial noise affecting mixed residential and industrial areas

Condition 2 - Hours of operation

The use of the premises hereby approved shall be restricted to 8.00 and 19.00 Monday to Friday, and between the hours of 10.00 and 16.00 on Saturdays. The premises shall not be opened to the public on Sundays and Bank Holidays.

Condition 3 - Deliveries/waste collection

All deliveries including waste collection to and from the premises shall be restricted to the following hours 0800 to 1800 on Monday to Friday, and 0800 to 1600 on Saturday. No waste collections or deliveries shall be allowed on Sundays, Bank or Public Holidays.

Add a standard Construction Site Informative:

TREES/LANDSCAPE OFFICER:

Landscape Context:

The site is occupied by a storage and distribution warehouse at the junction of Viveash Close and Nestles Avenue within the Squirrels Trading Estate. There is a car park and separate pedestrian entrance, off Nestles Avenue, which is screened by an established hedge of Laurel on the south and west boundaries and Beech on the east boundary. There is a fine specimen Lime tree within a paved /amenity area at the west end of the site. This tree is contemporary with a number of other Limes planted on neighbouring sites which form an avenue along the north side of Nestles Avenue. The scale of the 1930 s industrial buildings and the associated soft landscape complement the residential properties on the opposite side of the road and the Botwell / Nestles Conservation Area to the east.

Proposal:

The proposal is a re-submission and part-retrospective to change the use from storage and distribution to educational. The application form fails to note the presence of the trees and hedges on the site. The Design and Access Statement refers to the small amenity area but makes no reference to the existing trees or other soft landscape features.

Landscape Considerations:

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

- Drawing No. AB-004 Proposed Site Plan , dated 29/04/2011, indicates 20No. parking spaces in front of the building. The amenity space around the existing Lime tree has been reduced in order to accommodate the car parking. No existing or proposed planting is indicated.
- The above drawing has been superseded by drawing No.AB-004 Issue A Proposed Site Plan which proposes 14No. car park spaces and indicates the retention of the Lime tree. It is not clear whether the boundary hedge will be retained as part of this layout and an ornamental shrub border in front of the building appears to have been removed.
- A landscape management / maintenance plan should be submitted to ensure that the landscape is established and maintained in accordance with good practice.

RECOMMENDATIONS:

No objection, subject to clarification about the areas of retained / proposed landscape. If this is

acceptable, conditions TL3, TL5, TL6 and TL7 should be applied.

PLANNING OBLIGATIONS OFFICER:

Following consultation with specialist officers no s106 required.

SUSTAINABILITY OFFICER:

I have no objections to the proposed development.

As an educational facility is likely to use a larger proportion of energy than a B8 use we would like to see some evidence that the applicant will consider energy in their reuse of the site.

I would therefore request that the applicant submits an energy statement that considers the principals of Policy 5.2 of the London Plan if not the specific targets. I would expect the statement to demonstrate measures to reduce energy consumption and improve the performance of the building where possible.

This should be conditioned as part of any subsequent approval.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the UDP as Nestles Avenue/Bulls Bridge Industrial and Business Area (IBA). The site is also within the London Plan (July 2011) designated as part of the Hayes Industrial Area Preferred Industrial Location (PIL) and is subject to the provisions of London Plan Policy 2.17: Strategic Industrial Locations.

The London Plan Policy states that development proposals in these areas should be refused unless they fall within; a broad industrial type, form part of a process to consolidate SILs through Opportunity Area Planning Frameworks, are for employment workspace to meet the needs for small and medium sized enterprises (SMEs) or the proposal is for a small-scale, walk-to service (such as a cafe, creche etc.).

Located within an IBA Policy LE2 of the Unitary Development Plan Saved Policy applies and this Hillingdon planning policy states that land within these IBA areas should only be used for business, industrial and warehousing purposes, unless:-

- (i) there is no realistic prospect of the land being used for these purposes in the future; and;
- (ii) the proposed alternative use does not conflict with the other policies of the plan; and
- (iii) the proposal better meets the plans objectives, particularly in relation to affordable housing and economic regeneration.

Further specific guidance on this matter of change of use is provided within the Mayor of London's Supplementary Planning Guidance (SPG): Industrial Capacity, which sets out at paragraphs 4.12 - 4.13 the criteria exception criteria which must be met in order to justify a change to an inappropriate use within an IBA.

The following points within the SPG: Industrial Capacity are of particular relevance:

'4.12 Land use criteria, including whether a site: (v) is part of a larger area of existing industrial activity, or area designated for industrial protection, where re-designation of the

industrial site would alter the industrial character of the area or inhibit the operations of nearby industrial uses'; and

'4.13 Demand based criteria including whether a site

(i) has been adequately marketed through a commercial agent at a price that reflects market value for industrial use for a reasonable period (normally at least two years) and with potential for industrial redevelopment where this is required to meet the needs of industrial users;

(ii) has been vacant for a considerable period (normally at least two years, and up to five years in areas of generally strong demand), without realistic prospect of industrial re-use.'

The applicant has provided additional evidence within planning statements since the determination of the original refusal of marketing of the site. The site that has been vacant since its acquisition in 2005/6 and evidence has been provided that it has been actively marketed since that date without success.

The commentary to Policy LE2 states that the size and layout of existing remises will also be taken into account. The planning statement provided in respect of the current application states this is relevant to the application site in respect of the second previous reason for refusal namely that the position of sensitive land uses, including an educational teaching establishment, adjacent to industrial units could affect the ability of the Nestles Avenue Industrial and Business Area to function effectively, neutralising existing industrial uses within the estate.

The application is a retrospective one and the applicant notes there is no evidence that the use has impacted upon the other Class B2 uses (MOT centre) operating in the remainder of Unit 7. No objection to the application has been received from the owners of the MOT business (or indeed from any other neighbouring industrial unit within the designated IBA).

In view of all these material considerations coupled with the proximity of residential properties curbing heavy industrial use; the lack of success in letting the site by the current owners of the site despite, active marketing since 2005/2006 when the current owners took ownership of the site; and the lack of any evidence suggesting the educational establishment is compromising/undermining the good functioning of the physically conjoined MOT centre (or vice versa, the MOT centre causing noise or other forms of nuisance and disruption to the unauthorised educational establishment) it is considered the applicant has demonstrated the use (a) does not neutralise the existing uses on the site or beyond, and (b) the site complies with exception criteria (i) and (ii) within Policy LE2 and Paragraph 4.13 of the Mayor's Supplementary Planning Guidance.

Accordingly given the unique set of circumstances at the site and the benefits the application provides in bringing employment to the area and income into the local economy through students & staff expenditure in local shops and businesses and by providing a higher educational establishment to Hayes thereby assisting and diversifying the skills of the local employment structure the scheme is considered to comply with Policy LE2 and the provisions of London Plan.

7.02 Density of the proposed development

Not relevant to this type application.

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

Not relevant to this application site.

7.04 Airport safeguarding

Not relevant to this type of application.

7.05 Impact on the green belt

Not in in close proximity to Green Belt therefore not relevant to this application.

7.07 Impact on the character & appearance of the area

The scheme involves no alterations to the building accordingly it will have no impact upon the visual character or appearance of the area.

7.08 Impact on neighbours

The use has been operating without causing complaints. This use would cause less noise and disturbance than an industrial use. The use would not have a negative impact on the ability of adjoining uses to operate.

7.09 Living conditions for future occupiers

The internal layout of the building provides suitable accommodation for a higher education college. Disability access issues are dealt with in section 7.12 of the report.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The scheme proposes no alteration to the existing car parking layout of the site, which can accommodate a maximum of 20 cars. The Highway Engineer considers based on the Transport Statement submitted with the current application that draws upon survey data of existing car parking levels on the site, there are no grounds for objection to the proposed use. As such the scheme is not considered compliant with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Should consent be granted, control of the number of staff and students on the site is to be secured by way of condition. On balance this is considered an appropriate means of controlling numbers on site as the use is an educational establishment with the numbers of visitors to the site controlled by a requirement to enrol in contrast to general public buildings where there is no such control over attendees. The staff and student is a known fact and it would be easy to verify through checks with government funding authorities.

7.11 Urban design, access and security

The scheme that (in finding a possible long term occupier for the building) provides some security the building will not be subject to redevelopment and will be well maintained. This is welcomed in urban design terms in that the building (notably the Nestle Avenue frontage) provides an attractive and fitting neighbour to the residential properties situated on the opposite side of Nestles Avenue.

A condition is recommended to ensure the use meets Secure by Design standards.

7.12 Disabled access

The Access Officer has provided a number of comments on the internal layout. Whilst it is considered the access arrangements as show on the plan do not provide a reason of refusal. Should the application be approved the matters raised by the Access Officer should be required to be addressed by way of the imposition of an appropriate condition on any consent.

7.13 Provision of affordable & special needs housing

Not relevant to this application site.

7.14 Trees, landscaping and Ecology

The site has a car park and separate pedestrian entrance, off Nestles Avenue, which is screened by an established hedge. A Lime tree is within a paved /amenity area at the west end of the site. This tree is contemporary with a number of other Limes planted on

neighbouring sites which form an avenue of trees along the north side of Nestles Avenue. The scale of the 1930s industrial buildings and the associated soft landscape complement the residential properties on the opposite side of the road and the Botwell / Nestles Conservation Area to the east.

The scheme involves minor alterations to the layout of the existing car park area. The Landscape Officer has no objection to the scheme, subject to the boundary hedge being retained. It is considered these matters in respect of retention of the modest but attractive established landscaping features of the site can be addressed by appropriate planning conditions. Furthermore occupation of the premises should help secure the long term future and maintenance of the planting and Lime tree.

7.15 Sustainable waste management

The details of refuse storage and collection can be dealt with by condition, should the scheme be approved.

7.16 Renewable energy / Sustainability

The Sustainability Officer has advised that the applicant prepare and implement an energy strategy. This is to be secured by way of condition.

7.17 Flooding or Drainage Issues

Not applicable to this change of use application involving no alteration to the exterior of the building or the wider site.

7.18 Noise or Air Quality Issues

The scheme is considered will have no adverse impact in terms of noise or air quality in area. Noise breakout from the MOT centre also located in a separate section of the building can be addressed by condition through additional sound insulation measures.

7.19 Comments on Public Consultations

No objections or other written comments were received from owner/occupiers of surrounding properties. The written comments of support received from the Hayes Town Partnership and the Hayes Conservation Area Advisory Panel are addressed in the main sections of the report.

7.20 Planning obligations

No s106 requirements required with this scheme should it be approved.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The scheme is a retrospective planning application for a higher educational college that has been in operation on the site since April 2010. The scheme has been previously refused.

Since the original refusal for the scheme the applicant has

(i) provided extensive information in respect to the colleges mode of operation (with limits on the number of students in attendance at any one time):

(ii) supplied information on the bona fide nature of the educational establishment with fully accredited graduate, postgraduate and diploma level courses being taught;

(iii) provided marketing evidence (going back to 2005/2006) to demonstrate the inability to let the site for warehousing purpose;

(iv) provided user analysis that demonstrates 90% of all the students and staff attend the college site arrive by foot or by public transport. Based on the analysis provided in the Transport Statement the Councils Highway Engineer lifts his objection and thereby removes the previous 3rd reason of refusal.

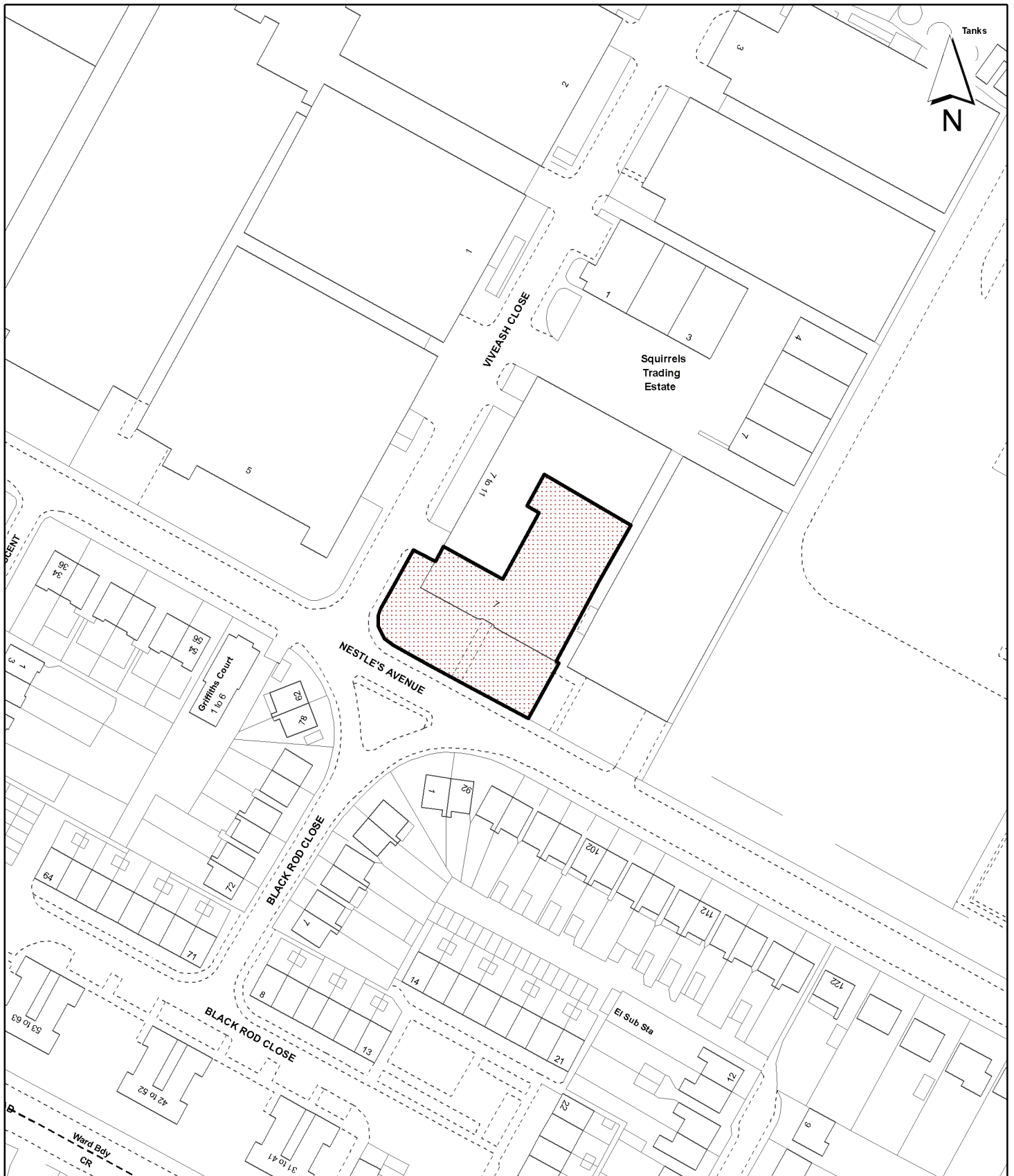
It is recognised the higher educational college use is not a use that is normally compatible in planning policy terms with the designation of an designated Industrial and Business Area (IBA) and this helps explain two of the three previous reasons for refusal. The applicant has provided substantive documentation that the owner of the site has been unsuccessful at letting the building for B8 warehouses use and also that the building is not fit for a modern warehousing operation. In addition there is no hard evidence to show the college is neutralising the operation of neighbouring industrial uses. In view of these particular circumstances it is considered on the balance of evidence that this retrospective scheme that has brought a new student training & education facility to Hayes and with it associated jobs and additional income into the local economy and is consistent with Policy LE2 of the Saved Polices of the Unitary Development Plan and the London Plan (July 2011). Accordingly is recommended for approval.

11. Reference Documents

London Plan (July 2011)
London Borough of Hillingdon Employment Land Study (2009)
Mayor of London's Supplementary Planning Guidance (SPG): Industrial Capacity (March 2008)

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**7 Nestles Avenue
Hayes**

Planning Application Ref:

49059/APP/2011/2790

Planning Committee

Central and South

Scale

1:1,250

Date

**February
2012**

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

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



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LONDON

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Report of the Head of Planning & Enforcement Services

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Installation of 2 x non illuminated, two dimensional pole mounted signs

LBH Ref Nos: 532/ADV/2012/4

Drawing Nos: BU-GW-00-PLN-075 Rev B
BU-GW-00-PLN-075 (SHT 1 of 2) Rev C
BU-GW-00-PLN-075 (SHT 2 of 2) Rev C

Date Plans Received: 18/01/2012 **Date(s) of Amendment(s):** 18/01/2012

Date Application Valid: 20/01/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to two sites located on the edge of the campus of Brunel University. Both locations accommodate existing pole-mounted signs, which provide directional details for visitors to the university. Both advertisements are of identical design and have a dual fascia boards. The fascias measure 2.1 metres in width by 0.9 metres in height and are aligned vertically, with a 75mm gap between the signs. Both signs were erected in 2005 and the advertisement consent for them has now lapsed.

The first sign is identified on the plans as Position 1, which is adjacent the highway on eastern side of the junction, as Station Road turns into Cleveland Road. This junction is located at the southwestern entrance to the Brunel University campus.

The second sign is identified on the plans as Position 2, which is adjacent the highway on the eastern side of the junction, as The Greenway turns into Cleveland Road. This junction is located at the northwestern entrance to the Brunel University campus and is located within the The Greenway Conservation Area.

Both signs are located against a backdrop of robust hedges and are located within the Green Belt as identified by the adopted UDP (Saved Policies September 2007).

1.2 Proposed Scheme

The application is for Advertisement Consent for the replacement of 2 x dual fascia free standing directional signs, with two x single fascia free standing fascia signs.

The existing signs were erected after consent was granted in 2005 and were erected to stop construction vehicles entering the university from accessing Cleveland Road.

The proposed new advertisements would be 2.1 metres in width by 0.9 metres in height and would have a maximum height above ground level of 3 metres.

The advertisements would have a white background with blue writing and arrows and black pictograms and would be used to direct traffic around the Cleveland Road Area.

1.3 Relevant Planning History

532/ADV/2005/25 Brunel University Kingston Lane Hillingdon
INSTALLATION OF 2 IDENTIFICATION SIGNS ALONG KINGSTON LANE

Decision Date: 14-04-2005 Approved **Appeal:**

532/ADV/2011/65 Brunel University Kingston Lane Hillingdon
Installation of 2 x two-dimensional pole mounted signs

Decision Date: 06-10-2011 Refused **Appeal:**

532/LZ/93/3038 Brunel University Cleveland Road Uxbridge
Installation of two replacement non-illuminated directional sign boards

Decision Date: 07-06-1993 Approved **Appeal:**

Comment on Planning History

The application is a resubmission of application reference 532/ADV/2011/65 which was refused on 6th October 2011. This application would have retained the dual fascia design and used the lower fascia panel for pictures of students from the university. The above application was refused on the following grounds:

1. The proposed advertisement hoarding would add to the distraction of highway users to the detriment of highway safety. Therefore it would be contrary to Policy BE27 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

2. The proposed replacement signage, due to its siting, scale and content would represent a visually intrusive and overly dominant form of development, which would be out of keeping with the visual amenities of the surrounding area, resulting in a development that would be harmful to the character and appearance of the Green Belt and the landscape character of the wider area, and therefore contrary to policies BE27, and BE29 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

In order to overcome the previous reason for refusal, the applicant has removed the lower fascia panel containing the pictures of the students and simplified the design of the remaining directional signage.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 22nd February 2012

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Site Notice: Erected - 1st February 2012, Expired - 22nd February 2012.

Press Advertisement: Printed - 1st February 2012, Expired - 22nd February 2012.

50 neighbouring dwellings were notified of the proposed development on 23rd January 2012 with no consultation responses returned.

The Cleveland Road Residents Association was notified of the proposed development on 23rd January 2012 with no comments have been received at the time of writing this report.

Internal Consultees:

Trees and Landscaping:

Whilst there is vegetation in proximity to the sites, the existing trees are not subject to statutory protection and will not be affected by the replacement of the existing signs.

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

Conservation and Urban Design:

The site forms part of Brunel University campus and falls just outside the Orchard Way Area of Special Local Character. There are also locally listed buildings within the Campus. There is already an information board on this location. The proposed signage is an improvement to the existing and the previously refused signage. It would be located away from the locally listed buildings, and would not be considered detrimental to the character and appearance of the area. It is therefore acceptable.

CONCLUSION: Acceptable

Highways and Transportation: No objection

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE27	Advertisements requiring express consent - size, design and location
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application are the impact of the signage on public safety, the impact on the visual amenities and Character and Appearance of the area and the impact of the openness of the Green Belt.

The original signage was erected at the site to prevent construction vehicles using Cleveland Road, due to the large number of residential properties on the western side of this street. Now that construction work has finished in this section of the campus, the signs are largely redundant.

The previously refused scheme proposed to replace one of the fascia boards from directional signage to pictures of students, which was considered to be a potential distraction and cause harm to highway safety at the busy junctions.

The proposed scheme would reduce the amount of directional signage and would not provide any picture advertisements. Having consulted with the highways and transportation team, the proposed developments would be considered not to cause significant harm to highway and pedestrian safety in the Cleveland Road Area.

The proposed advertisements would be a reduction in size of the signs, which are starting to age, and would replace them with less complex designs. The Conservation and Urban Design Officer has reviewed the proposed new signage and considered them to be an improvement on the existing, in terms of their visual appearance. Therefore, the development would be considered to enhance the character and appearance of both locations and would be in compliance with Policies BE4, BE19 and BE27 of the adopted UDP (Saved Policies September 2007).

The proposed advertisement would be a reduction in size compared to the existing and would be of simpler design. Therefore, the development would be considered to cause no additional harm to the openness of the Green Belt and would comply with Policies OL2, OL4, OL5 of the adopted UDP (Saved Policies September 2007).

Therefore, the application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADV1 Standard Advertisement Conditions

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to

navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 ADV2 Non-illumination (Signs)

The advertisements hereby permitted shall not be illuminated.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE4 New development within or on the fringes of conservation areas

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

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

BE27 Advertisements requiring express consent - size, design and location

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

- AM7 Consideration of traffic generated by proposed developments.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt
- PPG2 Green Belts

Contact Officer: Alex Smith

Telephone No: 01895 250230



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Site Address

**Brunel University
Kingston Lane
Hillingdon**

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

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

Planning Application Ref:

532/ADV/2012/4

Scale

1:5,000

Planning Committee

Central and South

Date

**February
2012**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address A C S INTERNATIONAL SCHOOL, HILLINGDON COURT 108 VINE LANE
HILLINGDON

Development: A New Astro-Turf Pitch and Fencing.

LBH Ref Nos: 2393/APP/2011/3103

Drawing Nos: MB / 1985 / 1 (Location plan)
Cross section of the pitch construction (3G Hybrid)
Tree Survey (Red JTK/6508/SO) dated 25-02-2011
MB/1985/2 (Layout Plan)
7853/01 Tree Constraints Plan
7853/02 Tree Protection Plan
Arboricultural Report Part 1 and 2 (Document Ref IJK/7853/IK)
Supplementary information with regard to proposed usage of MUGA
Design and Planning Statement
E-mail from applicant confirming specification of materials received 22-2-2012
specification of pitch Lano Sports Profoot MXS Club 60'

Date Plans Received: 23/12/2011 **Date(s) of Amendment(s):**

Date Application Valid: 23/12/2011

1. **SUMMARY**

The application is in respect of a proposed installation of an Astro-turf pitch and an associated low level fence surrounding the artificial pitch. The pitch is located within the front lawned area of Hillingdon Court and is presently used as a grassed playing field pitch to the international school that occupies the Grade II listed house. The site is located within Green Belt.

The proposed scheme is not considered to have a detrimental impact on the setting of the listed building and would not be detrimental in its impact on the root zones of the surrounding TPO trees. The scheme would not impact negatively upon the open appearance of the Green Belt or the general character and appearance of the Hillingdon Court Area of Special Local Character.

Accordingly the scheme is considered to comply with relevant policies and is recommended for approval, subject to the imposition of appropriate planning conditions.

2. **RECOMMENDATION**

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

A. No objections being received from English Heritage within 14 days of the date of this resolution, which raise any significant planning issues not already addressed in the report;

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

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans and application documentation hereby approved and in particular the surface of the playing pitch shall accord with the submitted specification being made from 'Lano Sports Profoot MXS Club 60'.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Non Standard Condition

Before development commences, a scheme shall be submitted to and approved in writing by the Local Planning Authority, for the detailed design of the multi use games area. The scheme shall ensure that:

- i) all uprights, boards, handrails and the mesh of the fence will be finished in dark green or similarly recessive colour, and
- ii) the pitch markings are set out in a lime based mix that is semi-permanent and can be washed off unless consent to any variation is first obtained in writing from the Local Planning Authority,
- iii) the uprights will be spaced apart as widely as possible,
- iv) the fencing being of an open mesh and the kick back boards, required to protect the rubberised crumb pitch surface, being 10cm or less in height

There after the development shall be carried out in accordance with the approved scheme.

REASON

To safeguard the visual setting of the Hillingdon Court building and its historic grounds in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

The perimeter fence to the artificial pitch shall be maintained in place for a maximum of 6 months in any 12 month period and only during the months of October to March. The fence is to be stored inside a building (not externally within the school grounds) during the months of April to September (inclusive).

REASON

To safeguard the visual setting of the Hillingdon Court building and its historic grounds in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NONSC Non Standard Condition

The development hereby approved shall only be used for school related activities by children attending the school.

REASON

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

6 HLC3 Hours of Use

The multi use games area shall only be used only between 07.00am and 19.00pm hours or daylight hours (which ever is the earlier).

REASON

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

7 0M11 Floodlighting

No floodlighting or other form of external lighting shall be installed.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 A38C Land Drainage

Before any part of this development is commenced, details of a scheme for the disposal of land drainage water in accordance with sustainable urban drainage principles shall be submitted to and approved by the Local Planning Authority. All land drainage works which form part of this scheme shall be complete before any part of the approved development is used unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the proposed development does not exacerbate an existing surface water flooding problem or cause a new surface water flooding problem.

9 TL1 Existing Trees - Survey

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

- i) Existing and proposed site levels.
- ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

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

10 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.

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

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works including the planting of a minimum of 3 trees to replace trees lost by the proposals at the southern edge of the pitch have 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), including for the 3 replacement trees,
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants (including for the 3 replacement trees) giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

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

REASON

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

12 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).

13 OM19 Construction Management Plan

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

- (i) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (ii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (iii) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process
- (iv) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

14 TL6 Landscaping Scheme - implementation

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

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL3	OL3 Green Belt -
BE5	New development within areas of special local character
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE39	Protection of trees and woodland - tree preservation orders
OE1	Protection of the character and amenities of surrounding properties and the local area
PPG2	Green Belts
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 7.16	(2011) Green Belt

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 14 Neighbourly Consideration - include on all residential exts

When undertaking 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).

3. CONSIDERATIONS

3.1 Site and Locality

ACS International School is located on the eastern side of Vine Lane between the junctions with Court Drive and Sylvania Close. The site is 4.5 hectares in area and contains extensive grounds which previously formed part of a large parkland for the residence, 'Hillingdon Court', which is Grade II* listed. The site of the pitch is located within the historic lawn area of the house grounds and is located in front of the principal front (south facing elevation) of the listed building.

The applicant states the school has approximately 1.36 hectares of current available grass sports area.

The application site is within designated Green Belt. The area is characterised by residential dwellings in established landscaped gardens which forms part of the Hillingdon Court Park Site Area of Special Local Character.

3.2 Proposed Scheme

The application seeks planning permission for the installation of an all weather surfaced playing area ('Astro-turf' type pitch also known as a Multi-Use Games Area (MUGA)) to replace an existing grass pitch/playing area. The scheme results from the pressure on the

existing capacity of the playing fields to the international school and would provide a pitch that can be more readily utilised to a high degree, than the existing grass pitch and would address issues of the existing pitch becoming unsightly, muddy and not fit for purpose during the winter months due to the intensity of usage.

The scheme is not intended to permit significantly greater intensity of usage of the pitch area compared to the existing pitch but rather it would enable the pitch to function better and without the need to cancel/postpone usage as currently occurs, due to poor surface conditions during the winter months.

The artificial surface playing area would be 54m long and 24m wide and on its perimeter would be surrounded by a protective fence 1200mm high. The fence would be a light structure, plastic coated and finished in green. The installation of the pitch would involve excavation of the existing pitch to a maximum depth of 300mm. In addition ground sockets would be required to secure the protective fence, installed to a depth of 500mm. The pitch will also be capable of being utilised as 2 smaller pitches played across the width of the main pitch, for 6 a side football and other similar activities.

The scheme would involve the loss of 3 younger trees on the northern boundary of the pitch that are not protected by the Tree Protection Order that covers the site. It is acknowledged by the applicant there is an opportunity for replacement tree planting to the south of the pitch.

A sustainable drainage system would be implemented as part of the installation that would manage the water run off into existing adjacent soakways.

3.3 Relevant Planning History

2393/APP/2011/681 A C S International School, Hillingdon Court 108 Vine Lane Hillingdon
Alterations to entrance consisting of demolition of existing wall, construction of new wall, railings and gates, widening of vehicular crossover, erection of new flagpole and associated landscaping (Listed Building Consent)

Decision: 04-07-2011 Approved

Comment on Relevant Planning History

None of the previous site planning history is relevant to this current application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

PT110 PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

PT1.22 To seek the retention of existing recreation open space where there is an

identified demand for such a facility or it makes a significant contribution to the visual amenity of the built up area.

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL3	OL3 Green Belt -
BE5	New development within areas of special local character
BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE39	Protection of trees and woodland - tree preservation orders
OE1	Protection of the character and amenities of surrounding properties and the local area
PPG2	Green Belts
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 7.16	(2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th February 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to the owner/occupiers of 14 neighbouring properties. A site notice was displayed and a press advertisement placed in respect of the scheme affecting the setting of a listed building.

3 written responses were received to the application. 3 neighbours commented on the scheme with 1 of these neighbours objecting on the following grounds

- i) The Astro-turf is totally out of character with the area, the school has existing has play areas that suffice;
- ii) Too many trees have been removed from the site in questionable circumstances;
- iii) Nothing wrong with playing sport on natural grass surfaces;
- iv) It is just an excuse to have floodlighting and later evening activities.

A 2nd neighbours commented

v) No objection to the principle of the scheme, however in view of the loss of a substantial tree from the site last year and a loss of 3 trees with this scheme they request 3 replacement trees be

planted.

A 3rd neighbour supporting the scheme stating

vi) I have seen the site, Astroturf is needed and the school are committed to protecting the trees. The pitch will have low and removable fencing. Any lighting would be removable.

English Heritage: Comment awaited.

Internal Consultees

TREE/LANDSCAPE OFFICER:

Landscape Context:

The site is the parcel of open parkland behind / to the south of the American Community School. The site is generally level and flat and is used by pupils for games and sport. There are number of mature parkland trees around the edges of the field which have been surveyed, with root protection areas shown, by Ian Keen ref. IJK/7853/IK.

The site lies within the area covered by TPO No. 7

Proposal: The proposal is to install a new astro-turf pitch on the area of open grassland edged by trees.

Landscape Considerations:

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

· The tree survey indicates that a number of the trees close to the edge of the proposed pitch are protected by TPO No. 7: tree No.1 Wellingtonia on the submitted survey is T97 on the TPO schedule, T2 Silver Lime is T102, T3 Lebanon Cedar is T98, T4 Irish Yew is T101, T5 Lebanon Cedar is T107, T6 Lebanon Cedar is T109, T7 deodar Cedar is T113.

· An arboricultural impact assessment has been submitted with Tree Protection Plan ref. 7853/02 indicating that three young trees (T8, 9 and 10, Red) will be removed in order to accommodate the new pitch. The remaining, larger trees will generally be outside the area of the proposed pitch and protective fencing. There is a very slight incursion into the root protection areas (RPA) of T6 and T7 where areas of ground protection have been specified. The affected areas are significantly less than the 20% incursion into the RPA s permitted within the recommendations of BS5837:2005.

· The protected trees surrounding the proposed pitch should not be affected by significant excavation or changes of levels directly related to the construction of the pitch. However, all ancillary service runs (not indicated at this stage) should be routed outside the RPAs.

· Replacement tree planting is required to mitigate the loss of the three trees on the northern boundary of the field. New planting opportunities should be considered along the southern boundary where it will help to mitigate the visual impact of the fencing of the pitch.

Recommendation: NO OBJECTION, subject to the above considerations and conditions TL1 (iii and iv), TL2, TL3, TL5, TL6.

CONSERVATION OFFICER:

Whilst not ideal no objection would be made to the proposed astro turf pitch provided the following is addressed by condition:

- the surface used is per the sample provided, which is of very good quality and replicates the appearance of a traditional grass surface;
- the pitch "markings" are set out in a lime based mix that is semi permanent and can be washed of the fencing is of an "open" mesh and the kick boards, required to protect the rubberised crumb pitch surface, are 10cm or less in height;
- that the uprights are as widely spaced as possible;
- all uprights, boards, handrails and the mesh of the fence are painted a dark green, or similar visually recessive colour;
- that the fence is only in place during the winter months to protect the pitch.

ENVIRONMENTAL PROTECTION UNIT:

The site does not have a history of noise complaints for the current use in respect of the playing pitches. It is acknowledged that the proposal constitutes a potential intensification of the existing use during hours of adequate natural light. I would recommend suitable hours of use be imposed should this application be recommended for approval. I note the application form states the hours of use to be 'unknown'.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Hillingdon Court site taken as a whole is used as a school with an in take of children from primary school level through to 6 form level. The school currently uses the area within the red line of this application as a series of grass playing pitches accordingly there is no objection to the principle of the area being utilised as a playing pitch facility. The only material consideration in respect of the principle of the development is in respect of the schemes compatibility with Green Belt Policies, that is dealt with in greater detail in Section 7.05 of this report.

7.02 Density of the proposed development

Not relevant to this type of development.

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

The scheme is designed to minimise its visual intrusion on the wider area with the use of a green surfaced artificial pitch that stimulates well the appearance of natural grass lawn. The fence would be of a light engineered design and would be kept in situ for only a maximum of 6 months a year. Accordingly the scheme is considered to not have an adverse impact on the surrounding area or the character of the Hillingdon Court Area of Special Local Character and accordingly complies with Policy BE5 of Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.04 Airport safeguarding

Not relevant to this type of development.

7.05 Impact on the green belt

Policy OL1 of Hillingdon Unitary Development Plan Saved Policies (September 2007) defines the type of development acceptable in the Green Belt. This policy includes provision for nature conservation as well as open-air recreational facilities. Policy OL1 also enables new buildings that are essential for and associated with an open-air recreation facility, provided their number and scale are kept to a minimum.

Planning Policy Guidance 2 provides direction for the use of Green Belt land in paragraph 1.6, including the objectives to provide opportunities for outdoor sport and outdoor recreation near urban areas; to retain attractive landscapes, and enhance landscapes,

near to where people live; and, to secure nature conservation interest.

In the London Plan (July 2011), these local and national planning policies objectives for the Green Belt are also reflected at a regional level with London Plan Policy 7.16 and also of material relevance to this application is Policy 3.6 relating to the provision of adequate standard of play space for children and young people.

Therefore, in accordance with both Borough policies OL1, OL3 and PPG2 and London Plan Policies 7.16 the creation of an all-weather sports pitch is an acceptable use in principle from a planning policy perspective. However, this use must also be considered against any potential effects on the visual amenity of the area; any other amenity issues to neighbours that may arise from its location within a residential area; consideration of the impact of the pitch and the proposed fencing to the setting of the Grade II* listed building and ensuring the development safeguards the protected TPO trees in the vicinity

7.07 Impact on the character & appearance of the area

The installed artificial pitch would be finished in green surface that would resemble a natural grass pitch. Surrounding the pitch would be installed a light weight relatively low in height fence with modest support pillars. The fence and pillars would be finished in green plastic coating. It is not considered the introduction of an artificial pitch and the low level light weight fence, finished as previously described, will present any adverse impact upon the general character and appearance of the area.

7.08 Impact on neighbours

The installation of the artificial grass pitch will not result in any significant increase in the use of the playing field site compared to the existing arrangement. The pitch would be restricted by condition for use only as a sport's play facility for use only by pupils of the school and any associated visiting away teams. The scheme will not involve the introduction of any pitch side lighting. Given these outlined circumstances it is not considered the scheme will result in any additional adverse impact to neighbours from noise or light pollution. Accordingly the scheme complies with Policies BE19 and OE1 of Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

Not relevant to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed pitch serves an existing school facility and is not intended to be used for non-school sports educational purposes, accordingly the scheme presents no new traffic or car parking implications to the school site or the wider area.

7.11 Urban design, access and security

Not relevant to this type of development.

7.12 Disabled access

The pitch is capable of being accessible for wheelchair users from the neighbouring school buildings and accordingly should the scheme be approved, a condition relating to provision of details of level access to facilitate its use by wheelchair users would be applied.

7.13 Provision of affordable & special needs housing

Not relevant to this type of development.

7.14 Trees, landscaping and Ecology

An arboricultural impact assessment has been submitted with the application and the accompanying tree protection indicates 3 young trees (T8, 9 and 10, Red) will be removed in order to accommodate the new pitch. The scheme will require some degree of ground excavation, with the works involving a very slight incursion into the root protection areas

(RPA) of T6 and T7. The affected areas are significantly less than the 20% incursion into the RPAs and as such the permitted within the recommendations of BS5837:2005. With this in mind the Tree/Landscape Officer has no objection to the scheme subject to attaching the appropriate trees and landscaping conditions and with the provision of the planting of new trees to the south of the pitch which is considered both feasible and practical. The proposed landscaping condition includes a requirement to ensure a minimum of 3 new trees are provided.

7.15 Sustainable waste management

Not relevant to this type of development.

7.16 Renewable energy / Sustainability

The installation of the pitch will comply with Sustainable Urban Drainage principles and the matter will be addressed by planning condition. Accordingly the scheme is considered to comply with current sustainability policies for new development.

Renewable energy consideration are not relevant to this type of application.

7.17 Flooding or Drainage Issues

The run off to the artificial pitch will connect with existing soakaways neighbouring the pitch. The Landscape Officer has no objection to this intention to connect to existing soakaways. Further drainage details will be provided condition. In conclusion it is not considered the scheme will result in adverse drainage issues or increase the threat of flooding to the area

7.18 Noise or Air Quality Issues

The scheme will not result in a marked increase in use of the existing pitch by pupils of the school accordingly it is not considered the scheme will have an adverse impact on noise to neighbouring residential properties.

There are no associated air quality issues arising from the scheme.

7.19 Comments on Public Consultations

The proposed installation of an astro-turf pitch and associated perimeter would enable better all year around outdoor sports and play space facilities for the international school, would not impact upon the openness of the Green Belt or significantly impact on the visual setting of the listed building and the general visual amenities of the Hillingdon Court Area of Special Local Character. The scheme would not present an any adverse amenity issues to neighbours. Approval is recommended.

Points (i), (iii), (iv), (v) and (vi) raised by neighbours in the report are dealt with in the body of the report and where appropriate dealt with by planning condition including a condition not permitting the introduction of flood lights and a condition controlling the hours of use of the play area.

With regard to point (ii) the Tree Officer has stated no tree has been removed for the site in recent years in questionable circumstances. A cedar was removed but only following a legitimate TPO application in circumstances where a section of the tree has fallen upon a play area.

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

IMPACT UPON THE SETTING AND APPEARANCE OF THE LISTED BUILDING:

The artificial pitch and fence would be installed within the original and historic lawns to Hillingdon Court House in front of the principal south facing elevation of the historic house. As the Conservation Office states in her observations to the scheme the installation of the astro-turf pitch in this location is not ideal from a building heritage perspective. However it is acknowledged the options are very limited for the school, given the schools sites lack any alternative extended area of external outdoor play space. It also needs to be acknowledged the existing arrangement is also unsatisfactory in terms of providing a suitable setting to the house with the grassed area becoming on occasion very muddy in winter months. The scheme is considered to minimise the impact upon the visual aspect of the house, as viewed from the south, and upon the general setting and appearance of the external grounds. This would be achieved through the adoption of a high quality artificial pitch that closely resembles grass and the avoidance of a floodlights. In addition the proposed fence contains a minimal height surrounding kickboard feature and the fence mesh is light in structure allowing a high degree of transparency/views through it. In view of all these considerations and aspects of the detail of the design it is considered the scheme will not have an undue adverse impact to the setting of the listed building or upon its historic garden grounds and as such is considered to comply with Policy BE10 of Hillingdon Unitary Development Plan Saved Policies (September 2007).

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposed installation of an astro-turf pitch and associated perimeter would enable better all year around outdoor sports and play space facilities for the international school, would not impact upon the openness of the Green Belt or significantly impact on the visual setting of the listed building and the general visual amenities of the Hillingdon Court Park Area of Special Local Character. The scheme would not present an any adverse amenity issues to neighbours. Approval is recommended.

11. Reference Documents

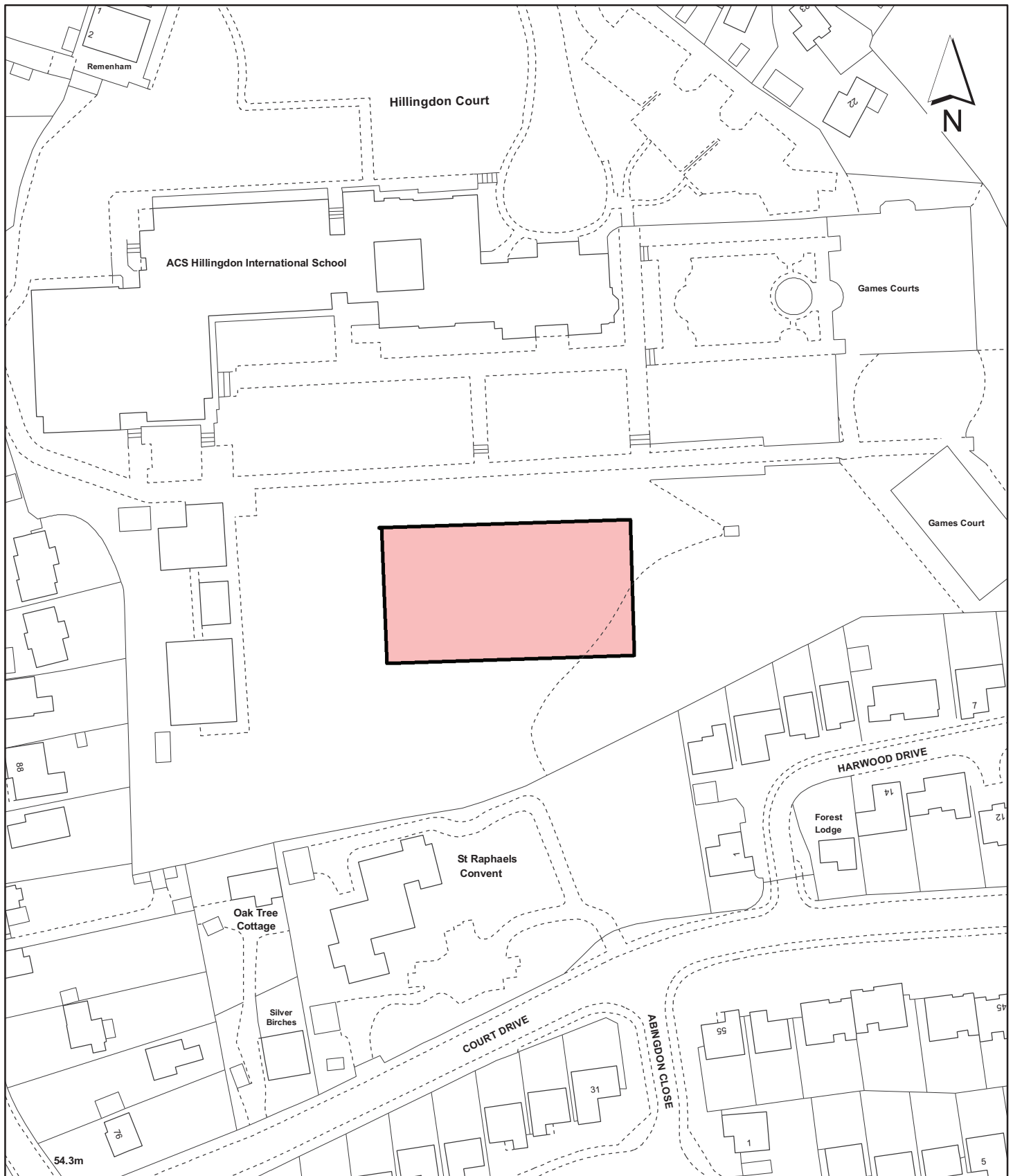
London Borough of Hillingdon Unitary Development Plan Saved Policies (September 2007)

London Plan (July 2011)

Planning Policy Guidance 2

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**ACS International School
Hillingdon Court
108 Vine Lane, Hillingdon**

Planning Application Ref:

2393/APP/2011/3103

Planning Committee

Central and South

Scale

1:1,250

Date

**February
2012**

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

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	7 HIGH STREET UXBRIDGE		
Development:	Change of use from Class A1 (Shops) to Class A3 (Restaurants and Cafes) (Retrospective) (Resubmission)		
LBH Ref Nos:	26196/APP/2011/2763		
Drawing Nos:	DESIGN AND ACCESS Refuse Management Plan 3173/ 3B		
Date Plans Received:	14/11/2011	Date(s) of Amendment(s):	14/11/2011
Date Application Valid:	14/11/2011		13/01/2012 20/02/2012

1. **SUMMARY**

The application is for retrospective planning permission for the change of use of No.7 High Street, Uxbridge from A1 to A3 for continued use as Coffee Break Cafe.

A recent appeal decision is relevant to this case (by virtue of the similarities in circumstance and the close proximity of the sites). The appeal decision for Nos.198-200 High Street (APP/R5510/A/11/2163364, dated 15/02/2012) allowed the change of use of the triple width unit with a frontage of 17 metres from A1 use to A3 use.

The appeal Inspector did not consider that there would be such a lowering of Class A1 uses as to threaten the viability of the town centre. As part of the appeal determination the inspector noted that the percentage of A3 and A5 units in the Uxbridge Town Centre was low at 6.9% when compared to the national average of 11.3%. Therefore, the inspector determined that the change of use would not result in a concentration of non-retail uses which would harm the vitality or viability of the centre.

This current application is a retrospective application. An enforcement case was opened as the property was being used for a Class A3 use without a change of use permission (reference ENF/682/07). This application seeks to regularise the change of use.

The appeal scheme is a material consideration relevant to this case, and based on the findings by the Inspector in that similar case (which is located very close to the application site currently under consideration), the change of use currently being considered would not cause unacceptable harm to the vitality and viability of the Primary Shopping Area.

The application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 OM1 **Development in accordance with Approved Plans**

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE4, BE13 & BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 HLC1 Restaurants/Cafes/Snack Bars

No persons other than staff (who may undertake preparation/cleaning work from 07.00 hours to 22.00 hours) shall be permitted to be on the premises between the hours of 21.30 hours and 07.30 hours on any day.

REASON

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

3 HLC3 Delivery Times

Deliveries and collections, including waste collections, shall be restricted to the following hours: 0800 hours to 1800 hours Monday to Fridays; 0800 hrs to 1300 hrs on Saturdays; and not at all on Sundays, Public and Bank Holidays.

REASON

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

4 NONSC Non Standard Condition

The kitchen extract ventilation system shall accord with the details hereby approved, and specifically shall be a LINCAT LT fume filtration unit. The extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturers instructions for the life of the development.

REASON

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

5 MCD10 Refuse Facilities

The development shall strictly accord with the Refuse Management Plan hereby approved, and in particular the storage location, use, maintenance, collection and ownership arrangements of refuse and recycling facilities shall all accord with the approved plan.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011).

6 MCD9 No External Storage

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

REASON

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policy OE1 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1

7 NONSC Non Standard Condition

Within 2 months of the date of this permission a sound insulation scheme for the control of noise transmission to the residential dwellings above the premises shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Within 3 months of the Council's written approval, the scheme shall be implemented in its entirety and maintained thereafter in full compliance with the approved measures.

REASON

To safeguard the amenity of the future occupants of development in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Non Standard Condition

The rating level of the noise emitted from the plant and equipment hereby approved shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential property during the relevant periods of operation and with all other items of machinery operating together. The measurements and assessment shall be made in accordance with British Standard 4142 -Method for rating industrial noise affecting mixed residential and industrial areas.

REASON

To protect the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 4.9	(2011) Small Shops
LPP 7.2	(2011) An inclusive environment
PPS4	Planning for Sustainable Economic Growth
PPS5	Planning for the Historic Environment
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006

3 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

4 I28 Food Hygiene

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

5 I44A Prevention of Litter

You should ensure that your premises do not generate litter in the streets and nearby areas. Sections 93 and 94 of the Environmental Protection Act 1990 give local authorities the power to serve 'Street Litter Control Notices' requiring businesses to clear up the litter and implement measures to prevent the land from becoming littered again. By imposing a 'Street Litter Control Notice', the local authority has the power to force businesses to clean up the area in the vicinity of their premises, provide and empty bins and do anything else which may be necessary to remove litter. Amendments made to the 1990 Act by the Clean Neighbourhoods and Environment Act 2005 have made it immediately an offence to fail to comply with the requirements of a Street Litter Control Notice, and fixed penalties may be issued as an alternative to prosecution.

Given the requirements of the Clean Neighbourhoods and Environment Act 2005, you are advised to take part in Defra's Voluntary Code of Practice for 'Reducing litter caused by Food on the Go', published in November 2004.

Should you have any queries on the above, please contact the Environmental Enforcement Team within the Environment and Consumer Protection Group on 01895

277402 at the London Borough of Hillingdon.

6

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

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

7

Your attention is drawn to the following matters:

a) The application is for a restaurant and cafe. One x 1,100 litre type of bulk bin is usually needed to safely and hygienically contain the waste arising from a hot food takeaway business. Three bulk bins are shown on the plan; one could be used for collecting recyclable waste.

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

c) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). The collection crew would therefore need to access the rear of the shop, via Vine Street. Alternatively the owners would have to present the bulk bin at an agreed collection point on the allocated day.

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

8 I25 **Consent for the Display of Adverts and Illuminated Signs**

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

9 I25A **The Party Wall etc. Act 1996**

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

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

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the ground floor retail unit located on southern side of High Street, Uxbridge. The unit forms part of a terraced four storey building, with a 4 bedroom residential dwelling set on the first to third floors of the property.

The site is part of a four storey facade with a row of retail units at ground floor level on both sides of the street. The unit has an internal floor area of 233 square metres, which consists of a seating area for customers at the front of the unit and a serving, preparation and kitchen area towards the rear of the unit. In addition, an outdoor seating area is provided in front of the shopfront window, with space for four tables.

The unit is flanked on either side by two A1 units, British Heart Foundation and Weasels bakery and this area of the High Street forms an important link between the retail area around Uxbridge Tube Station and the Secondary Shopping Area at the south eastern end of the High Street.

At the rear of the unit is a parking area, which also provides a refuse storage area for the ground floor commercial units on the southern side of the High Street.

3.2 Proposed Scheme

The application is for retrospective planning permission for the change of use of the retail unit from A1 to A3 for the continued operation of Coffee Break Cafe.

As part of the development a internal extraction system would be installed within the unit, which would prevent the requirement for an external flue to be erected on the external elevations of the property. The proposed development would require no external additions or extension to the form of the building.

In addition, the development proposes the continued use of a refuse storage area within the car park to the rear of the site.

3.3 Relevant Planning History

26196/APP/2000/2247 7 High Street Uxbridge

RENEWAL OF PLANNING PERMISSION REF. 26196/95/1785 DATED 16/01/96; USE OF FIRST, SECOND AND THIRD FLOORS AS OFFICES INDEPENDENT OF THE RETAIL USE AT NO.7 HIGH STREET

Decision: 09-11-2000 Approved

26196/APP/2001/2731 7 High Street Uxbridge

CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (RETAIL) TO CLASS A2

(RECRUITMENT AGENCY)

Decision: 18-02-2002 Refused **Appeal:** 30-12-2002 Dismissed

26196/APP/2011/1004 7 High Street Uxbridge
Conversion of first, second and third floors from a four-bedroom flat to 3 x one-bedroom flats.

Decision:

26196/APP/2011/1652 7 High Street Uxbridge
Change of use from Use Class A1 (Shops) to A3 (Restaurants and Cafes) (Retrospective)

Decision: 01-09-2011 Withdrawn

26196/B/80/2074 7 High Street Uxbridge
Extension/Alterations to Retail premises (P) of 35 sq. m. (also relaxation).

Decision: 13-01-1981 Approved

26196/C/90/1430 7 High Street Uxbridge
Use of first, second and third floors as offices independent of the retail use at No. 7 High Street and without complying with condition 3 of planning permission ref. 26196B/80/2074 dated 13/01/81

Decision: 30-11-1990 Approved

26196/F/95/1785 7 High Street Uxbridge
Renewal of planning permission ref. 26196C/90/1430 dated 30/11/90; Use of first, second and third floors as offices independent of the retail use at No.7 High Street

Decision: 16-01-1996 Approved

Comment on Relevant Planning History

The application is a resubmission of a previously withdrawn application 26196/APP/2011/1652. The current submission has provided details of the refuse storage area and the LINCAT LT fume extraction system, which does not require an external flue to be erected at the site.

Planning permission was refused on 18th February 2002 for the change of use of the ground floor from A1 to A2 for use as a recruitment agency (application reference 26196/APP/2001/2731). This application was refused on the following grounds:

1. The proposed change of use would result in the unacceptable loss of a retail unit, lead to a concentration of non-retail uses within this part of the town centre and the unacceptable separation of remaining retail units. It would therefore detract from the character and function of this part of the town centre and the Old Uxbridge Conservation

Area, contrary to Policies S11 and BE4 of the Adopted Unitary Development Plan.

This application was also dismissed at appeal on the 30th December 2002, however, the planning inspector in his determination wrote that they were not satisfied that the use of the appeal site as an employment agency would generate comparable pedestrian activity to an A1 use. The retrospective change of use has operated for a number of years at the site and has maintained a consistent customer activity to the site. As the business offers food produce for purchase it operates in a way similar to a standard A1 unit, thereby, retaining some level of pedestrian activity within the Primary Shopping Area.

A recent Appeal decision is relevant to this case. The appeal decision for Nos.198-200 High Street (APP/R5510/A/11/2163364, dated 15/02/2012) allowed the change of use of the triple width unit with a frontage of 17 metres from A1 use to A3 use. As part of appeal determination the inspector noted that the percentage of A3 and A5 units in the Uxbridge Town Centre was low at 6.9% when compared to the national average of 11.3%. Therefore, the inspector determined that the change of use would not result in a concentration of non-retail uses which would harm the vitality or viability of the centre.

4. Planning Policies and Standards

No additional 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:

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
S6	Change of use of shops - safeguarding the amenities of shopping areas
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LPP 4.7	(2011) Retail and town centre development
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PPS5	Planning for the Historic Environment
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st December 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Press Advertisement: Printed 30th November 2011 Expired 21st December 2011.

Site Notice: Erected 30th November 2011 Expired 21st December 2011.

7 neighbouring dwelling were notified of the proposed development on 17th November 2011. By the close of the consultation period one letter of objection had been received, which objected on the following grounds:

- The provided floor plans do not indicate a separate male and female toilet,

This objection would not be a material planning consideration as the development would contain a single unisex toilet for use by customers of the cafe.

THAMES WATER:

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel.

Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 3577 9939

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

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT:

We raise no objection to this proposal. Should planning permission be approved I would recommend the following conditions be applied;

Hours of use

The application form states proposed trading hours of 07:30 to 16:30 each day; I would therefore recommend suitable hours be applied to the business activities which have the potential to give rise to disturbance to neighbouring occupiers;

Condition 1

No customers shall be present on the premises, nor shall the premises be used for the preparation

or sale of food or drinks other than between the following times;
- 0730hrs and 1800hrs on any day

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

Condition 2

Deliveries and collections, including waste collections, shall be restricted to the following hours: 0800 hrs to 1800 hrs Monday to Fridays; 0800 hrs to 1300 hrs on Saturdays; and not at all on Sundays and Bank Holidays.

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

The re-submitted application includes a kitchen extraction system which EPU would support in this particular location. This is because it removes the requirement for an external fan, filters and flue. This can be considered due to the fact stated on page 3 of the Design & Access Statement that the premises are restricted by a 14kW loading on their electric cooking appliances. I would therefore recommend a condition be drafted which maintains the proposed filtration system in this location, which it should be noted is unsuitable for use with gas cooking;

Condition 3

The kitchen extract ventilation system hereby approved is a LINCAT LT fume filtration unit. The approved extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions.

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

Informative

Please add the construction times informative.

WASTE MANAGEMENT:

I would make the following comments on the above application regarding waste management.

a) The application is for a restaurant and cafe. One x 1,100 litre type of bulk bin is usually needed to safely and hygienically contain the waste arising from a hot food takeaway business. Three bulk bins are shown on the plan; one could be used for collecting recyclable waste.

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

c) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). The collection crew would therefore need to access the rear of the shop, via Vine Street. Alternatively the owners would have to present the bulk bin at an agreed collection point on the allocated day.

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

ACCESS OFFICER:

As the above application seeks to formalise the change of use from Class A1 to A3, and proposes no alterations, no accessibility observations are offered. However, the following informative should be attached to any grant of planning permission.

Informative:

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

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

Conclusion: Acceptable from an accessibility perspective.

CONSERVATION AND URBAN DESIGN:

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Primary Shopping Area of Uxbridge Town Centre. Therefore Policy S11 of the adopted UDP (Saved Policies September 2007) would require the change of use of the premises to ensure the remaining retail facilities in the Primary Shopping Area would be adequate for the need of the retail area. In addition the development would not lead to concentration of non-retail uses which might harm the viability of the retail centre.

The Uxbridge 2011 Annual Shopping Survey showed that of 76.0% of frontages in the Primary Shopping Area were in A1 use, with 77.2% of the units being in A1 use.

Policy S11 of the adopted UDP (Saved Policies September 2007) requires more than 70% of a Primary Shopping Area to be retained within A1 use, in order for the shopping area to remain as a viable retail destination.

Whilst the change of use of the site would reduce the frontages in A1 use below the existing 76.0% figure. The Primary Shopping Area would remain above the 70% threshold. Furthermore, the existing unit is flanked on either side by the British Heart Foundation and Wenzels bakery, both of which are in A1 operation. Therefore, the change of use would not lead to a continuous non-A1 frontage of more than 12 metres.

Consideration is given to appeal decision for Nos.198-200 High Street (APP/R5510/A/11/2163364, dated 15/02/2012) which allowed the change of use of the triple width unit with a frontage of 17 metres from A1 use to A3 use. The premises considered at appeal is located opposite No.198-200 High Street. As part of appeal determination the inspector noted that the percentage of A3 and A5 units in the Uxbridge Town Centre was low at 6.9% when compared to the national average of 11.3%. Therefore, the inspector determined that the change of use would not result in a concentration of non-retail uses which would harm the vitality or viability of the centre.

Given that the applicant has been operating the business at the premises since 2008 without seriously harming the town centre as retail destination, the development would be

in compliance with Policy S11 of the adopted UDP (Saved Policies September 2007) and the Planning Inspectors decision in relation to a change of use from A1 to A3 of a substantially larger scheme in close proximity, it is considered that the retention of the unit as A3 use would have an acceptable impact on the vitality and viability of the Primary Shopping Area and Uxbridge Town Centre as a retail destination.

7.02 Density of the proposed development

Not applicable to this application.

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

Whilst the development is located within an Archaeological Priority Area, the change of use would not require any extensions to the site. Therefore, it is considered the change of use would not disturb the Archaeological Priority Area.

Whilst the development is located within an Archaeological Priority Area, the change of use has not required any extensions to the site. Therefore, it is considered the change of use has not disturbed the Archaeological Priority Area.

The proposed development has required no significant alterations to the appearance of the building and is considered to have an acceptable impact on the Character and Appearance of the Conservation Area. Therefore, the development complies with Policies BE4, BE13 and BE19 of the adopted UDP (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed development has required no significant alterations to the appearance of the building and is considered to have an acceptable impact on the Character and Appearance of the Conservation Area. Therefore, the development complies with Policies BE4, BE13 and BE19 of the adopted UDP (Saved Policies September 2007).

7.08 Impact on neighbours

The proposed development would include the installation of the LINCAT LT fume extraction system, which is yet to be installed at the development site. The proposed internal extraction system would not require an external flue to be erected at the site. The proposed system would ensure no significant noise or odour disturbance would occur to the residential dwelling on the upper floors of the dwelling.

Due to the location of the site below a residential dwelling, the Environmental Protection Unit have requested conditions to limit the hours of use and servicing and noise. With these conditions attached, the continued use of the site as a Cafe would not be considered to cause significant noise disturbance to any neighbouring occupier.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The application site has no off-street parking allocated to the retail unit. However, the site is located within the Town Centre of Uxbridge and has good links to public transport, including Uxbridge tube station and nearby bus stops. Therefore, it would be anticipated that the majority of visitors to the site would arrive on foot and the provision of no off-street

parking would be considered acceptable. It is also noted that the previous A1 unit at the site had no off-street parking allocation.

7.11 Urban design, access and security

No comments required in relation to urban design, access or security.

7.12 Disabled access

The Accessibility Officer has reviewed the proposed change of use and floor plans and considered that the proposed development would be accessible to all and would comply with the Hillingdon Design and Accessibility Statement Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The applicant has provided a refuse management plan and a block plan to show the location of the 1,100 litre euro bin in the car parking area to the rear of the site.

The applicant and previous occupier have stored the bins in this location since March 2006, without complaint. The refuse collectors move the bin to and from the storage area. The applicant is responsible for the cleaning and maintenance of the refuse bin and store. Given the length of time this unit has been operating (with out generating complaints relating to refuse)the arrangements are considered acceptable.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The proposed internal extraction system would ensure no significant noise disturbance would occur to any neighbouring occupier from the plant and machinery required within the site. Therefore, the development would comply with Policy OE1 and OE3 of the adopted UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

No further comments required in relation to the public consultation.

7.20 Planning obligations

None required.

7.21 Expediency of enforcement action

No further enforcement action required.

7.22 Other Issues

No further issues for consideration in the determination of this application.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the

Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The change of use would not cause unacceptable harm to the vitality and viability of the Primary Shopping Area as a retail destination and would ensure a vibrant mix of retail uses would be provided within the Town Centre. The change of use has had an acceptable impact on the residential amenity of the neighbouring occupiers and the application is recommended for approval.

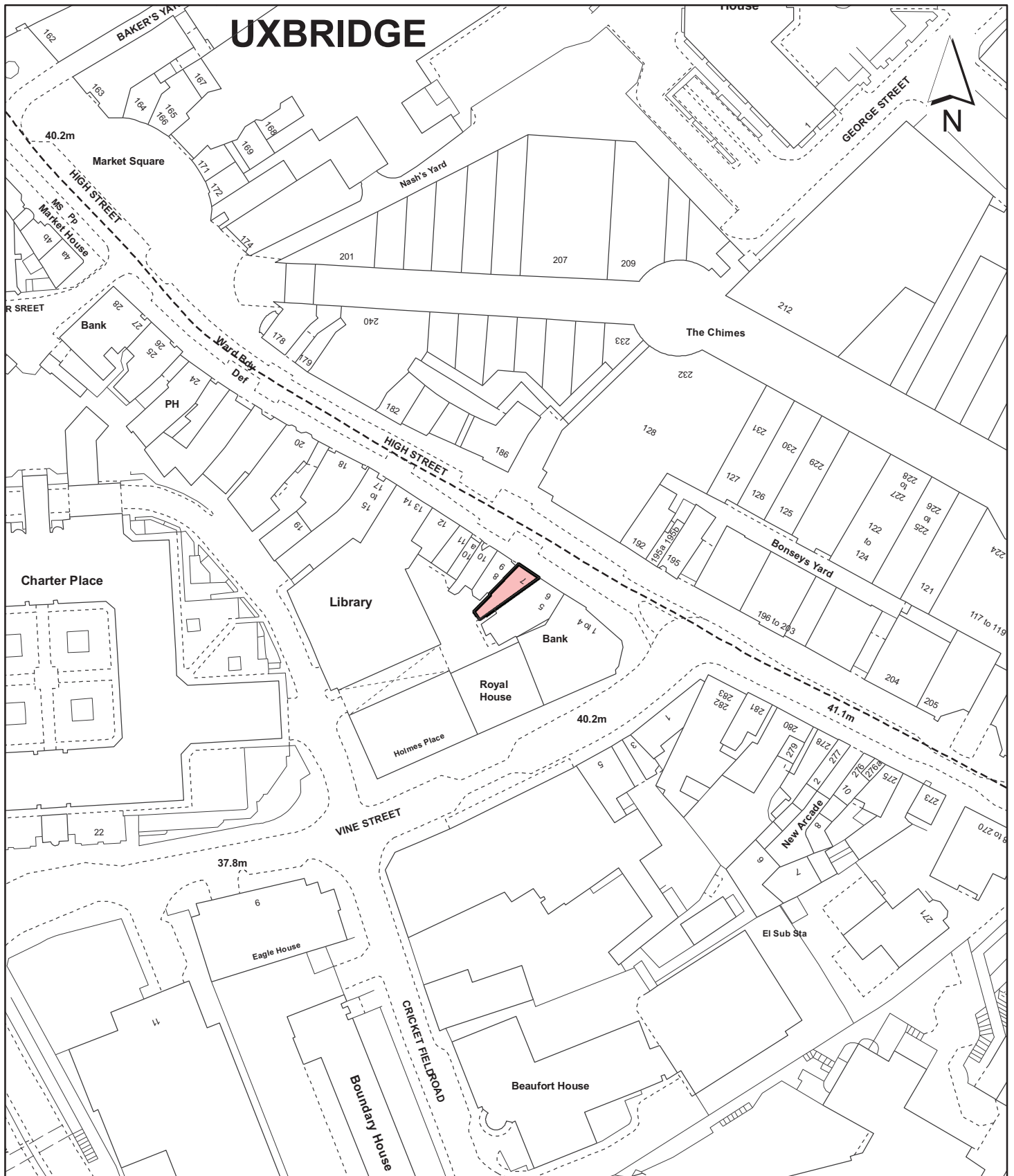
11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
Supplementary Planning Document 'Accessible Hillingdon'.
Supplementary Planning Document Noise.
The London Plan 2011.
Planning Policy Statement 4 - Planning for Sustainable Economic Development.

Contact Officer: Alex Smith

Telephone No: 01895 250230

UXBRIDGE



Notes

 Site boundary

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Site Address

**7 High Street
Uxbridge**

Planning Application Ref:

26196/APP/2011/2763

Planning Committee

Central and South

Scale

1:1,250

Date

**February
2012**

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

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address CROWNE PLAZA STOCKLEY ROAD WEST DRAYTON

Development: External terrace to south and alterations to doors

LBH Ref Nos: 359/APP/2011/2999

Drawing Nos: Design & Access Statement
100
101
102

Date Plans Received: 08/12/2011 **Date(s) of Amendment(s):**

Date Application Valid: 12/12/2011

1. **SUMMARY**

The application seeks planning permission for the erection of an external terrace area to the southern elevation of this 5 storey international hotel building. The terrace would have a floor area of 30m² to provide an external breakout area to the adjacent meeting rooms.

As the site falls within the Green Belt, the application is required to be considered by the Planning Committee. However, the nature of the proposal and its impact is considered negligible in the context of the site as a whole.

2. **RECOMMENDATION**

APPROVAL subject to the following:

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

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

REASON

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

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

The development shall not be carried out otherwise than in strict accordance with the plans and details hereby approved (as shown on plan No. 100) unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

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

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

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

Composite board decking
Balustrade

Louvre panels.

REASON

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

4 OM19 Construction Management Plan

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

- (i) The hours during which development works will occur.
- (ii) Measures to prevent mud and dirt tracking onto footways and adjoining roads.
- (iii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

5 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).

6 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved

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

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

REASON

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

7 TL7 Maintenance of Landscaped Areas

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.3	(2011) Sustainable design and construction
PPG2	Green Belts

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I4 Neighbourly Consideration - include on all residential exts

When undertaking 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).

3. CONSIDERATIONS

3.1 Site and Locality

The Crowne Plaza Hotel is situated off the M4 at Junction 4 and is accessed via Stockley Road.

The 5 storey hotel building is set within extensive grounds and provides 465 bedrooms, meeting and conference rooms together with hotel leisure facilities, with a 9-hole golf course located to the north of the site. A large car park is situated to the east and west side of the main building; open grounds and a gravel overspill car park extend to the southern boundary.

The site is located within the Hayes/West Drayton Corridor and is also within the Green Belt.

3.2 Proposed Scheme

The application seeks planning permission for an external raised terraced area to the south elevation of the building, in front of an existing meeting room and breakout lounge. The terrace will give an external seating facility for the delegates using the meeting rooms. The proposed terrace would measure 7.81m x 3.9m. It would be constructed from timber decking with timber and steel ballustrade. The land slopes away from the building and the overall maximum height of the enclosure would be 2.249m from ground floor level. The proposal also involves the alteration of the existing sliding doors to powder-coated aluminium doors. Additional landscaping is also proposed.

3.3 Relevant Planning History

359/ADV/2007/131 Crowne Plaza Stockley Road West Drayton
INSTALLATION OF 1 INTERNALLY ILLUMINATED FASCIA SIGN.

Decision: 27-02-2008 Approved

359/APP/2000/822 Crowne Plaza Stockley Road West Drayton
INSTALLATION OF SIX ANTENNAS (TWO ANTENNAS PER POLE) CONNECTED TO EXISTING ROOF TOP PLANT ROOM, TWO MICROWAVE DISHES AND EQUIPMENT CABIN ON HOTEL ROOF (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

Decision: 05-07-2000 NO

359/APP/2001/582 Crowne Plaza Stockley Road West Drayton
INSTALLATION OF SIX ADDITIONAL ANTENNA MASTS AND AN EQUIPMENT CABIN

Decision: 27-06-2001 Approved

359/APP/2001/905 Crowne Plaza Stockley Road West Drayton
INSTALLATION OF PLANT EQUIPMENT ON ROOF

Decision: 14-06-2001 Approved

359/APP/2007/3127 Crowne Plaza Stockley Road West Drayton
INSTALLATION OF ONE 300mm DIAMETER TRANSMISSION DISH AND ANCILLARY
DEVELOPMENT ON ROOF OF HOTEL.

Decision: 22-11-2007 Approved

Comment on Planning History

There is an extensive planning history at this site. There is not considered to be any planning history relevant to the consideration of this application.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.3	(2011) Sustainable design and construction
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves a modest alteration to an existing building within the Green Belt and is considered acceptable in principle.

7.02 Density of the proposed development

Not applicable to this development.

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

Not applicable to this development.

7.04 Airport safeguarding

There is no objection to the proposal in terms of airport safeguarding.

7.05 Impact on the green belt

Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate. It would need to be demonstrated that the proposed extension would not have a detrimental effect on the visual amenity of the Green Belt. The proposal involves a modest addition to this substantial building within the Green Belt. It would be clearly ancillary to the main main building and would not detract from the openness of the Green Belt, in compliance with Saved Policy OL4 of the UDP.

7.06 Environmental Impact

Not applicable to this development.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.1 Impact on Neighbours

The hotel sits in an extensive plot and is relatively self contained. It is considered that the addition of a 30m2 decking area to the southern elevation of the hotel will have no impact on the residential amenities of occupants is adjacent residential properties which are remote from this proposal. As such, the proposal would not represent an unneighbourly form of development and in this respect would be in compliance with Policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007)

7.12 Disabled access

The proposed terrace would be accessible by wheelchair users and is considered acceptable in this respect.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

Not applicable to this development.

7.18 Noise or Air Quality Issues

Not applicable to this development.

7.2 Impact on Street Scene

The proposed decking area will be visible from the road to the south of the site. However, it's appearance is considered acceptable. Given the scale of the existing hotel building and the modest deck, the proposal would relate satisfactorily to the host building. Furthermore, additional landscaping is proposed in the form of planters and additional tree planting, which would not only present a more desirable outlook to users of the deck, but would help to assimilate the development into the locality. The replacement doors are also considered acceptable. As such it is considered that proposal would not unduly detract from the visual amenities of the surrounding area and would be in compliance with Policies BE13, BE15, BE19 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.20 Planning obligations

Not applicable to this development.

7.21 Expediency of enforcement action

Not applicable to this development.

7.22 Other Issues

Not applicable to this development.

7.3 Traffic Impact / Pedestrian Safety

The proposal would not result in any loss of car parking and is considered to not have any impact on either traffic or pedestrian safety.

7.4 Carparking & Layout

There are no implications in terms of car parking and layout.

7.5 Urban Design/Access & Security

Not applicable to this development.

7.6 Other Issues

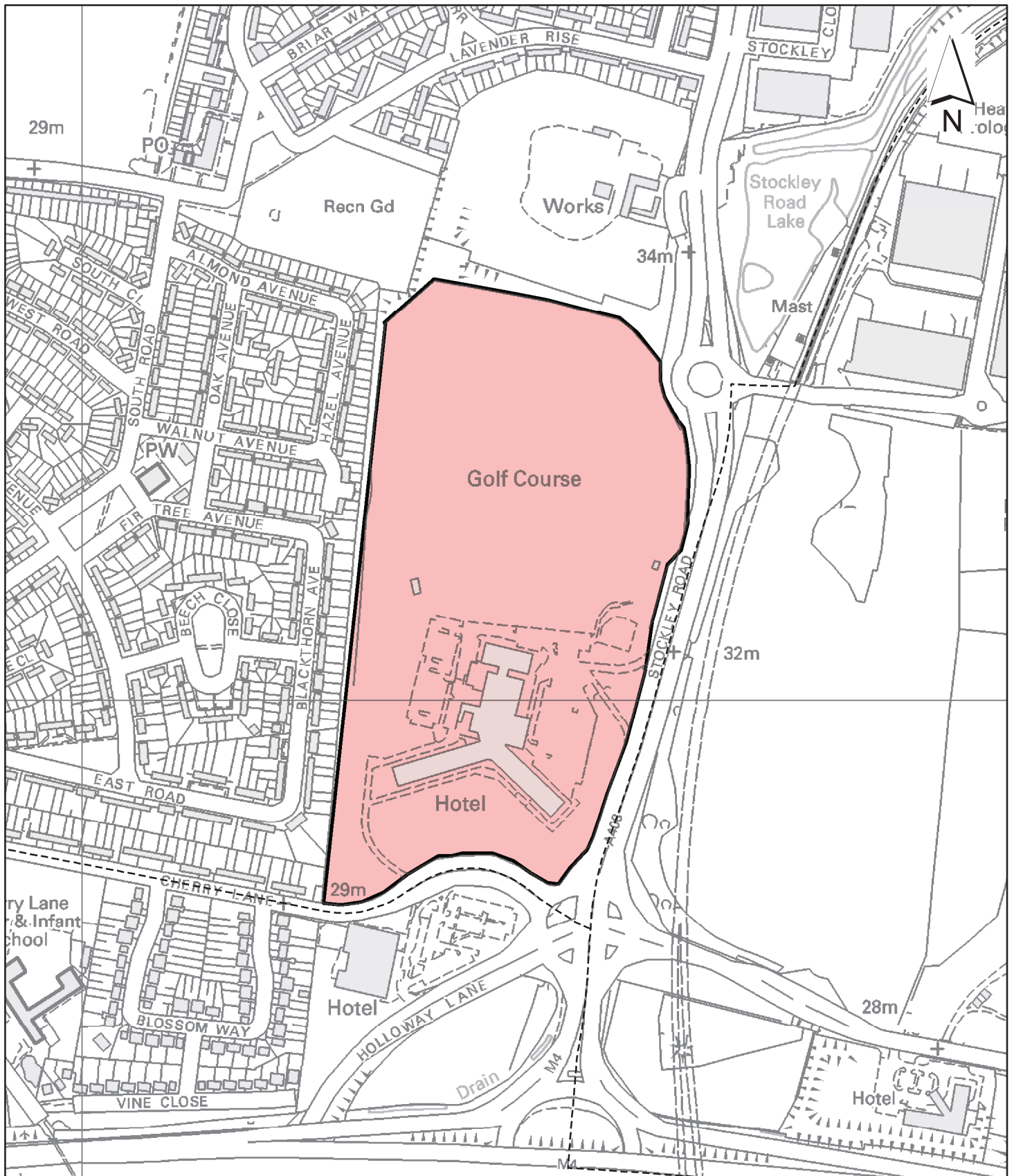
Not applicable to this development.

08.0 Reference Documents

Hillingdon UDP (Saved Policies September 2007).

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Crowne Plaza
Stockley Road
West Drayton**

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

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

Planning Application Ref:
359/APP/2011/2999

Scale
1:5,000

Planning Committee
Central and South

Date
**February
2012**



HILLINGDON
LONDON

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of the Local Government (Access to Information) Act 1985 as amended.

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Plans for Central & South Planning Committee

6th March 2012



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning & Enforcement Services

Address KMS MOTORS R/O DAWLEY PARADE DAWLEY ROAD HAYES

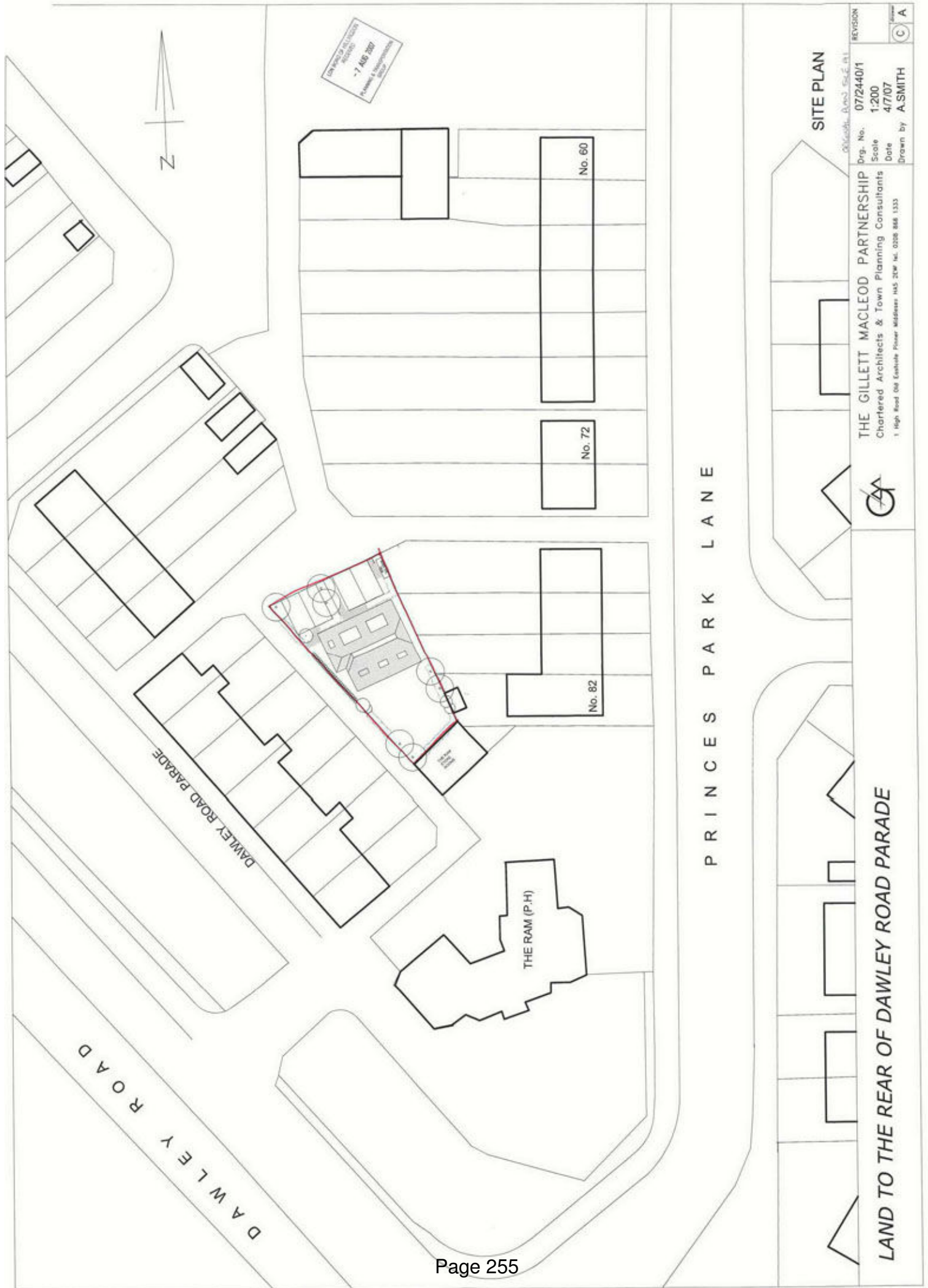
Development: Application for a new planning permission to replace extant planning permission (Appeal Decision ref. APP/R5510/A/08/2071434 dated 15/10/2008.): demolition of existing garages and erection of a new two storey residential building comprising three units (2 studio flats and 1 one-bedroom flat) with four parking spaces and communal amenity spaces. (LBH Ref: 3587/APP/2007/2478 dated 07/08/2007)

LBH Ref Nos: 3587/APP/2011/2031

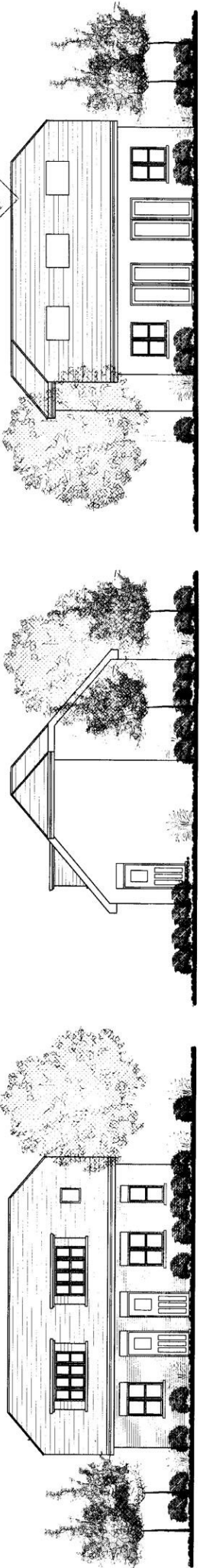
Date Plans Received: 18/08/2011

Date(s) of Amendment(s):

Date Application Valid: 18/08/2011



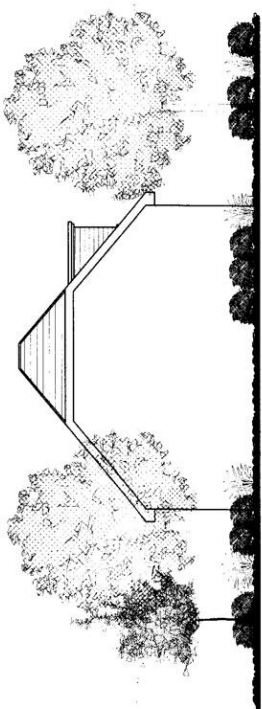
LOW ROAD OF HILSDOWN
 ARCHITECTS
 - 7 AUG 2007 -
 2. AMEND & TRANSPARENT
 BRIDGE



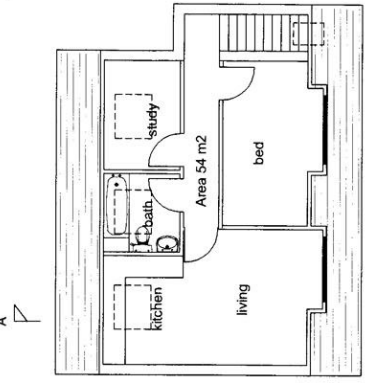
SOUTH EAST ELEVATION

SOUTH WEST ELEVATION

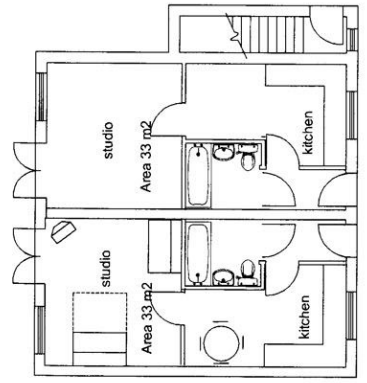
NORTH WEST ELEVATION



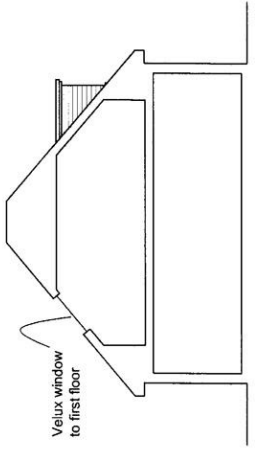
NORTH EAST ELEVATION



FIRST FLOOR PLAN



GROUND FLOOR PLAN



SECTION AA

FLOOR PLANS & ELEVATIONS

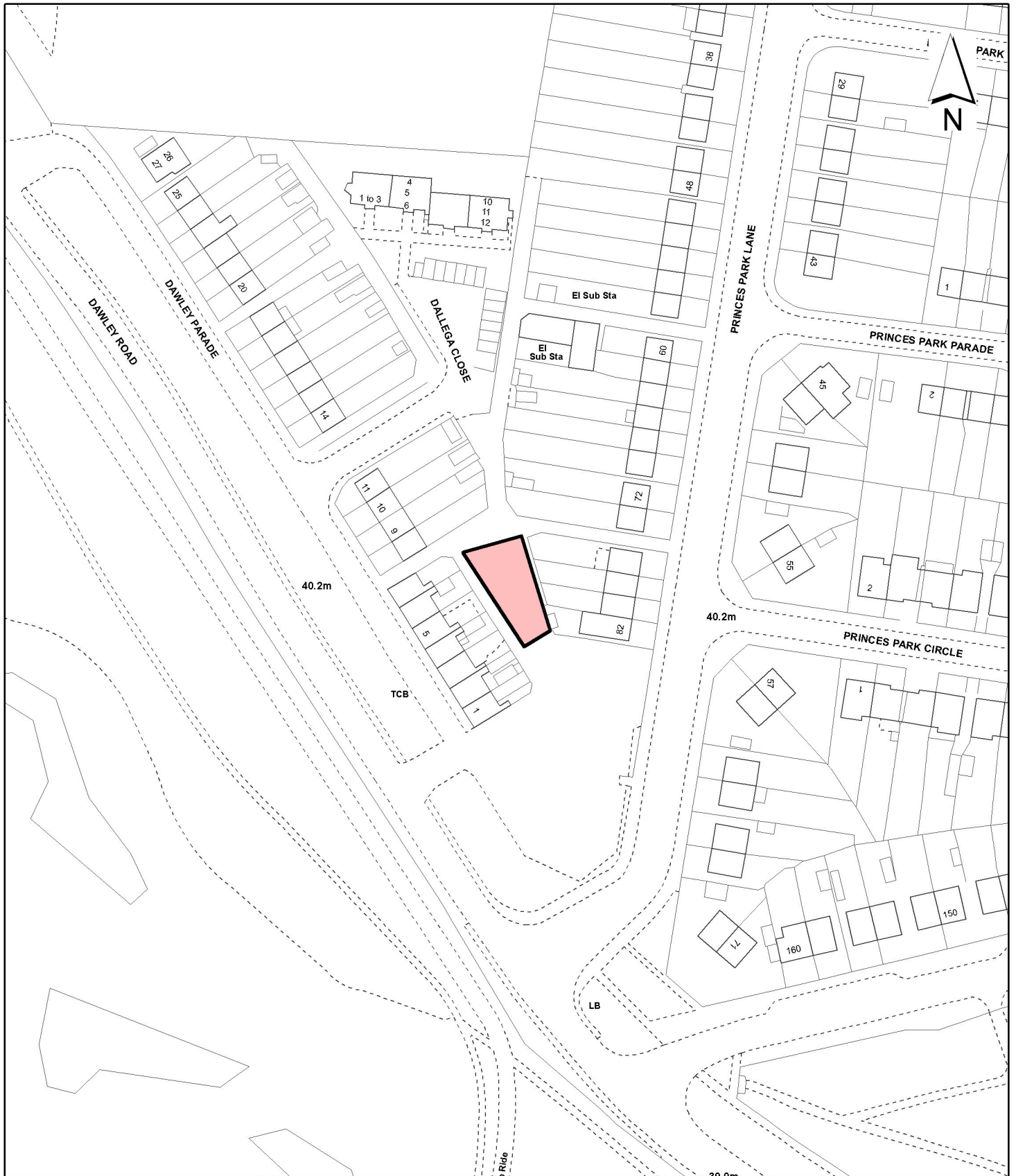
THE GILLETT MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Pinner, Middlesex HA5 2EW Tel. 0208 868 1333

ORIGINAL PLAN SIZE A2

Drwg. No. 07/2440/2
 Scale 1:100
 Date 16/07/07
 Drawn by A. SMITH

REVISION
 (C) A

LAND TO THE REAR OF DAWLEY ROAD PARADE



Notes

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Site Address

**KMS Motors rear of Dawley Parade
Dawley Road
Hayes**

Planning Application Ref:

3587/APP/2011/2031

Scale

1:1,250

Planning Committee

Central and South

Date

**February
2012**

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

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 4, 5 & 6 SCHOOL APPROACH FREDORA AVENUE HAYES

Development: 1 x 3-bedroom two storey detached dwelling with associated parking and amenity space, involving demolition of 3 existing garage units.

LBH Ref Nos: 63421/APP/2011/3088

Date Plans Received: 21/12/2011 **Date(s) of Amendment(s):** 21/12/2011

Date Application Valid: 06/01/2012

Notes:
All dimensions must be checked on site and not scaled from this drawing

Copyright	4/01/12	Planning Revisions	JF
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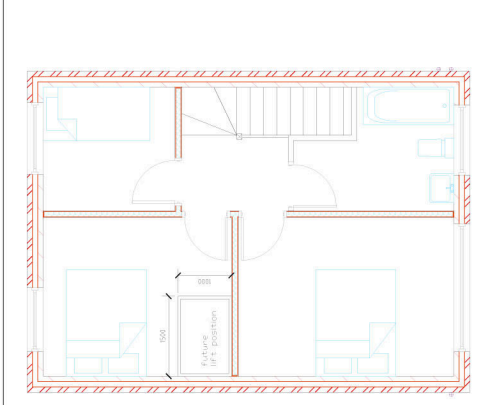
Simon Hands & Associates
Chartered Building Surveyors
12 Rullsip Road
Greenford
Middlesex
UB6 3QN
Tel 020 8575 5869
Fax 020 8575 5866
email: info@shandassociates.co.uk

Client
Median Properties Limited

Job Title
**New House at School Approach
Fredora Avenue, Hayes
School Approach, Fredora Avenue
Hayes, UB4 8RH**

Drawing Title
**Existing Site Plan, Location Plan
Proposed Plan and Elevations**

Scale	1:100:1:50, 1:1250	Page Size	A1
Date	November 2011	Drawn by	JRF
Job No	2011215	Dwg No	01
Rev		Rev	A



Ground floor WCs to comply with B regs re access for disabled people and lifetime homes standards. Staircase to be min 900 clear wide. Outward opening door to gr wc.

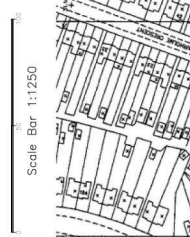
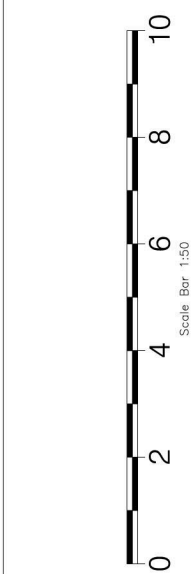
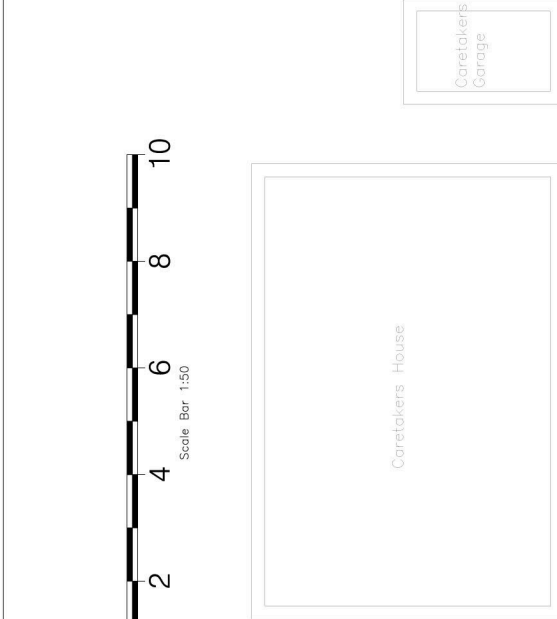
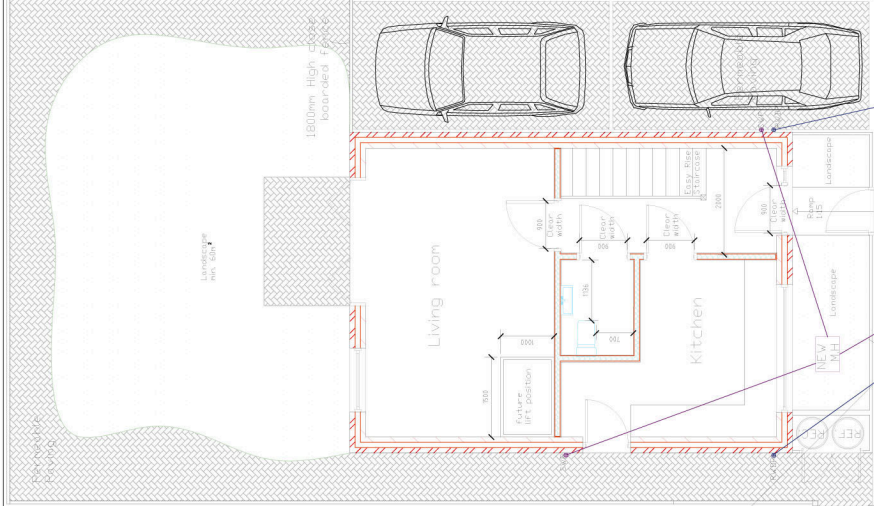
Switches and socket positions to lifetime homes standards

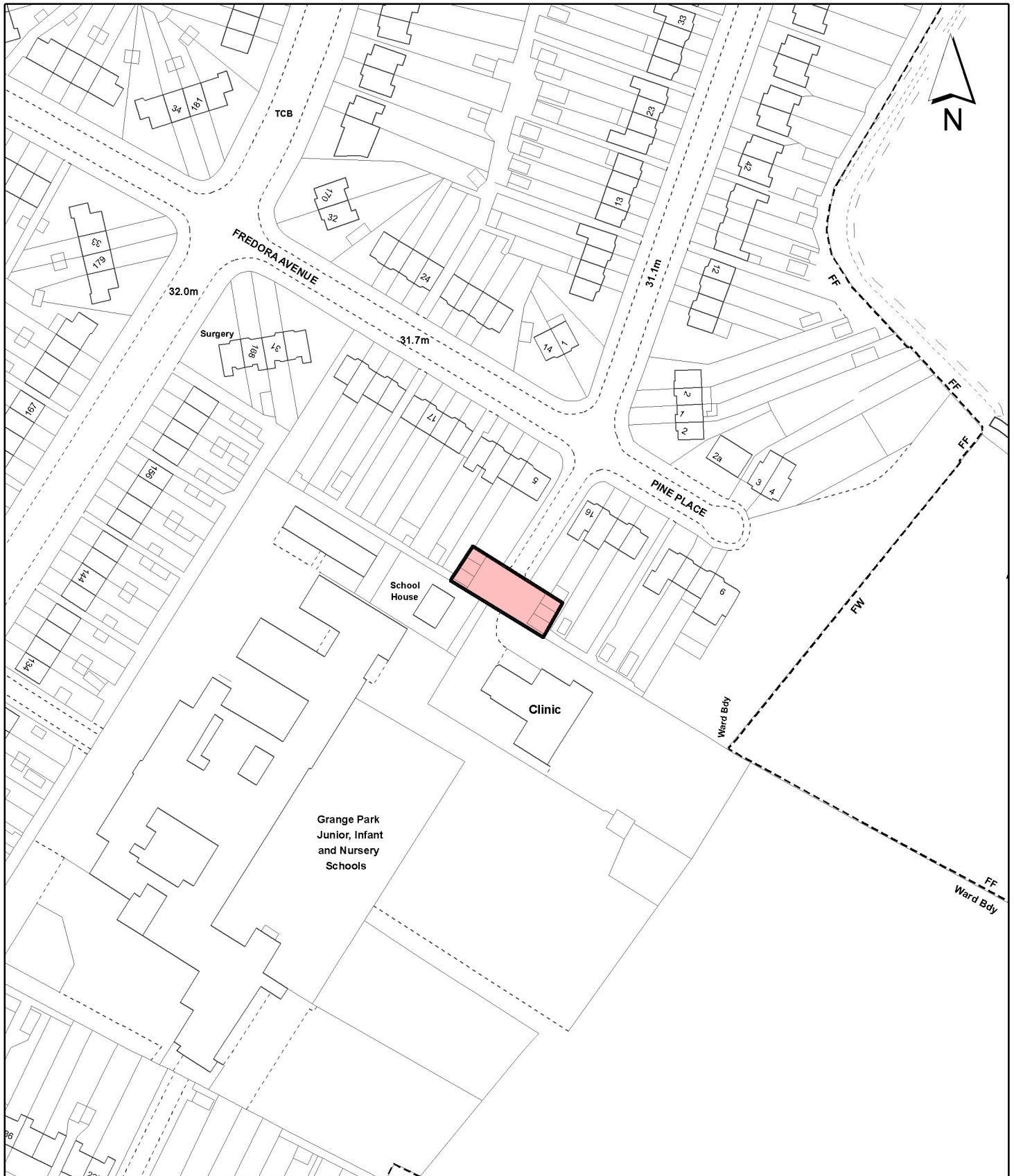
Space heating to be provided by air or ground source heat pumps

Unit constructed to lifetime homes standards and Building Regulations. Doors to be min 900mm clear minimum 900mm clear


Ramped access max slope 1:15 to be provided to front doors, with level thresholds.

Staircase to be easy-rise and capable of accepting a stair lift.





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Site Address	
4, 5 & 6 School Approach Fredora Avenue Hayes	
Planning Application Ref:	Scale
63421/APP/2011/3088	1:1,250
Planning Committee	Date
Central and South	February 2012

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address HARVARD HOUSE SUMMERHOUSE LANE HARMONDSWORTH

Development: Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side.

LBH Ref Nos: 67230/APP/2010/1905

Date Plans Received:	13/08/2010	Date(s) of Amendment(s):	13/08/2010
Date Application Valid:	24/08/2010		01/10/2010
			06/09/2011
			11/01/2012
			14/02/2012

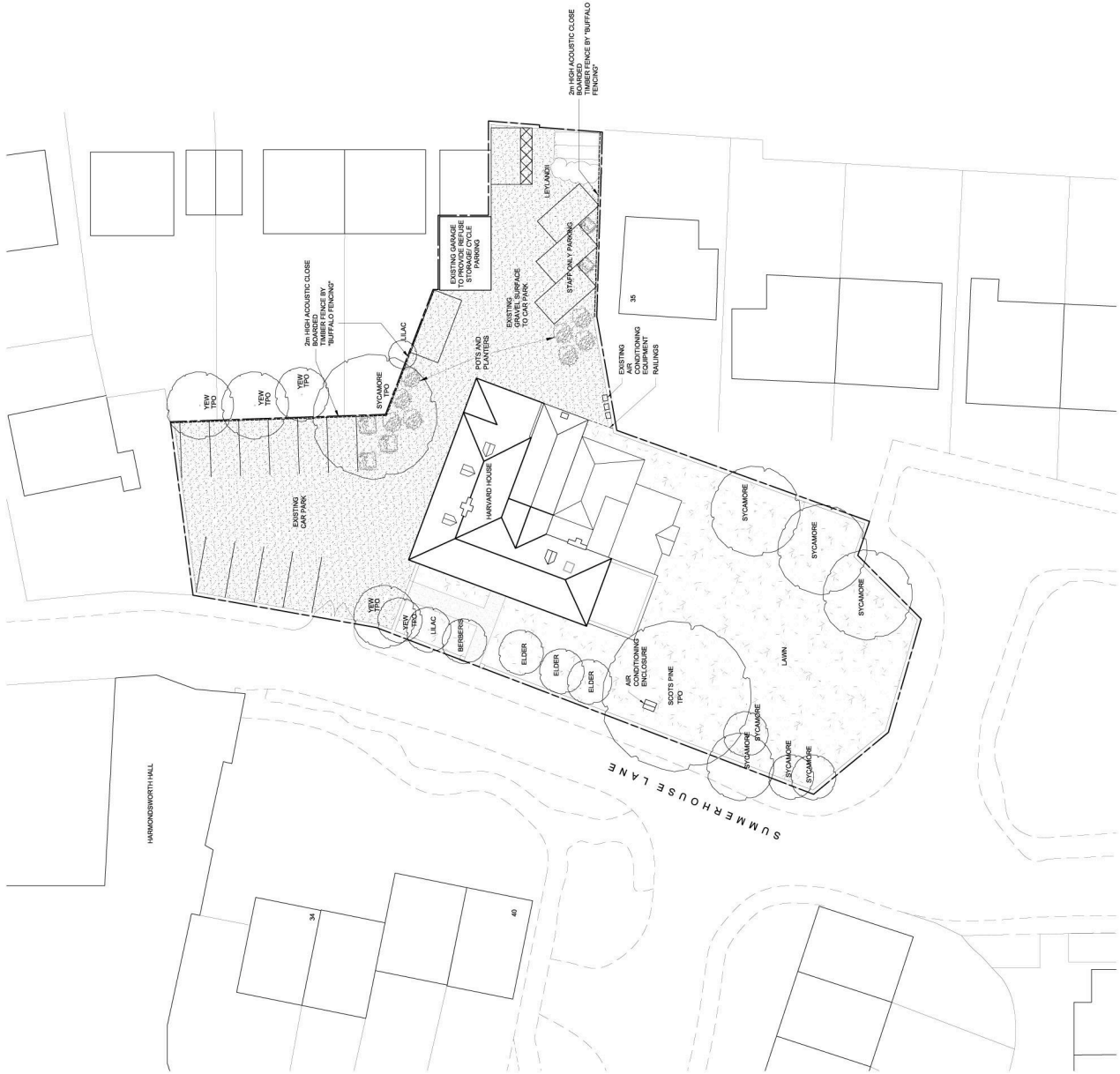
Report of the Head of Planning & Enforcement Services

Address HARVARD HOUSE SUMMERHOUSE LANE HARMONDSWORTH

Development: Change of use from Class B1 (Office) to Class C1 (Hotels and Halls of Residence) for use as hotel with restaurant and installation of 1 rear and side dormers and new door to ground floor side (Application for Listed Building Consent.)

LBH Ref Nos: 67230/APP/2010/1906

Date Plans Received:	13/08/2010	Date(s) of Amendment(s):	13/08/2010
Date Application Valid:	23/08/2010		12/01/2011
			01/10/2011



REVISION	DATE	BY	DESCRIPTION
G			ACOUSTIC FENCING
F			ACOUSTIC FENCING
E			ACOUSTIC FENCING
D	JAN 11		LANDSCAPING OMT ADDITIONAL
C	DEC 10		OMT NO. PARKING SPACE
B	JULY 10		OMT NO. PARKING SPACE
A	JULY 10		OMT NO. PARKING SPACE

ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE.

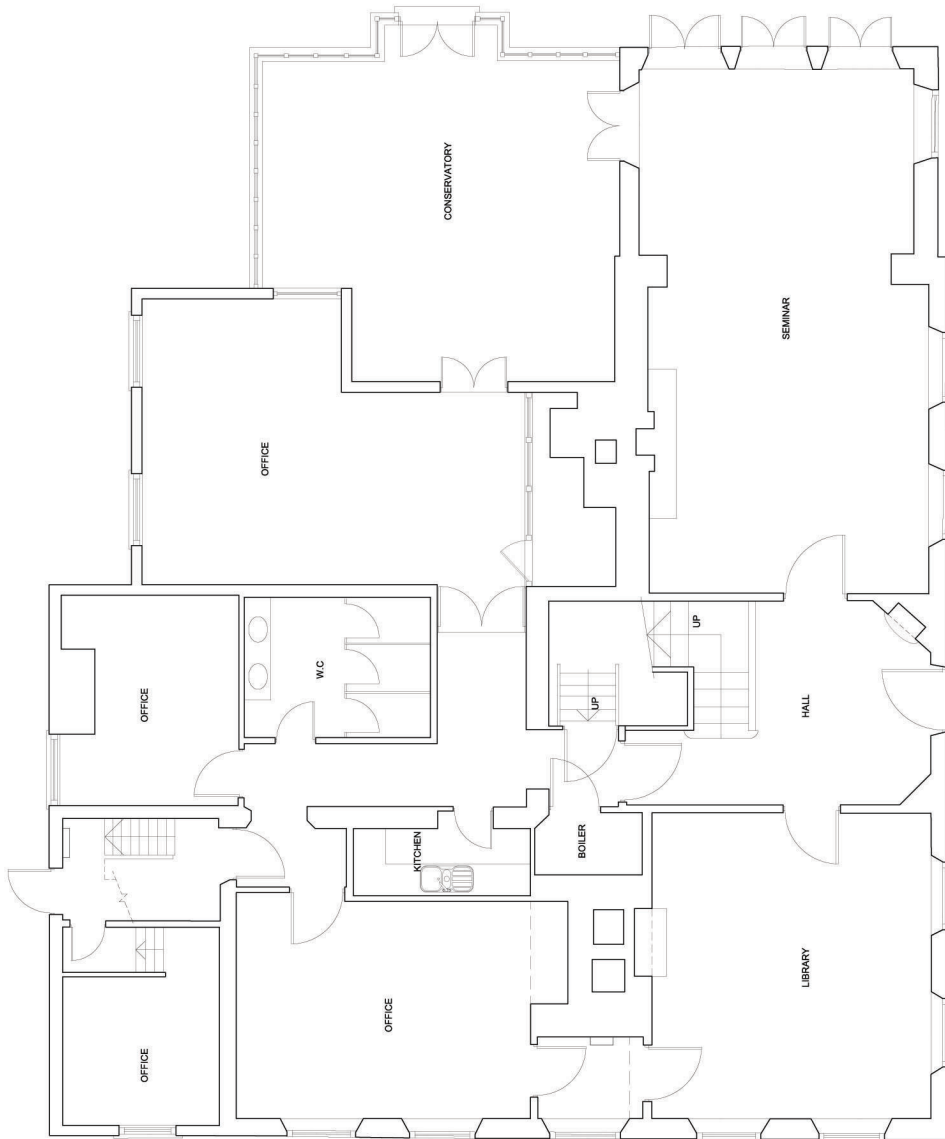
JOB
 HARVARD HOUSE,
 SUMMERHOUSE LANE,
 HARMONDSWORTH,
 WEST DRAYTON,
 MIDDLESEX

CLIENT
 PETER TITTERRELL

DRAWING
 SITE PLAN & TREES

DALE VENN ASSOCIATES
 Architects, Planners & Surveyors
 HIGH HOUSE, HARELINGTON ROAD,
 HILLINGDON, MIDDLESEX. 01895-237345

SCALE	DRAWING No.	REV.
1:200		
DATE	JUNE '10	
DRAWN	J.R.	
CHECKED		
4599-4		G



CHECKED BY SURVEY AMENDMENTS JULY '10 DATE A REV.
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JOB
 HARVARD HOUSE,
 SUMMERHOUSE LANE,
 HARMONDSWORTH,
 WEST DRAYTON,
 MIDDLESEX

CLIENT
 PETER TITTERRELL

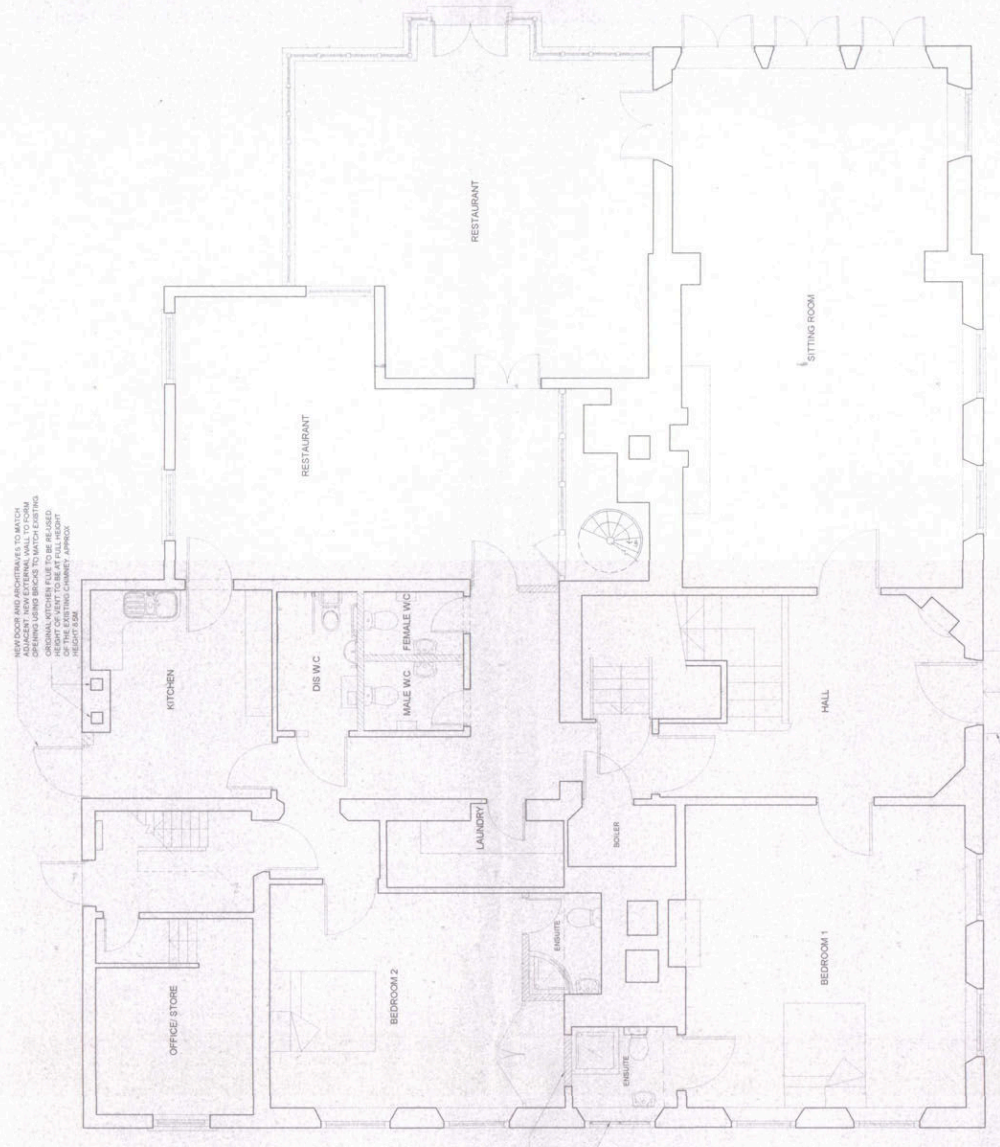
DRAWING
 EXISTING
 GROUND FLOOR

DALE VENN ASSOCIATES
 Architects, Planners & Surveyors
 HIGH HOUSE, HARELINGTON ROAD,
 HILLINGDON, MIDDLESEX. 01895-237345

SCALE 1:50	DRAWING No.	REV.
DATE JUNE '10	4599-1	A
DRAWN J.R.		CHECKED



ALL EXISTING WALLS, FLOORS, CEILING, ROOFING, SERVICES AND OTHER FEATURES SUCH AS CORNICES, TO BE RETAINED WHERE NEW VARIATIONS SHOWN, TO BE EXPANDED AROUND NEW DOORS TO BE APPROVED. NEW VARIATIONS SHOWN, TO BE EXPANDED AROUND EXISTING DOORS TO MATCH EXISTING.



NEW DOOR TO BE APPROVED AS TO MATCH EXISTING NEW EXTERNAL WALL TO FORM OPENING USING BRICKS TO MATCH EXISTING. REPORT TO BE AT FULL HEIGHT TO MATCH EXISTING. APPROX. HEIGHT 2.0M.

DOWNWIND TO BE APPROVED AS TO MATCH EXISTING. REPORT TO BE AT FULL HEIGHT TO MATCH EXISTING. APPROX. HEIGHT 2.0M.

EXISTING DOOR NOT TO BE RETAINED. NEW DOOR TO BE APPROVED AS TO MATCH EXISTING. REPORT TO BE AT FULL HEIGHT TO MATCH EXISTING. APPROX. HEIGHT 2.0M.

EXISTING DOOR NOT TO BE RETAINED. NEW DOOR TO BE APPROVED AS TO MATCH EXISTING. REPORT TO BE AT FULL HEIGHT TO MATCH EXISTING. APPROX. HEIGHT 2.0M.

PLANNED NOTES	DATE	BY
ADDITIONS	10/10/20	JR
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JOB
 HARVARD HOUSE,
 SUMMERHOUSE,
 HARMONDSWORTH, REGRAD
 WEST DRAYTON,
 MIDDLESEX

CLIENT
 PETER TITTERRELL

DATE
 10 OCT 2010

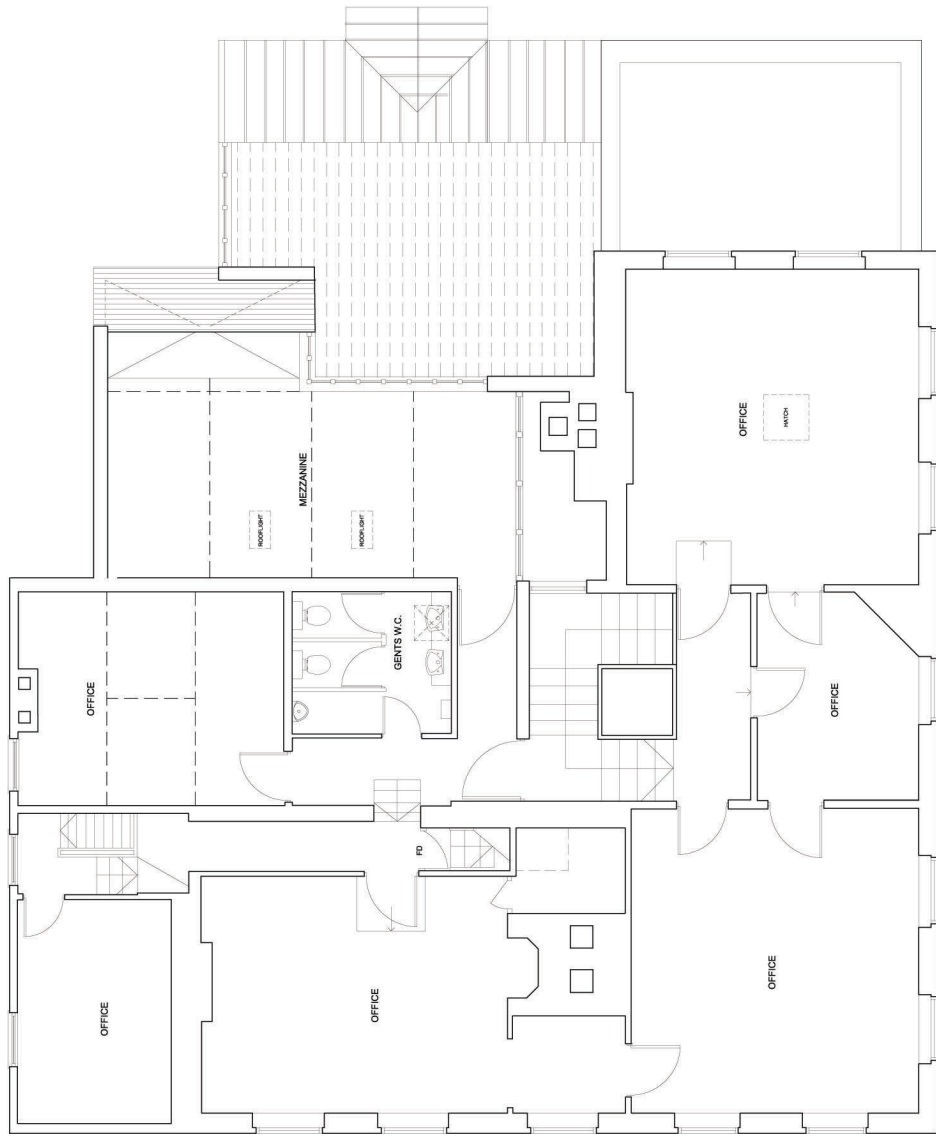
SCALE
 1:50

AMENDED PLAN

DRAWING PROPOSED GROUND FLOOR

DALE VENN ASSOCIATES
 Architects, Planners & Surveyors
 HIGH HOUSE, HURLINGTON ROAD,
 HILLINGDON, MIDDLESEX 01895-237345

SCALE	1:50	DRAWING No.	4599-6
DATE	JUNE 10	REV.	A
DRAWN	J.R.	CHECKED	



CHECKED BY SURVEY AMENDMENTS	JULY '10	DATE	REV.
			A

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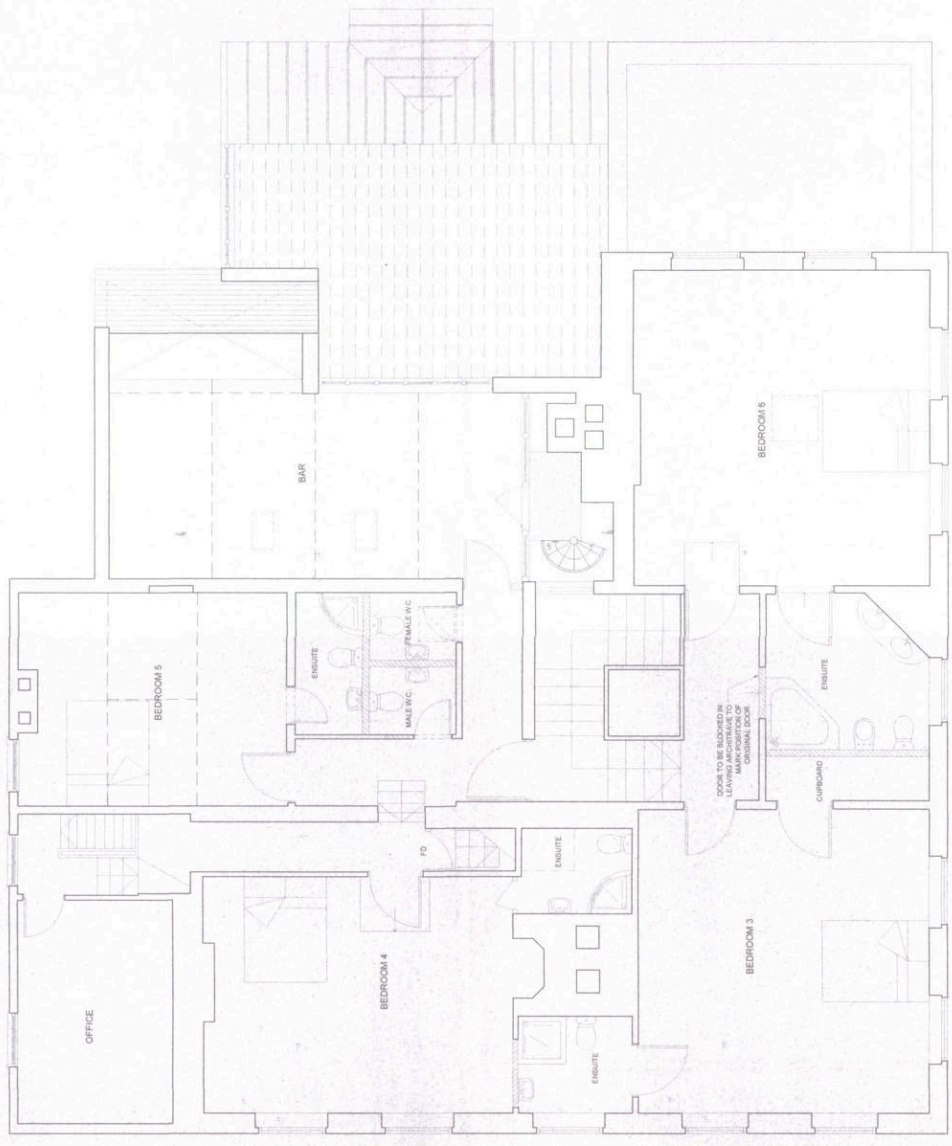
JOB	HARVARD HOUSE, SUMMERHOUSE LANE, HARMONDSWORTH, WEST DRAYTON, MIDDLESEX
CLIENT	PETER TITTERRELL
DRAWING	EXISTING FIRST FLOOR

DALE VENN ASSOCIATES
Architects, Planners & Surveyors
HIGH HOUSE, HARELINGTON ROAD,
HILLINGDON, MIDDLESEX. 01895-237345

SCALE	1:50	DRAWING No.	REV.
DATE	JUNE '10		
DRAWN	J.R.		
CHECKED			

4599-2 A

ALL ORIGINAL DOORS, PREFRAMES SURROUNDS, SHUTTERS AND OTHER FEATURES SUCH AS CORNICES TO BE RETAINED WHERE POSSIBLE TO BE REINSTALLED. WORKERS TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL FEATURES AND FINISHES. ANY WORKER TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL FEATURES AND FINISHES. ANY WORKER TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL FEATURES AND FINISHES.



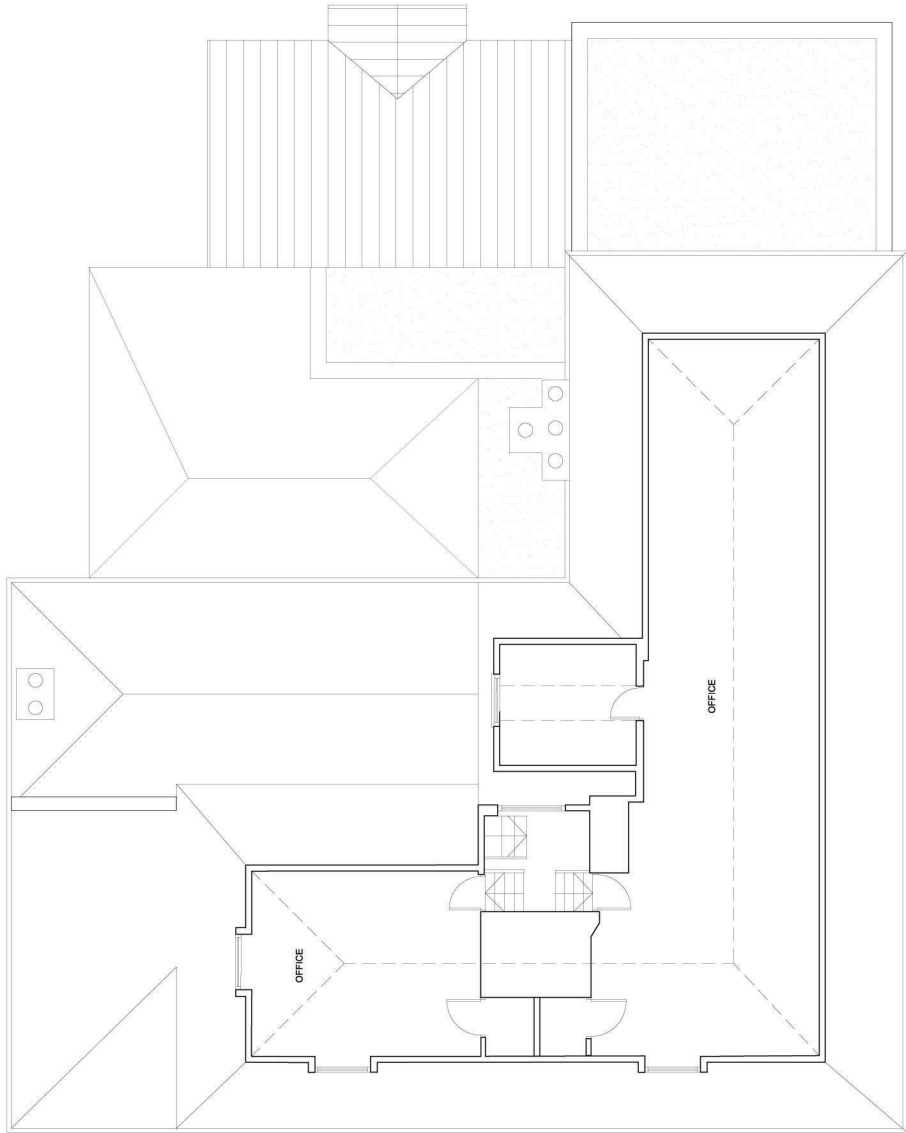
PLANNING NOTES
A
REV.
DATE
SEPT '10
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JOB
HARVARD HOUSE
SUMMERHOUSE LANE
HARMONDSWORTH
WEST DRAYTON,
MIDDLESEX
CLIENT
PETER TITTERRELL
PLANNING & TRANSPORTATION
GROUP

AMENDED
PLAN
DRAWING
PROPOSED
FIRST FLOOR

DÁLE VENN ASSOCIATES
Architects, Planners & Surveyors
HIGH HOUSE, HARLINGTON ROAD,
HILLINGDON, MIDDLESEX O1895-237345

SCALE 1:50
DATE JUNE 10
DRAWN J.R.
CHECKED
DRAWING No. 4599-7
REV. A



CHECKED BY SURVEY AMENDMENTS
 JULY '10 DATE
 A REV.
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JOB
 HARVARD HOUSE,
 SUMMERHOUSE LANE,
 HARMONDSWORTH,
 WEST DRAYTON,
 MIDDLESEX
 CLIENT
 PETER TITTERRELL
 DRAWING
 EXISTING
 SECOND FLOOR

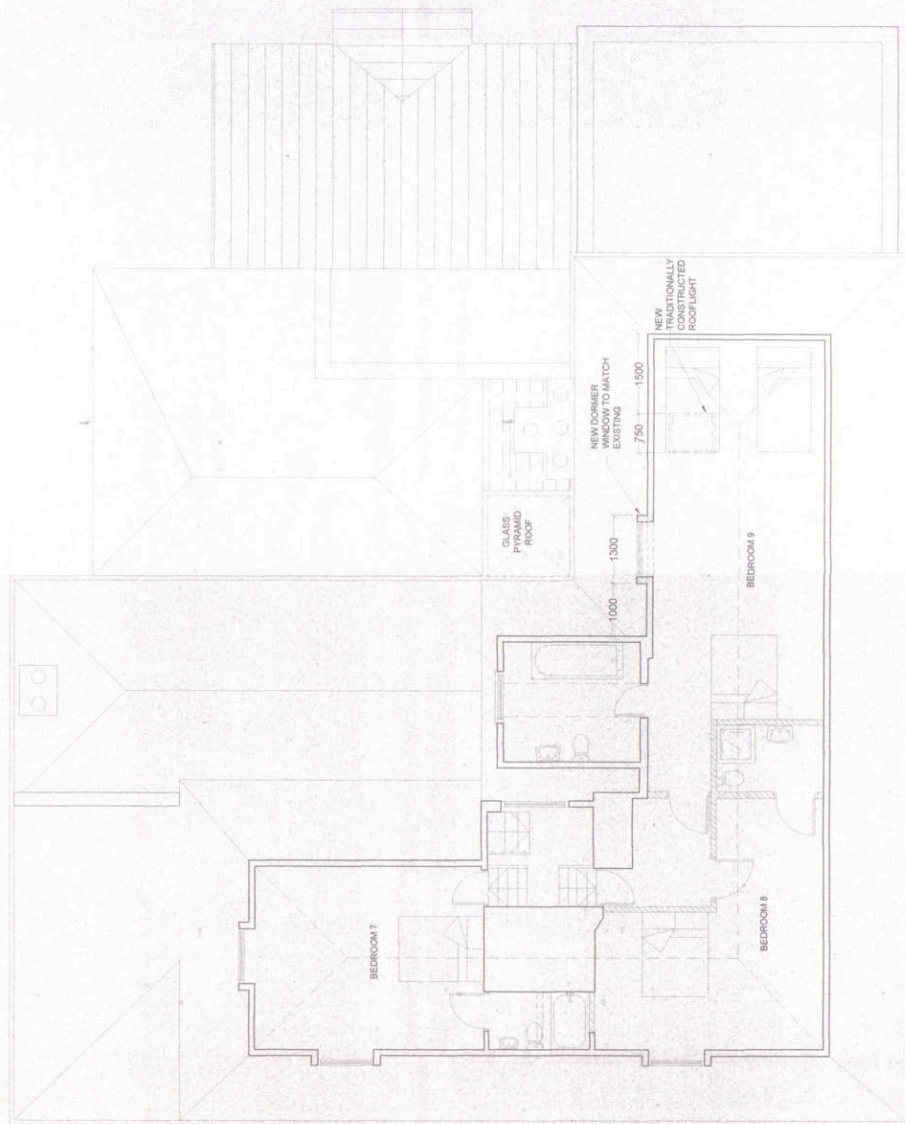
DALE VENN ASSOCIATES
 Architects, Planners & Surveyors
 HIGH HOUSE, HARELINGTON ROAD,
 HILLINGDON, MIDDLESEX. 01895-237345

SCALE 1:50
 DATE JUNE '10
 DRAWN J.R.
 CHECKED
 DRAWING No. 4599-3
 REV. A



2010 1905
1706

ALL ORIGINAL DOORS & WINDOW SCHEDULES TO BE REPRODUCED
WITH FOOTLIGHT
NEW DOORS TO BE APPROVED



DATE	DESCRIPTION	BY
SEPT 10	AMENDED	A
DATE	DESCRIPTION	BY

ALL DIMENSIONS MUST BE VERIFIED ON SITE

JOB
 HARVARD HOUSE,
 SUMMERHOUSE LANE,
 HARMONDSWORTH,
 WEST DRAYTON,
 MIDDLESEX

LOW BAND OF HALL ROOM RECEIVED - 1 OCT 2010
 PLANNING & TRANSPORTATION GROUP

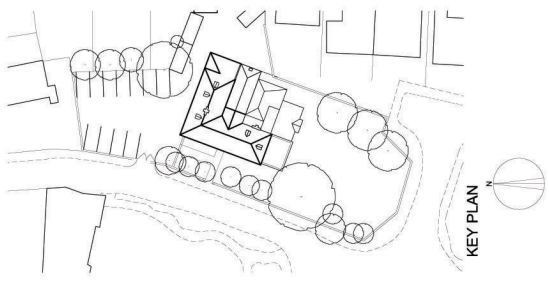
CLIENT
 PETER TITTERRELL

DRAWING
 PROPOSED
 SECOND FLOOR

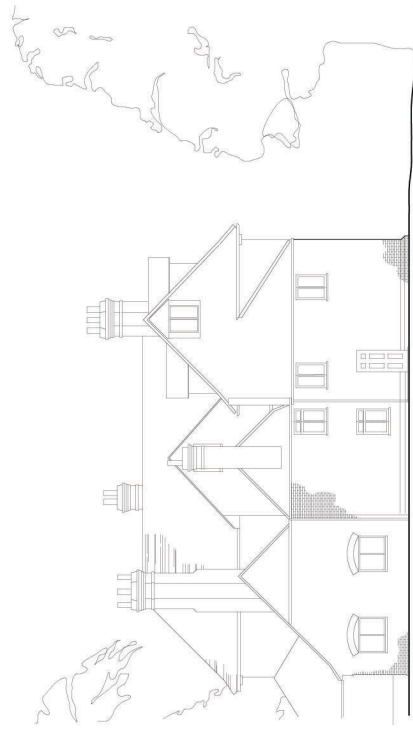
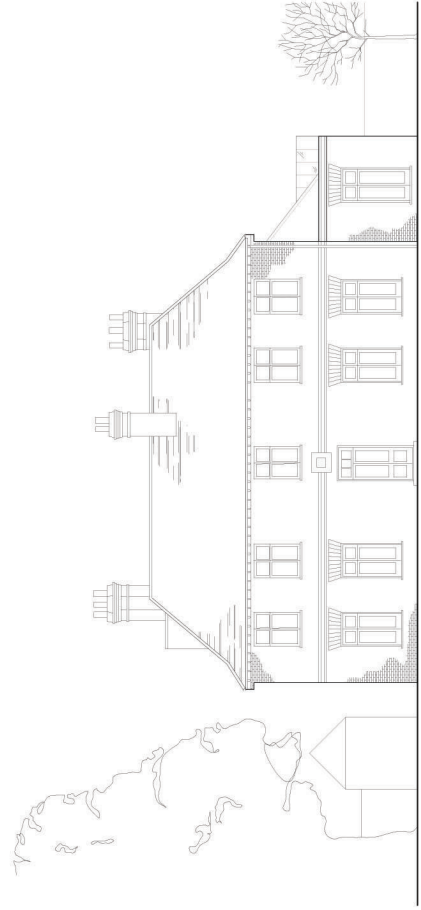
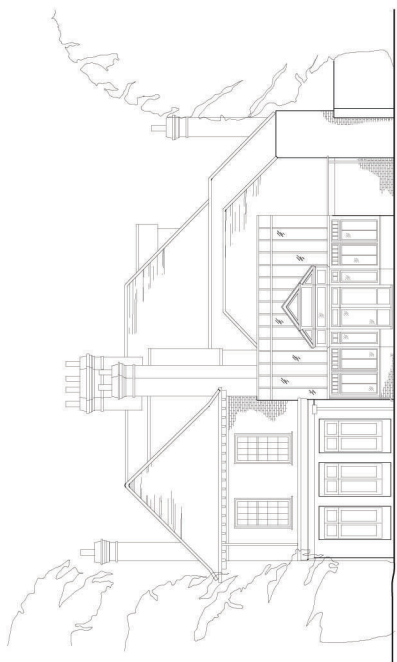
AMENDED PLAN

DALE VENN ASSOCIATES
 Architects, Planners & Surveyors
 HIGH HOUSE, WASHINGTON ROAD,
 HILLINGDON, MIDDLESEX. 01895-237345

SCALE	1:50	DRAWING No.	REV.
DATE	JUNE 10	4599-8	A
DRAWN	J.R.		
CHECKED			



AMENDMENTS	DATE	REV.
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JOB HARVARD HOUSE, SUMMERHOUSE LANE, HARMONDSWORTH, WEST DRAYTON, MIDDLESEX		
CLIENT PETER TITTERRELL		
DRAWING EXISTING ELEVATIONS		
DALE VENN ASSOCIATES Architects, Planners & Surveyors HIGH HOUSE, HARTINGTON ROAD, HELLINGDON, MIDDLESEX. 01895-27345		
SCALE 1:100/500	DRAWING No.	REV.
DATE JULY10		
DRAWN J.R.		
CHECKED		
		4599-5

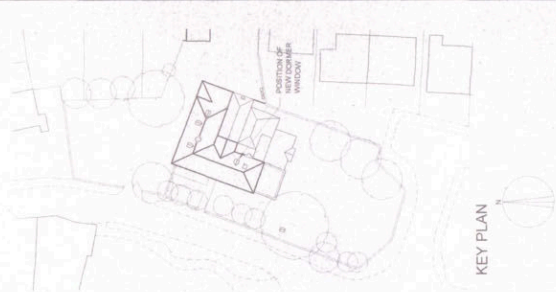


NEW DORMER WINDOW & EXTERNAL DOOR TO MATCH EXISTING

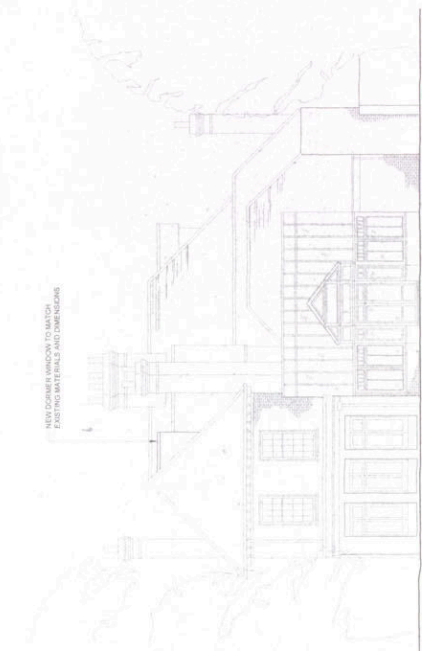
EXISTING ROOF: CONCRETE TILES COLOUR BROWN

EXISTING WINDOWS: TIMBER GLAZED PAINTED WHITE

EXISTING DOOR: TIMBER COLOUR WHITE



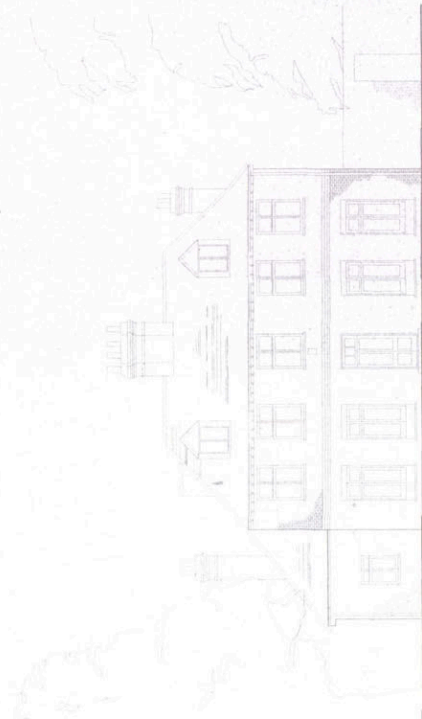
NEW DORMER WINDOW TO MATCH EXISTING WALLS AND DIMENSIONS



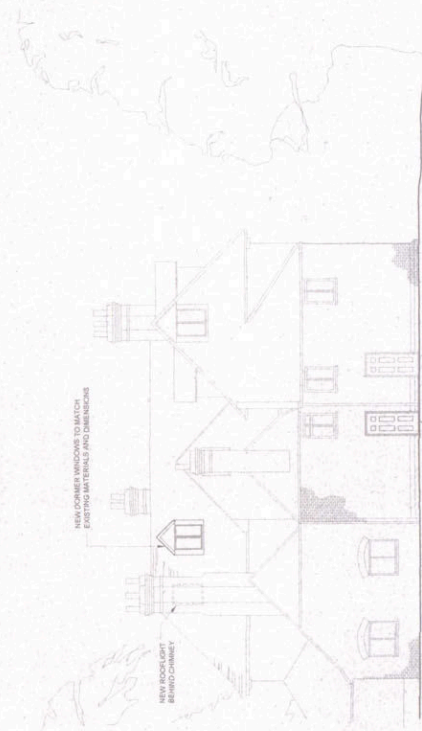
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

DATE	DESCRIPTION	BY
18 OCT 19	REVISED	A
DATE	DATE	REV
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JOB
 HARVARD HOUSE,
 SUMMERHOUSE LANE,
 HARMONSWORTH,
 WEST DRAYTON,
 MIDDLESEX

CLIENT
 PETER TITTERRELL

DRAWING PROPOSED ELEVATIONS

AMENDED PLAN

LOW BOARD OF THE LONDON RECORD
 - 1 OCT 2010
 PLANNING & TRADING DIVISION

DALE VENN ASSOCIATES
 Architects, Planners & Surveyors
 HIGH HOUSE, HARLINGTON ROAD,
 HILLINGDON, MIDDLESEX
 01895-237345

SCALE	DRAWING No.	REV.
1:100/500		
DATE: JUNE 10		
DRAWN: J.F.		
CHECKED: [Signature]		
		4599-9
		A

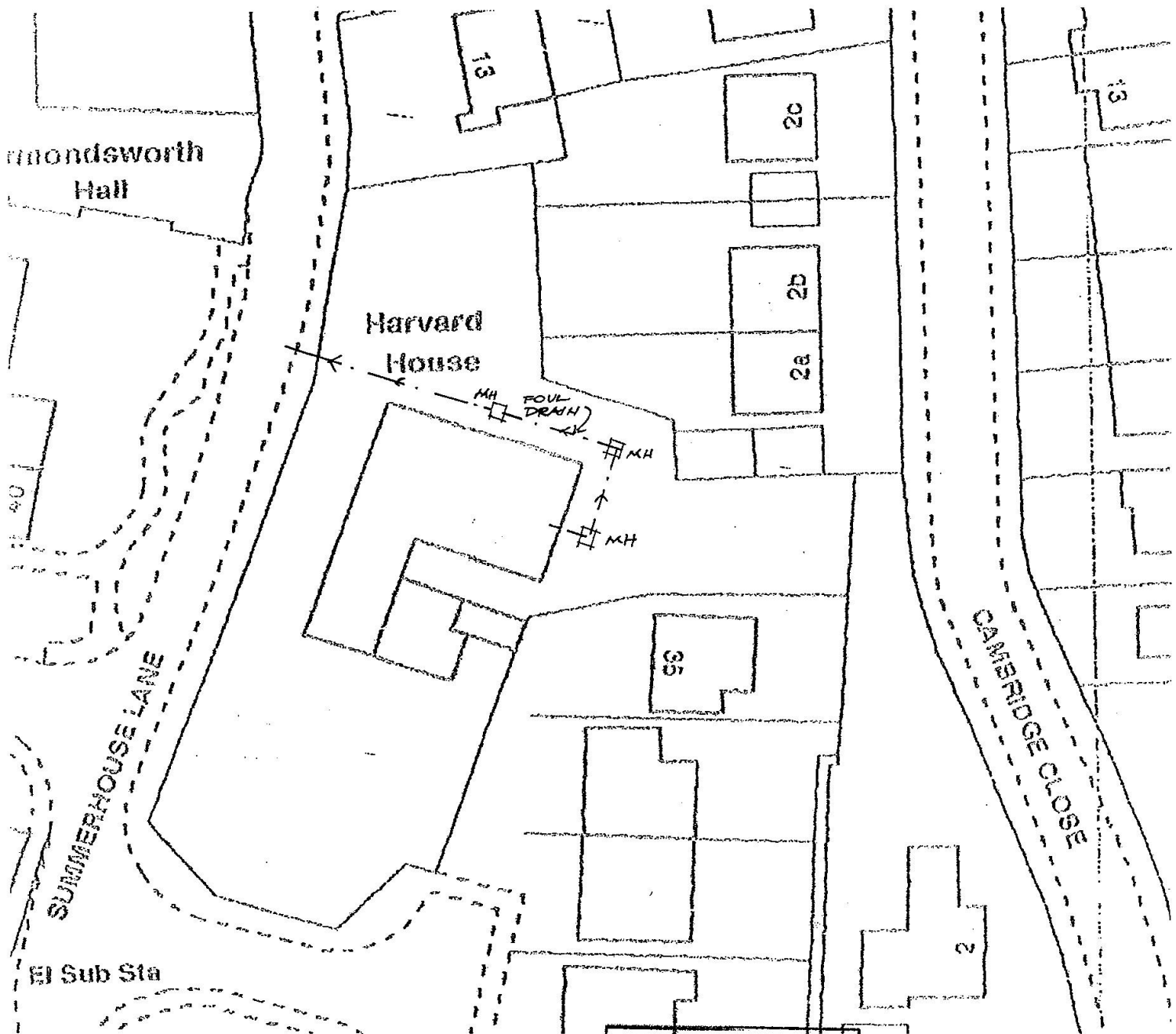
Address: Harvard House, Summerhouse Lane, Harmondsworth

Drawing 4599-III

Title: Block Plan showing drainage

1:500

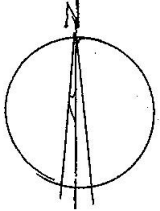
Date: July 2010



LON BORO OF HILLINGDON
RECEIVED
13 AUG 2010
PLANNING & TRANSPORTATION
GROUP

Dale Venn Associates
Chartered Architects, Planners & Surveyors
High House, Harlington Road,
Hillingdon, Middlesex. UB8 3HX.

Tel: 01895 237345 Fax: 01895 237346





Notes

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Site Address

**Harvard House
Summerhouse Lane
Harmondsworth**

Planning Application Ref:

67230/APP/2010/1906

Planning Committee

Central and South

Scale

1:1,250

Date

**November
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

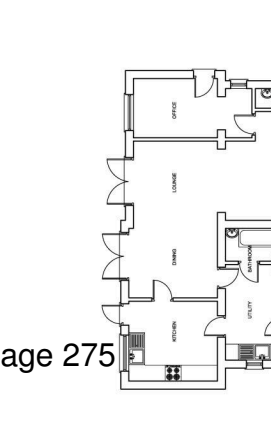
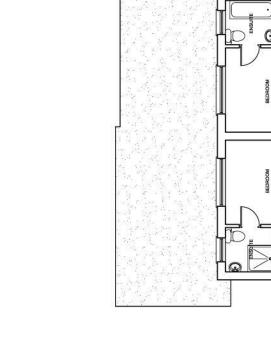
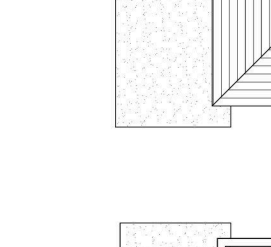
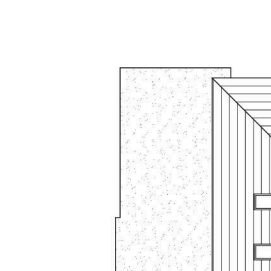
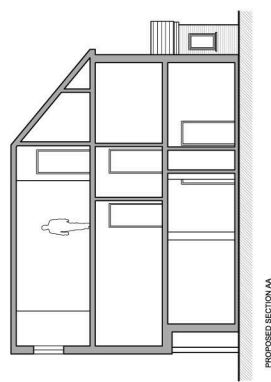
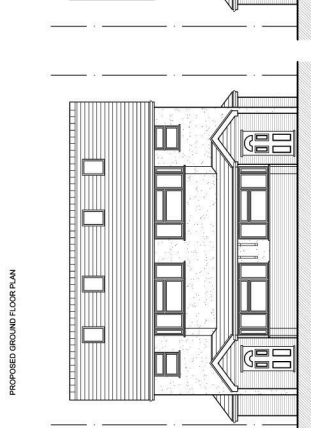
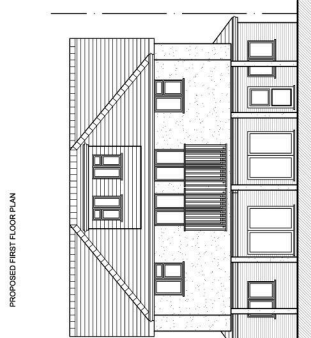
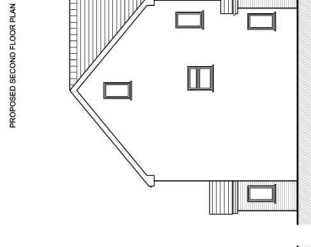
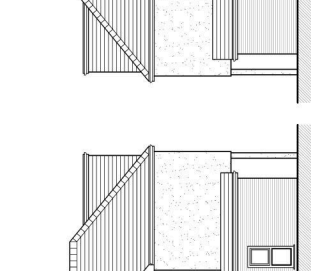
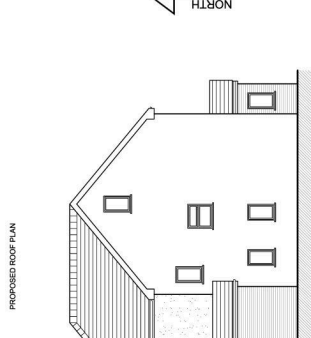
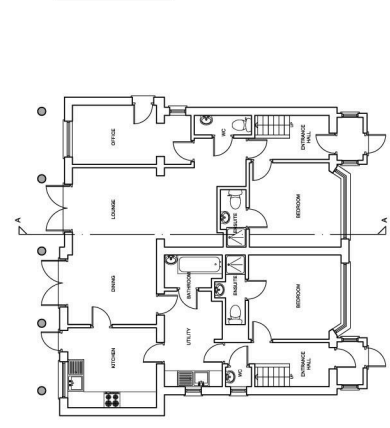
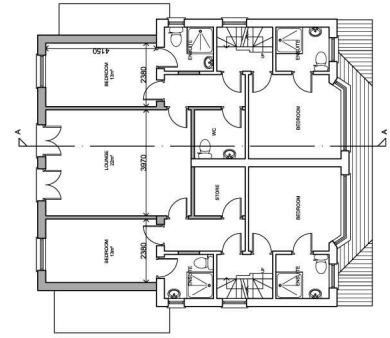
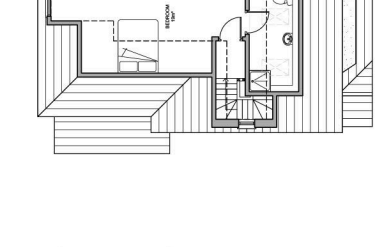
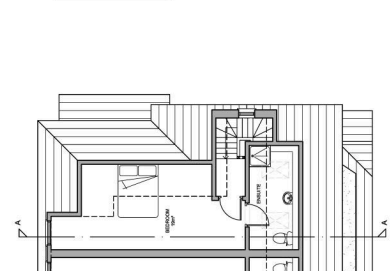
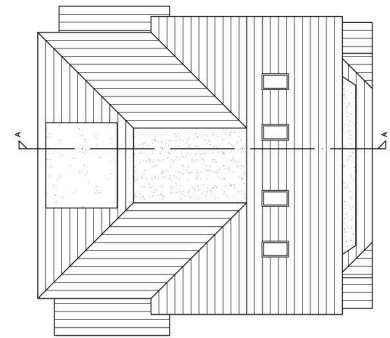
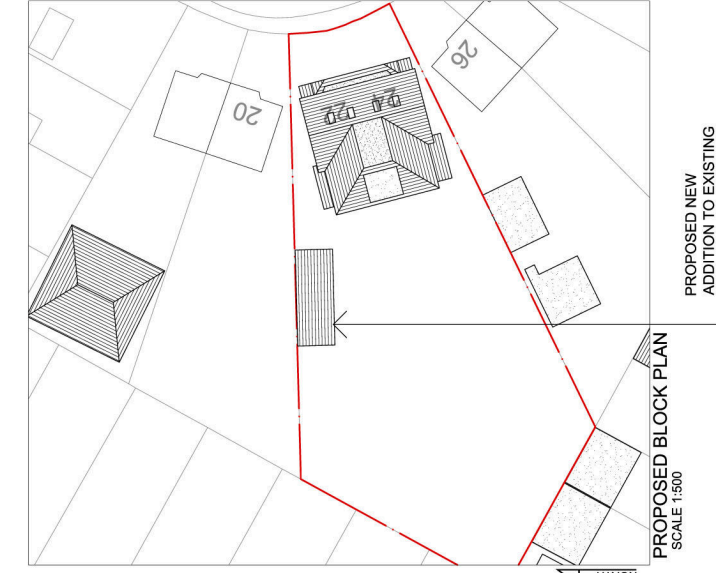
Address 22 & 24 SWANAGE WAYE HAYES

Development: Change of use of existing dwelling houses in use as a Class C3 care home to Class C2 care home involving first floor rear extension with Juliette balconies and rear dormer and conversion of existing and proposed roof space to habitable use to include 4 front rooflights and conversion of roof from hip to gable ends with new gable end windows to form 2 new bedrooms and extension to existing single storey detached outbuilding to rear (Resubmission)

LBH Ref Nos: 27172/APP/2011/1183

Date Plans Received: 16/05/2011 **Date(s) of Amendment(s):** 16/05/2011

Date Application Valid: 02/06/2011 01/06/2011



C	17.01.11	AMENDMENTS TO SUIT PLANNING	RP
B	22.11.10	AMENDMENTS TO SUIT PLANNING	RP
A	11.05.10	OUTBUILDING PLAN ADDED	RP
Rev	Date	Description	By
Client			

MR. LUCHMIN

PROPOSED FIRST FLOOR & LOFT EXTENSION
TO EXISTING CARE HOME
22-24 SWANAGE WAY, HAYES, UB8 3NY

EXISTING & PROPOSED PLANS & ELEVATIONS

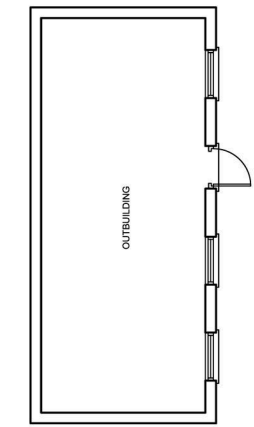
Client: **ALGAU201-REV.C A1**
 Scale: 1:100
 Date: JAN 2011
 Project No: **1252**
 Drawing No: **ALGAU201 C**

SCP ARCHITECTS LTD
 ANSTY HOUSE,
 111-113 THE GREEN,
 NORTHWOOD HILLS,
 MIDDLESEX, TW20 2NW
 TEL: 0181 840077
 FAX: 0181 840078

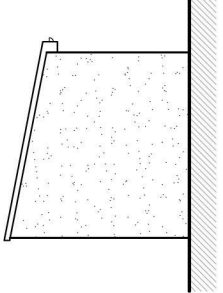
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PLANNING ISSUE

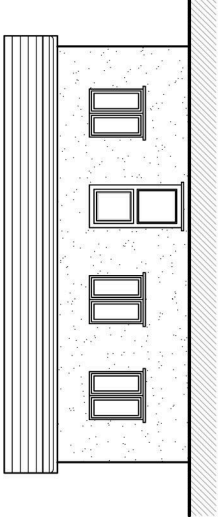




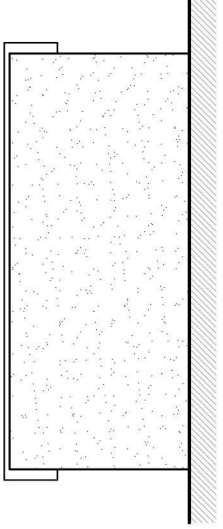
EXISTING OUTBUILDING PLAN



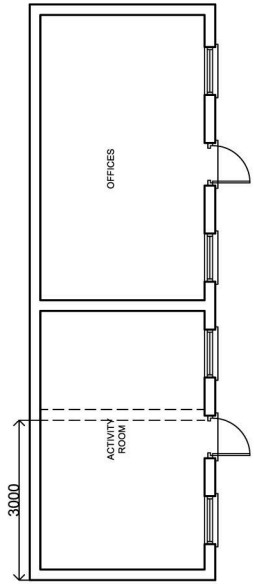
EXISTING SIDE ELEVATION (HAND-DR)



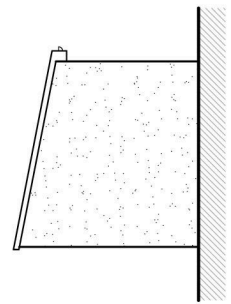
EXISTING FRONT ELEVATION



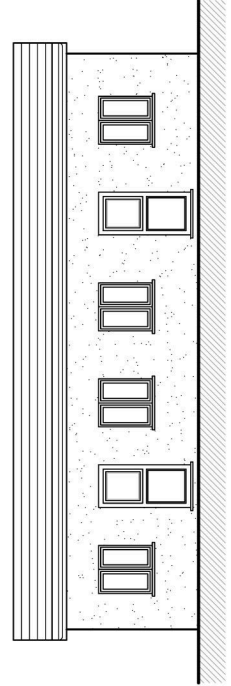
EXISTING REAR ELEVATION



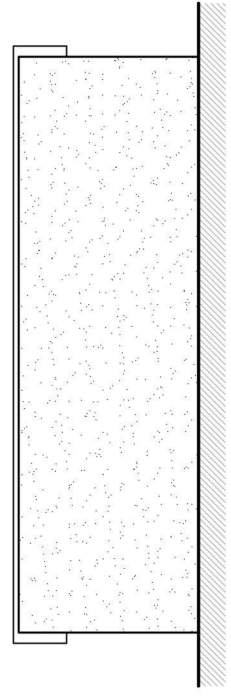
PROPOSED OUTBUILDING PLAN



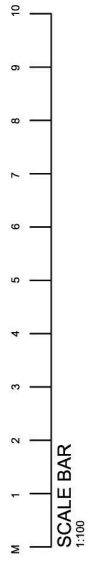
PROPOSED SIDE ELEVATION (HAND-DR)



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



C	17.01.11	IMPROVEMENTS TO SUIT PLANNING	RF
B	22.11.10	IMPROVEMENTS TO SUIT PLANNING	RF
A	11.10.10	OUTBUILDING PLAN NEEDED	RF
Rev	Date	Description	By
Client			

MR. LUCHMUN

Project Title: IMPROVEMENTS TO SUIT PLANNING FOR THE EXTENSION OF THE FIRST FLOOR & LOFT EXTENSION TO EXISTING OFFICE BUILDING AT 22-24 SWANAGE WAVE, HAYES, UB8 3NY

Drawing Title: EXISTING & PROPOSED OUTBUILDING

Scale: 1:100

Client: ALGAO203-LTD

Drawn By: JAMES WATSON

Approved By: JAMES WATSON

Date: JAN 2011

Project No: 1252

Client No: ALGAO203 C

SCP ARCHITECTS LTD

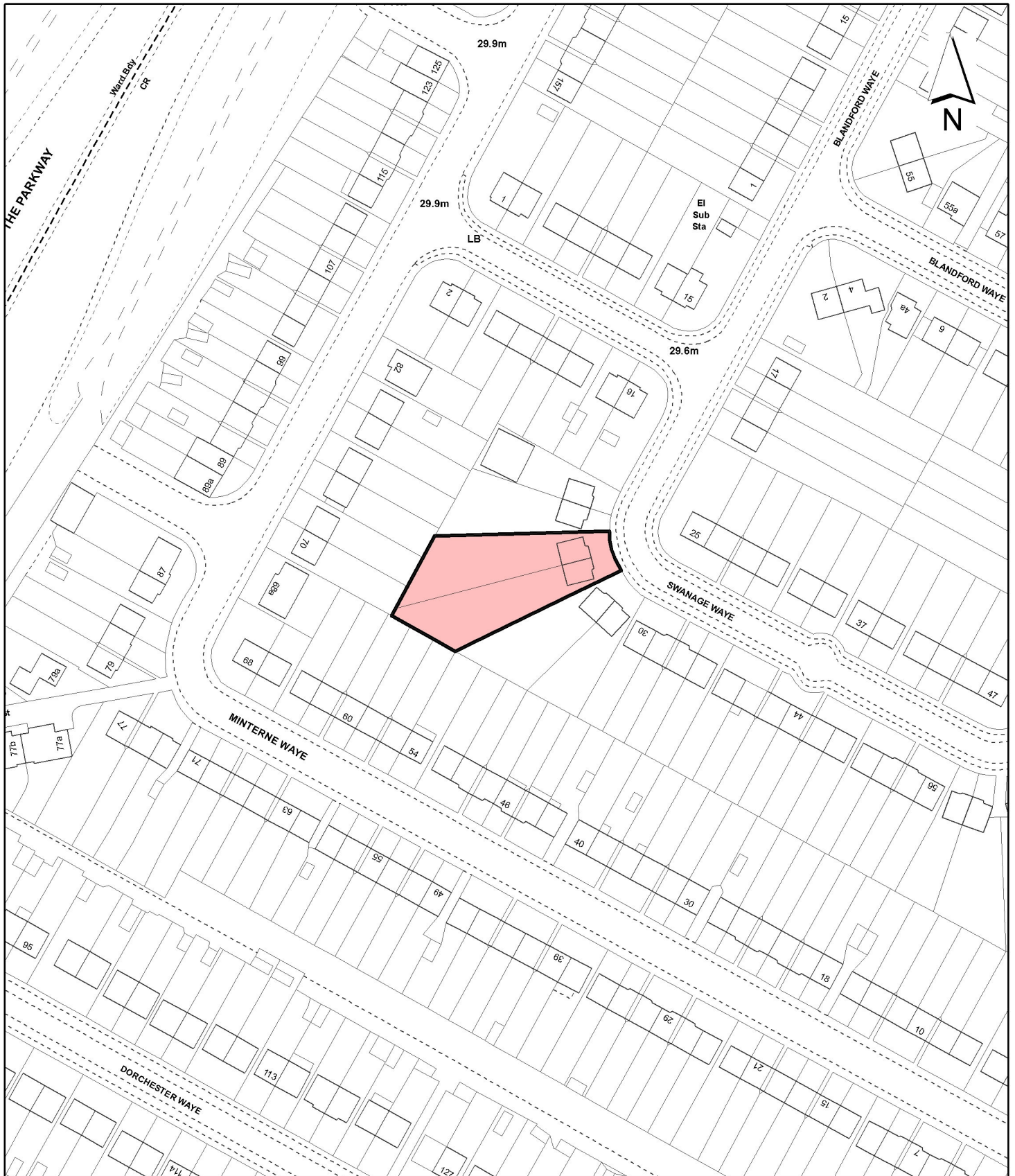
100 WATSON STREET, WATSON, HAYES, MIDDLESEX, HA1 1LN, ENGLAND

Telephone: 01823 800776

Website: www.scparchitects.com

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Site Address

**22 Swanage Way
Hayes**

Planning Application Ref:

27172/APP/2011/1183

Planning Committee

Central and South

Scale

1:1,250

Date

**February
2012**

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

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

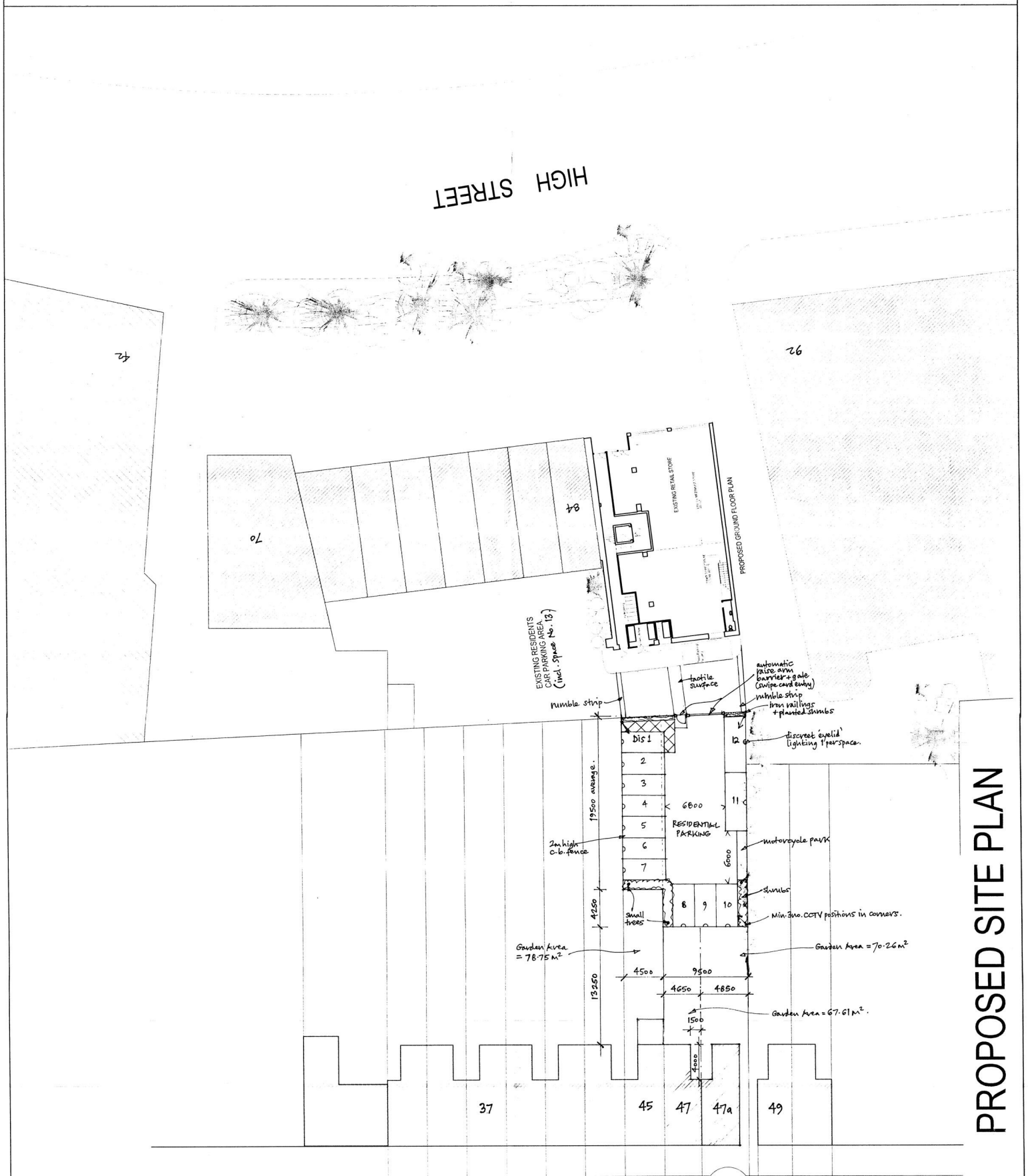
Address 86-90 HIGH STREET AND 45, 47, 47A ALBERT ROAD YIEWSLEY

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

LBH Ref Nos: 64714/APP/2009/778

Date Plans Received:	15/04/2009	Date(s) of Amendment(s):	15/04/2009
Date Application Valid:	30/04/2009		23/11/2009
			17/02/2010
			04/03/2010

Revision	Description	Date
The drawing must not be re-used, loaned or copied without consent of the Engineer.		
Mark Baldwin (P.E.C./P.O.C.B./P.C.A.T.) CHARTERED SURVEYOR & ARCHITECT 1000 WESTERN AVENUE, SUITE 100 VANCOUVER, B.C. V6E 2E6		
Mr. P. Dade		
Project: 8890 HIGH STREET, NEWSLEY U87 125.		
Description: PROPOSED SITE PLAN.		
Scale: 1:200.	Date: Feb. 2010.	
Project No: MB / 1721 / 1		



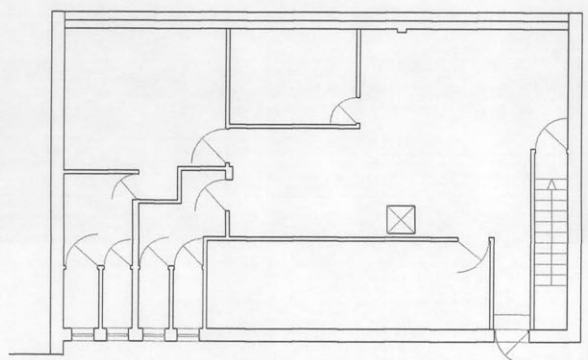
PROPOSED SITE PLAN

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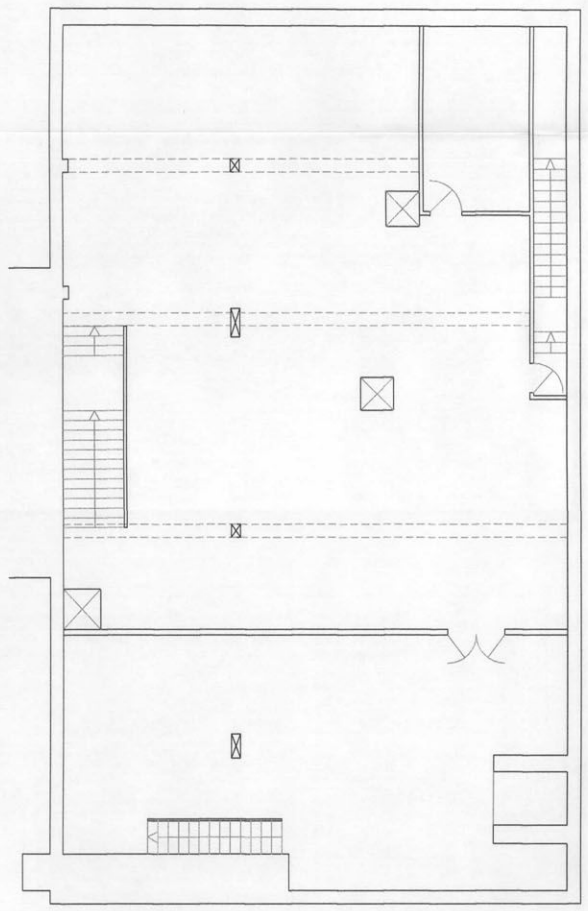
NOTES -

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RECEIVED
15 APR 2009

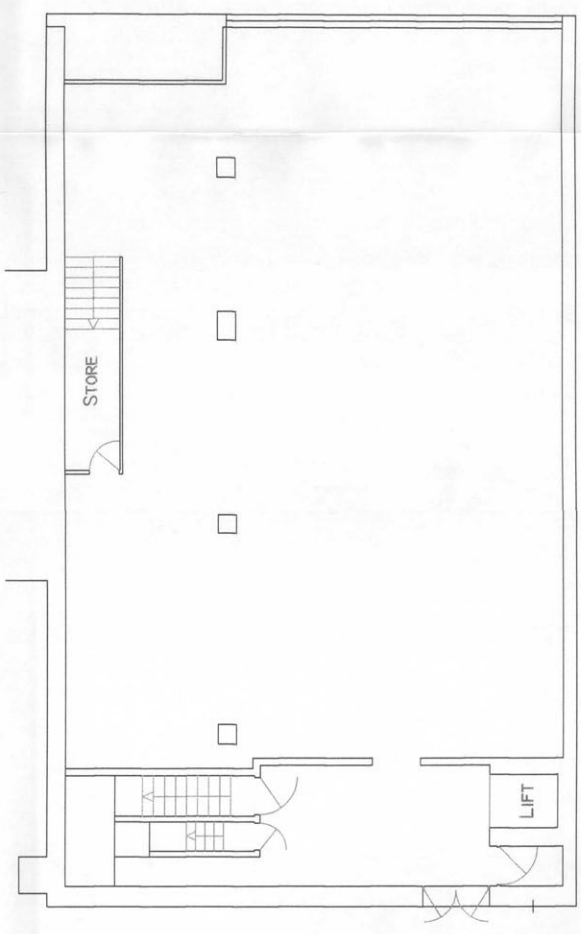
REVISION:			
GUG Architects			
166A High Street, Acton London, W3 6QZ Tel: 020 89933435 Fax: 020 89933496 Job: 86-90 HIGH STREET YIEWSLEY.			
Dwg:	EXISTING PLANS	Date:	MAR 2009
Scale:	1:100	Date:	MAR 2009
Dwg No:	GUG/2008/690/101	Dwn:	



EXISTING SECOND
FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

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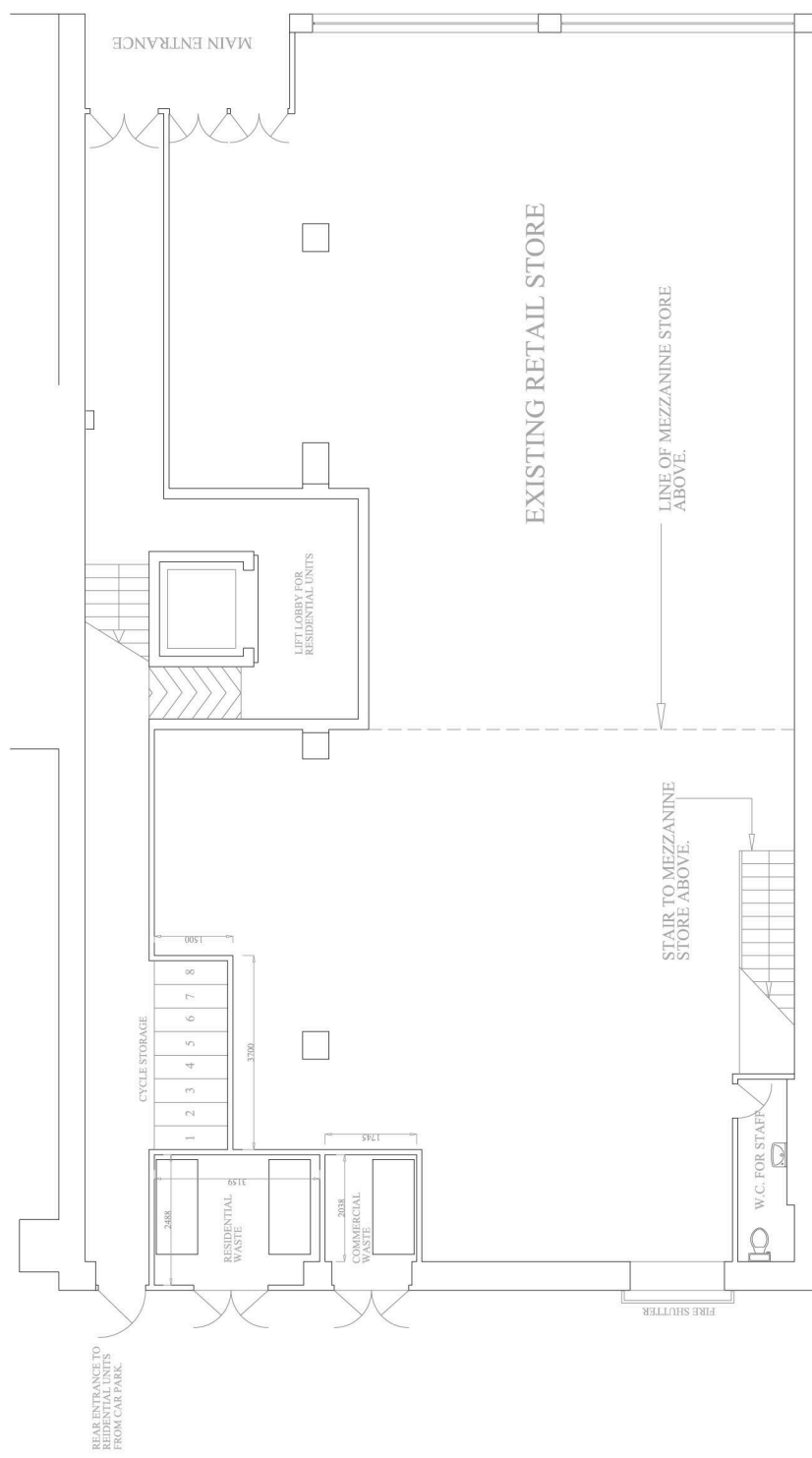
NOTES -

REVISION B: 19 NOV 2009
GENERAL CHANGES

GUG Architects
156A High Street, Acton
London, W3 6QZ
Tel: 020 89933455 Fax: 020 89933436

Job: HIGH STREET
YEIWSLEY COUNTY

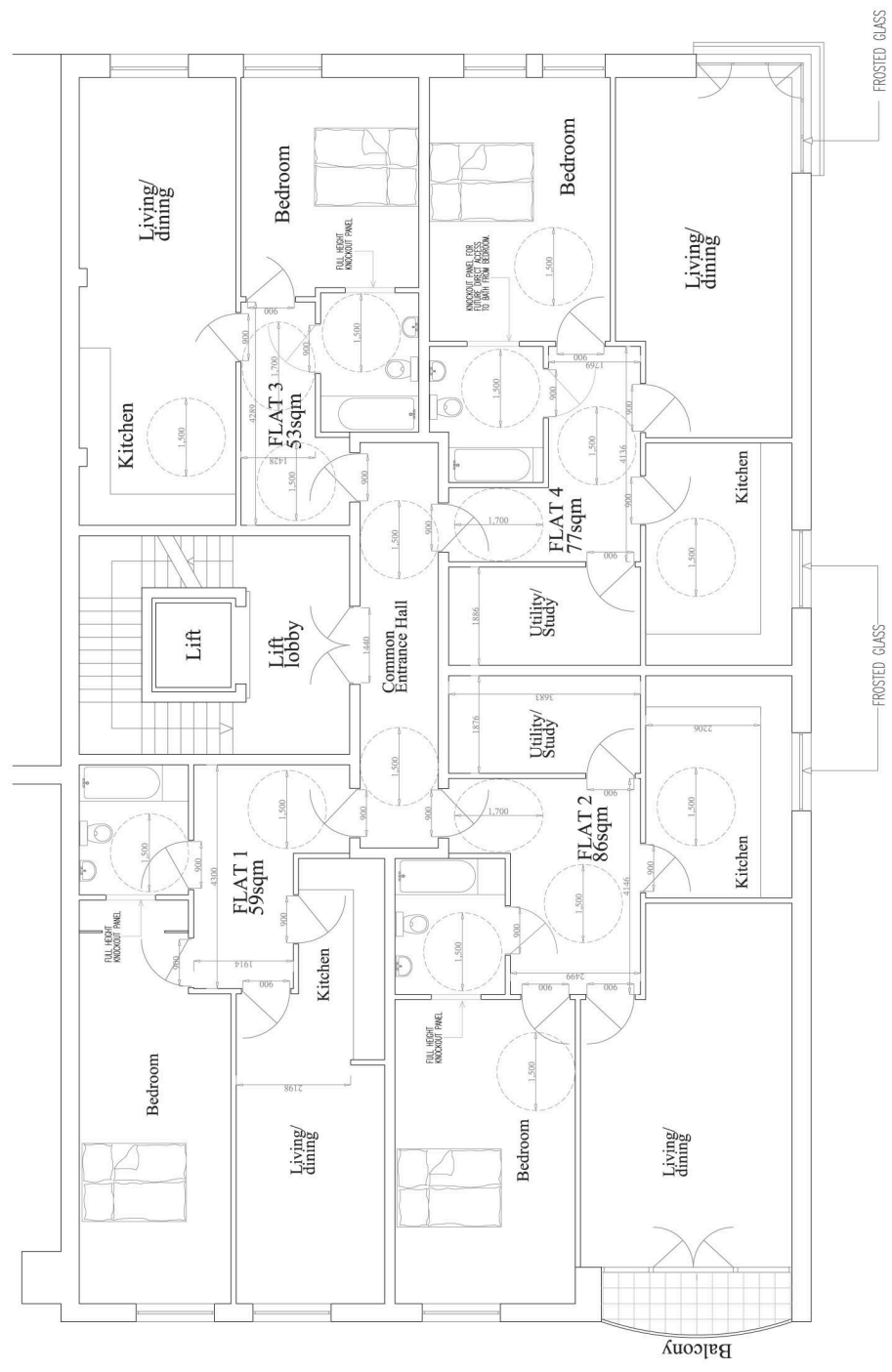
Dwg: PROPOSED GROUND FLOOR PLAN
Scale: 1:50 | Date: NOV 2009 | Dwnr: W
Dwg No: GUG/08/660/103B



PROPOSED GROUND FLOOR PLAN

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NOTES -



PROPOSED FIRST FLOOR PLAN

REVISION A: 19 NOV 2009
GENERAL CHANGES

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156A High Street, Acton
London, W3 6OZ
Tel: 020 89933435 Fax: 020 89933436

Job: HIGH STREET
YEIWSLEY COUNTY

Dwg: PROPOSED FIRST FLOOR PLAN
Scale: 1:50 | Date: NOV 2009 | Dwnr: W
Dwg No: GUG\08\660\104A

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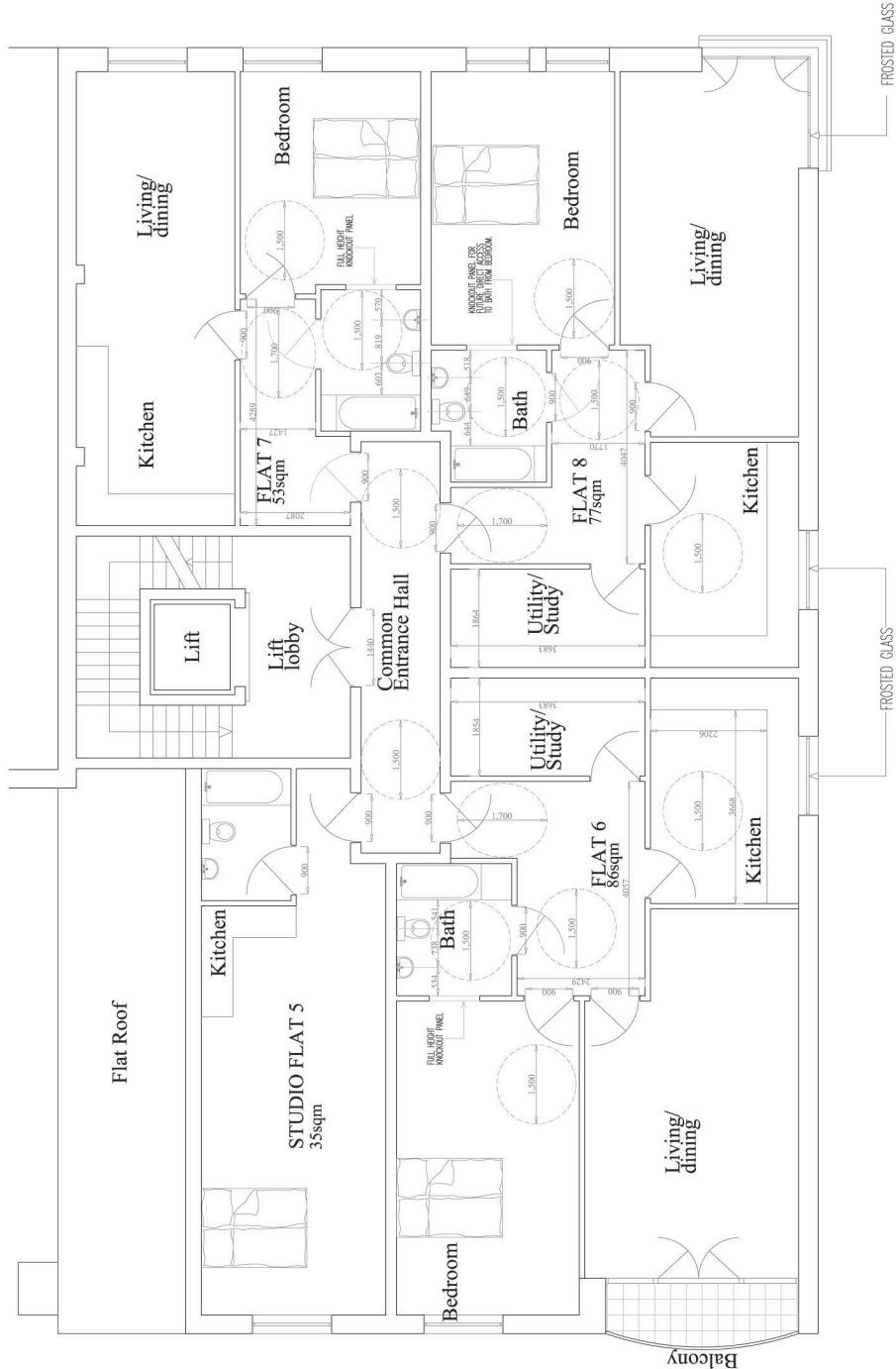
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REVISION A: 19 NOV 2009
GENERAL CHANGES

GUG Architects
156A High Street, Acton
London, W3 6OZ
Tel: 020 89933455 Fax: 020 89933436

Job: HIGH STREET
YEIWSLEY COUNTY

Dwg: PROPOSED SECOND FLOOR PLAN
Scale: 1:50 | Date: NOV 2009 | Dwnr: W
Dwg No: GUG\08\660\105A



PROPOSED SECOND FLOOR PLAN

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 DATE 10/20/09 BY 60322 UC/BJL/STP/STP/STP/STP
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 DIMENSIONS AND FOR THE QUALITY OF WORK. ANY
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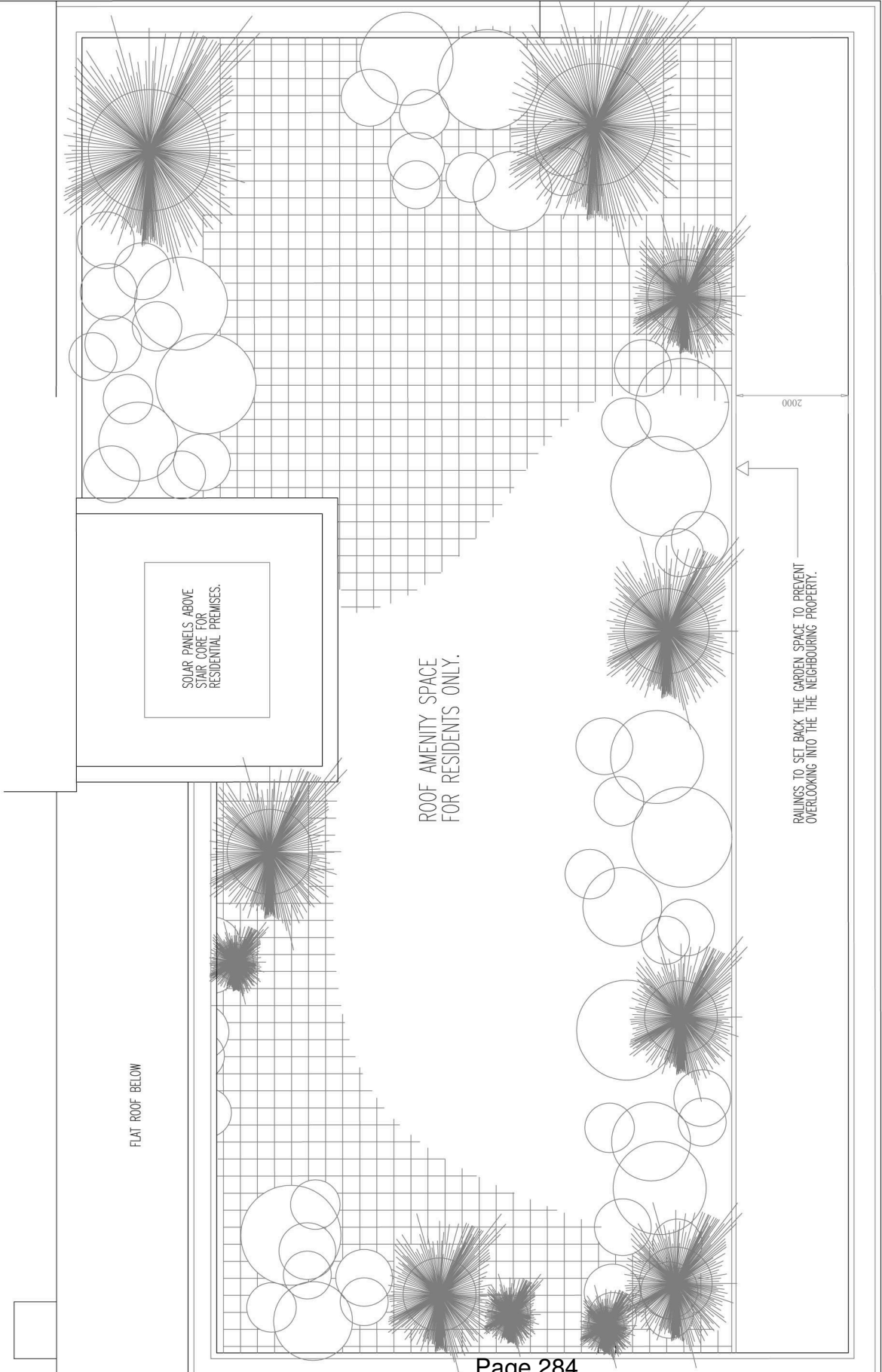
NOTES -

REVISION A: 19 NOV 2009
 GENERAL CHANGES

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 156A High Street, Acton
 London, W3 6QZ
 Tel: 020 89933435 Fax: 020 89933436

Job: HIGH STREET
 YEWSLEY COUNTY

Dwg: PROPOSED ROOF PLAN
 Scale: 1:50 Date: NOV 2009 Dwn: W
 Dwg No: GUG/08/660/106A



**UPPER ROOF PLAN
 REVISED PRELIMINARY**

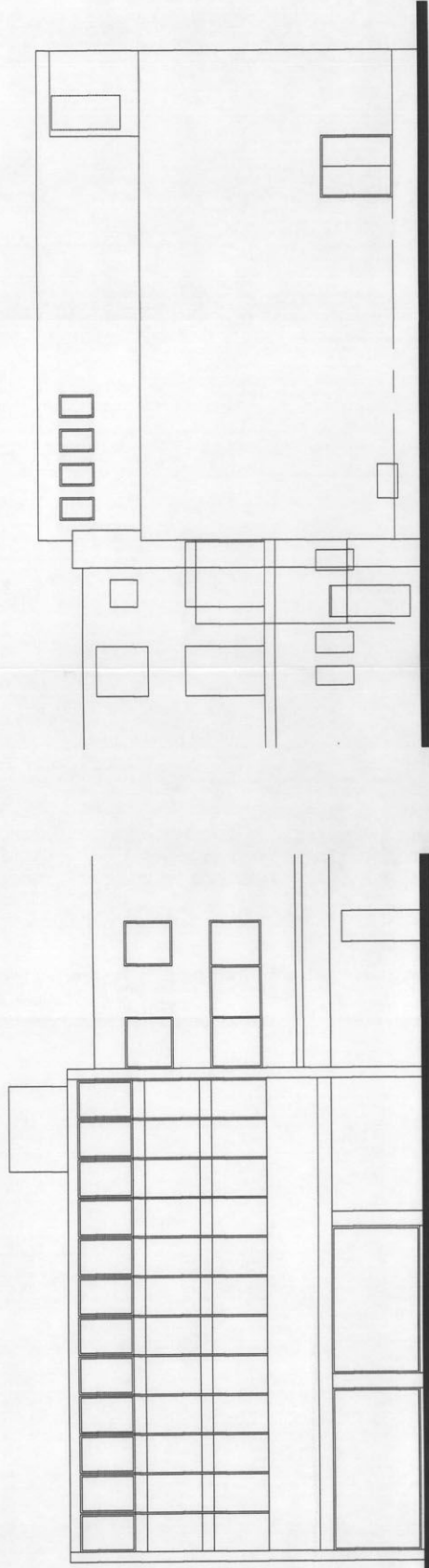
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NOTES -

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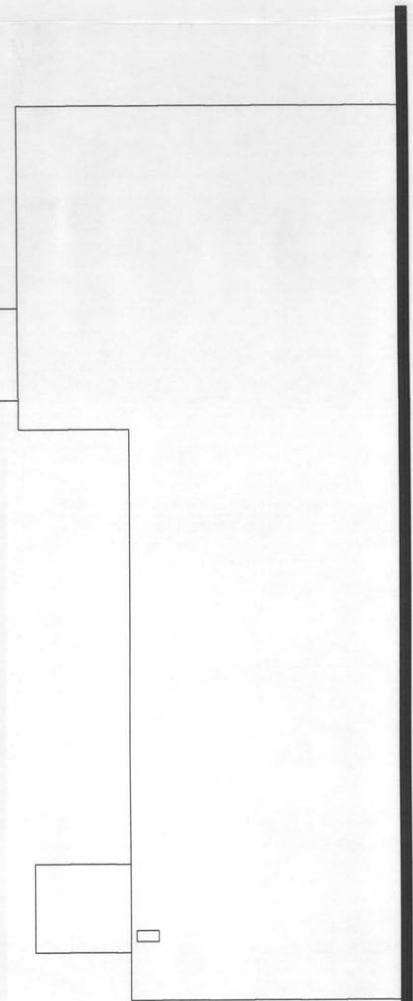
GUG Architects
168A High Street, Acton
London, W3 6CZ.
Tel: 020 8993438 Fax: 020 8993438
Job: 88-90 HIGH STREET
YIEWSLEY.

Dwg: EXISTING ELEVATIONS
Scale: 1:100 Date: MAR 2009 Dwnr:
Dwg No: GUG/2008/650102

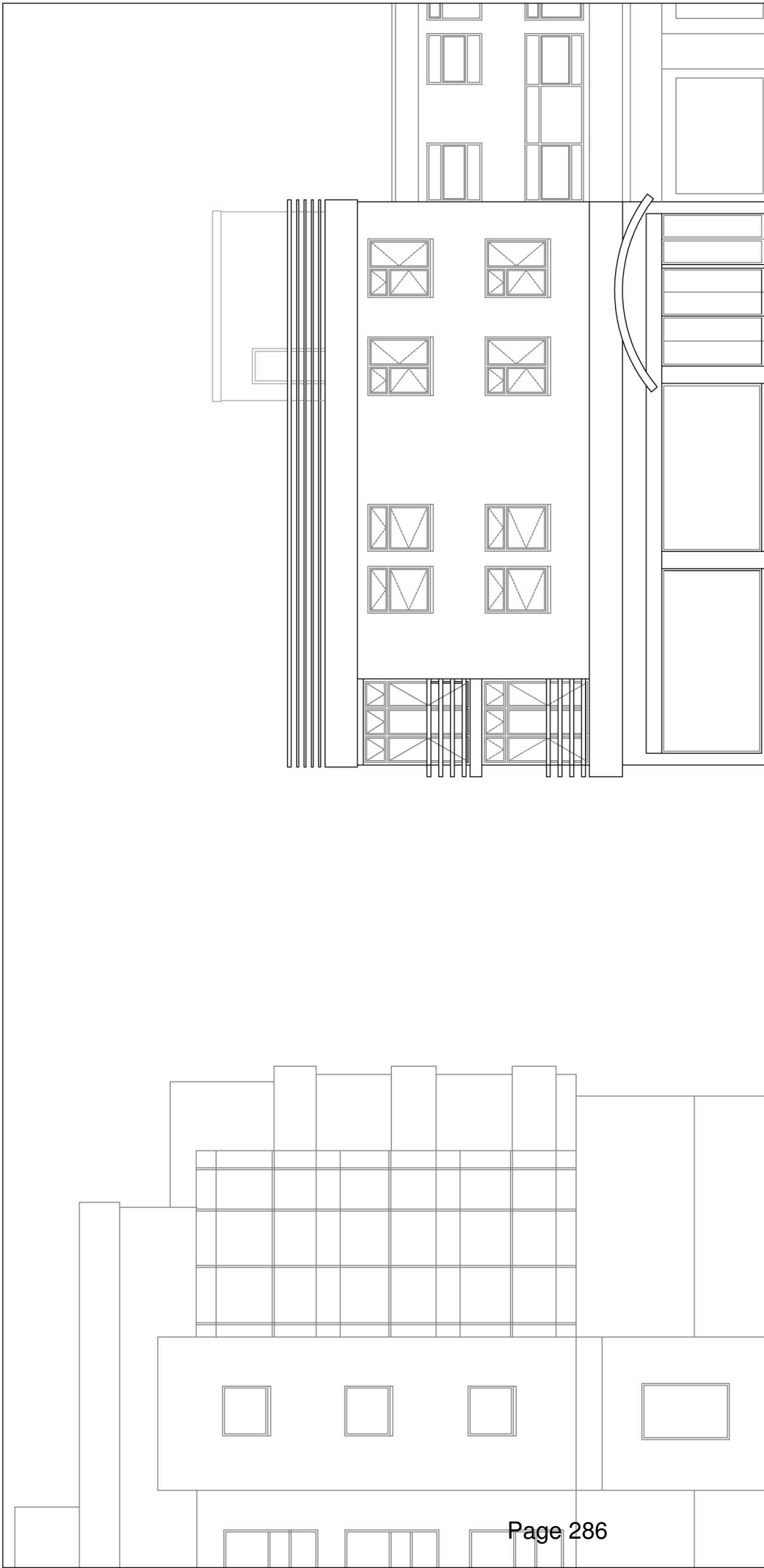


EXISTING REAR ELEVATION

EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



PROPOSED DEVELOPMENT

PROPOSED FRONT ELEVATION

GUG Architects

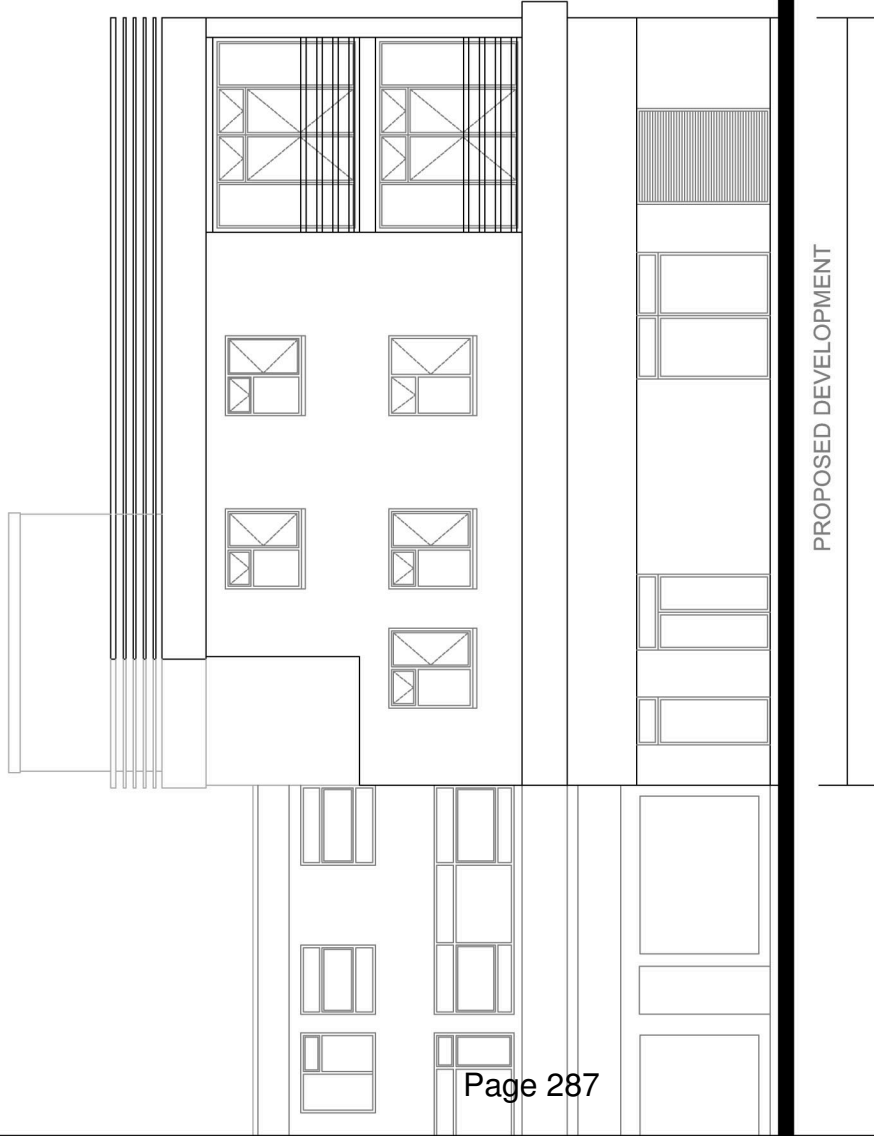
156A High Street, Acton
London, W3 6OZ
Tel: 020 89933455 Fax: 020 89933436

Job: 86-90 HIGH STREET
YIEWSLY

Dwg: PROPOSED FRONT ELEVATION
Scale: 1:100 Date: NOV 09 Dwn: W
Dwg No: GUG/2009/60/201 A

REVISION A
GENERAL CHANGES 19.11.2009

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PROPOSED DEVELOPMENT

PROPOSED REAR ELEVATION

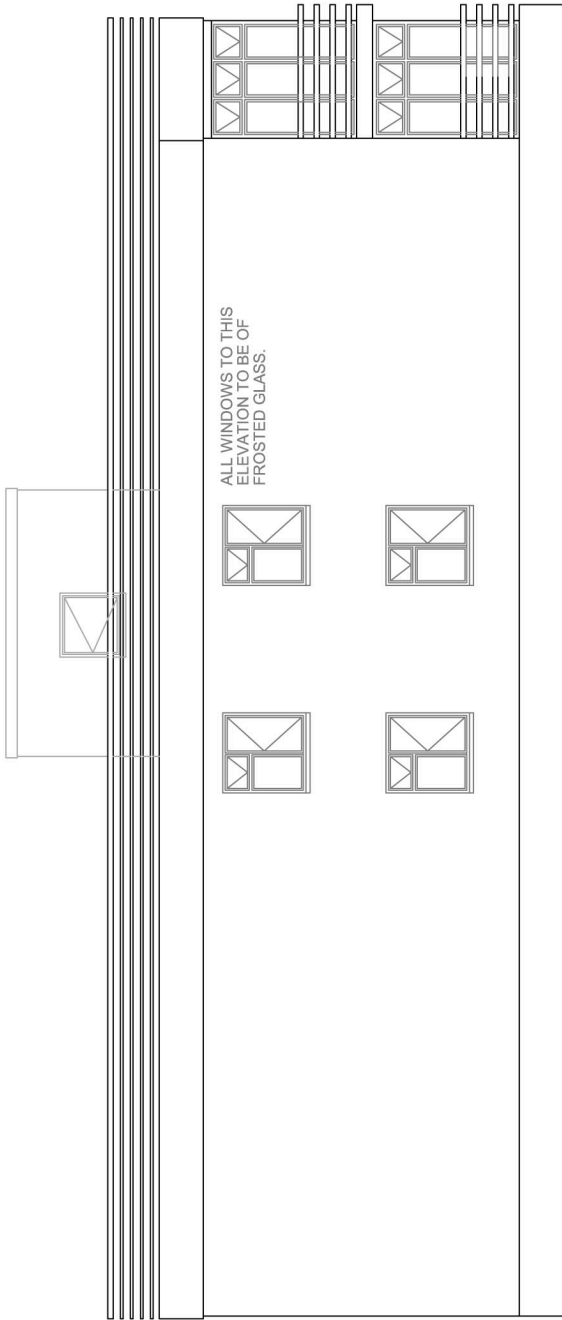
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 156A High Street, Acton
 London W3 6QZ
 Tel: 020 89933455 Fax: 020 89933436

Job: 86-90 HIGH STREET
 YIEWSLY

Dwg: PROPOSED REAR ELEVATION
 Scale: 1:100 Date: NOV 09 Dwn: W
 Dwg No: GUG/2009/660/202 A



PROPOSED DEVELOPMENT

PROPOSED SIDE ELEVATION

GUG Architects

156A High Street, Acton
London, W3 6QZ

Tel: 020 89933455 Fax: 020 89933436

Job:

86-90 HIGH STREET

YIEWSLY

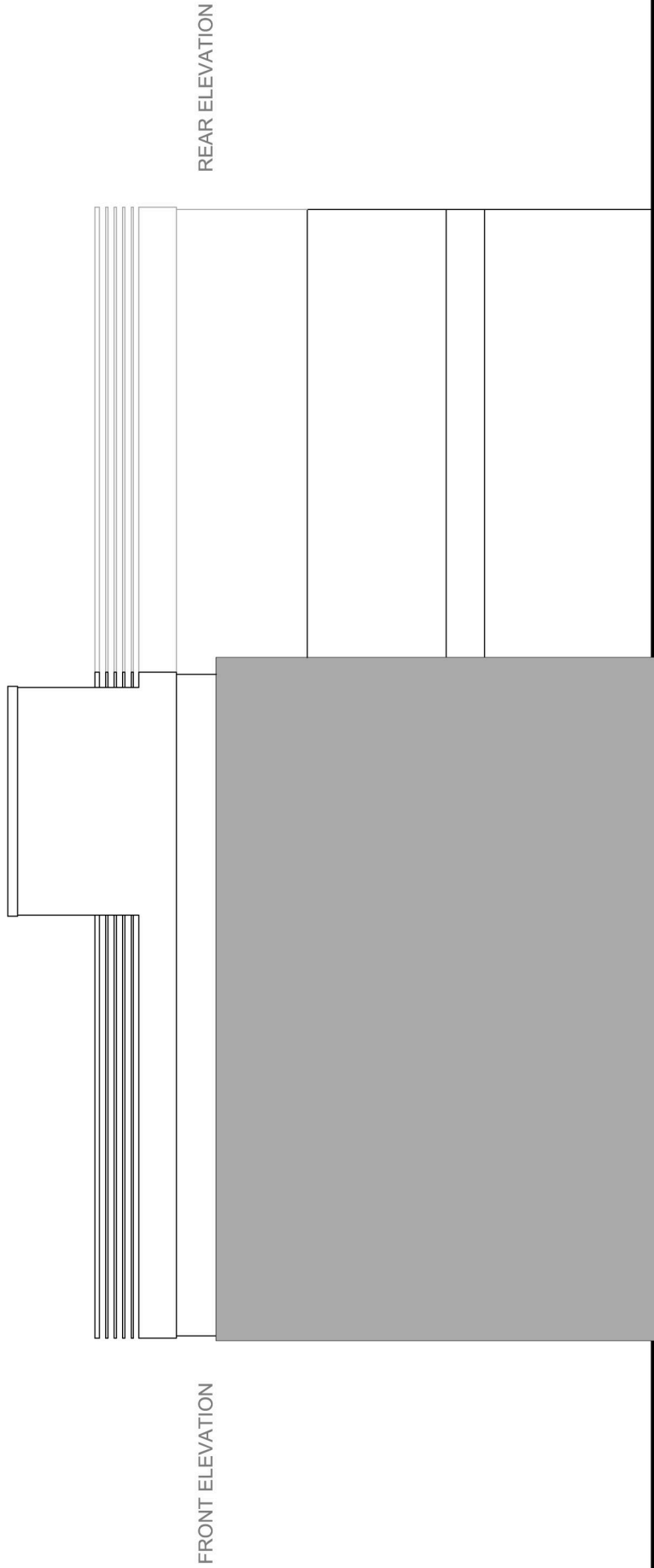
Dwg: PROPOSED SIDE ELEVATION.

Scale: 1: 100 Date: NOV 09 Dwn: W

Dwg No: GUG/2009/660/203 A

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GENERAL CHANGES 18.11.2009

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REAR ELEVATION

FRONT ELEVATION

OUTLINE OF NEIGHBOURING PROPERTY

PROPOSED RIGHT SIDE ELEVATION

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GENERAL CHANGES 19.11.2009

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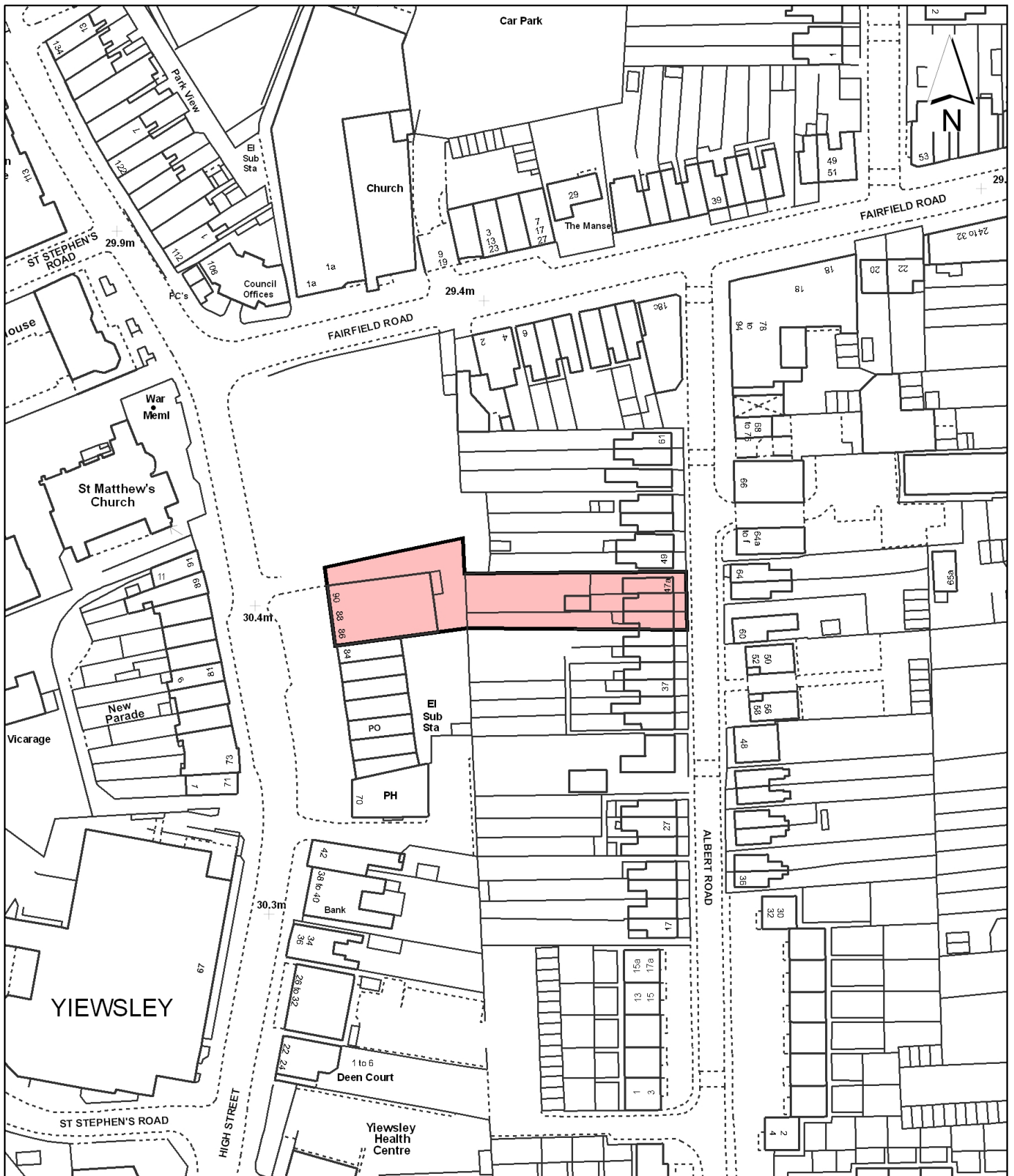
156A High Street, Acton
 London W3 6QZ
 Tel: 020 89933455 Fax: 020 89933436

Job: 86-90 HIGH STREET
 YIEWSLY


Dwg: PROPOSED RIGHT SIDE ELEVATION.

Scale: 1: 100 Date: NOV 09 Dwn: W

Dwg No: GUG/2009/660/204 A



Notes

 Site boundary
For identification purposes only.

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Site Address	
86 - 90 High Street and 45, 47, 47A Albert Road Yiewsley	
Planning Application Ref:	Scale
64714/APP/2009/778	1:1,250
Planning Committee	Date
Central and South	September 2010

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 7 Nestles Avenue, Hayes

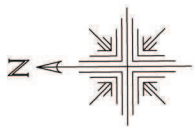
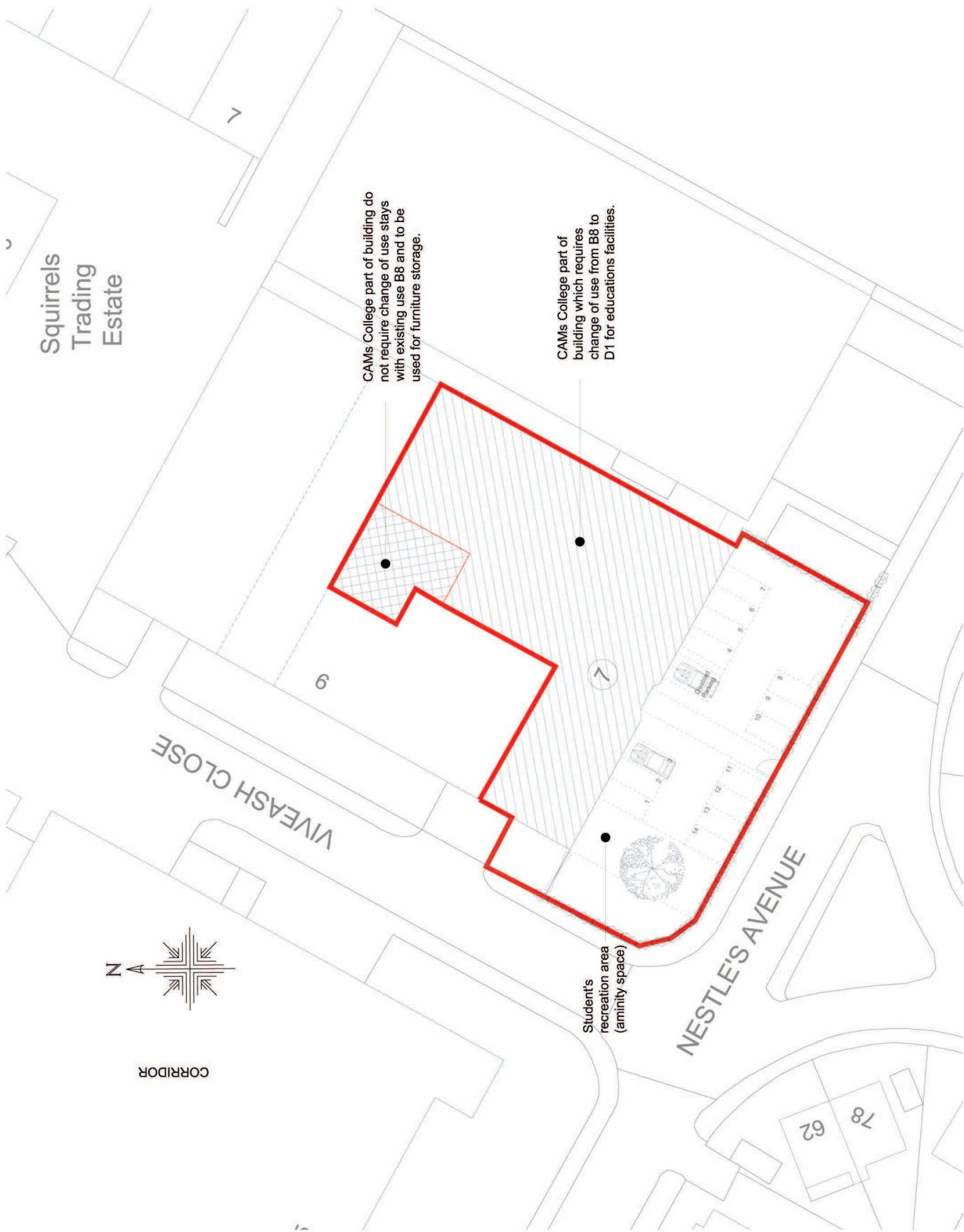
Development: Part retrospective change of use from Class B8 (Storage and Distribution) to use as a higher educational college.

LBH Ref Nos: 49059/APP/2011/2790

Date Plans Received: 16/11/2011

Date(s) of Amendment(s):

Date Application Valid: 05/12/2011



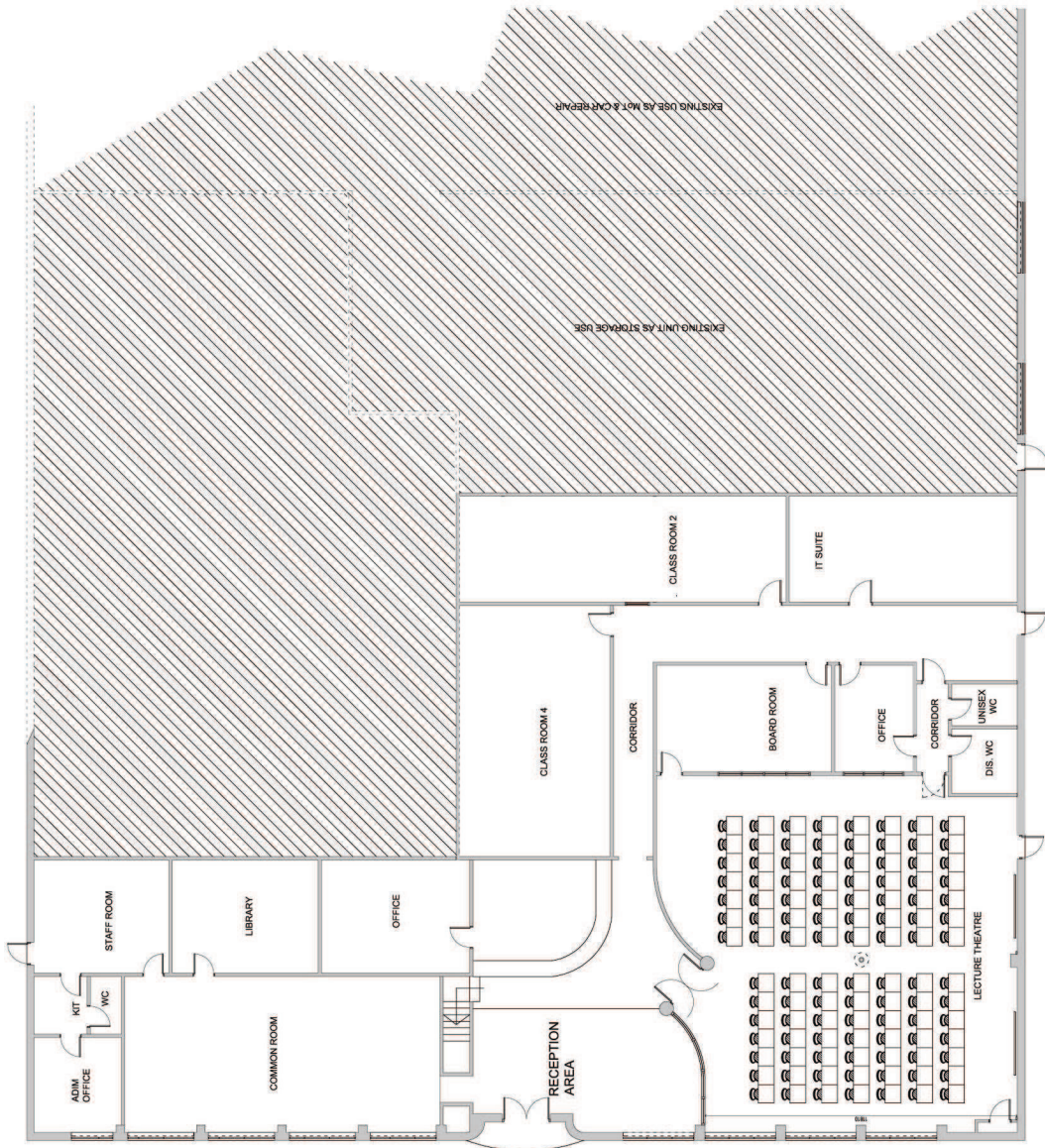
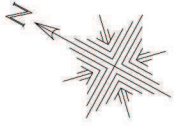
CORRIDOR

No	Description	Date	By
A	REVISION AND LINE TO JPA'S COMMENTS	13.01.18	JR
APPROVED RECORD			

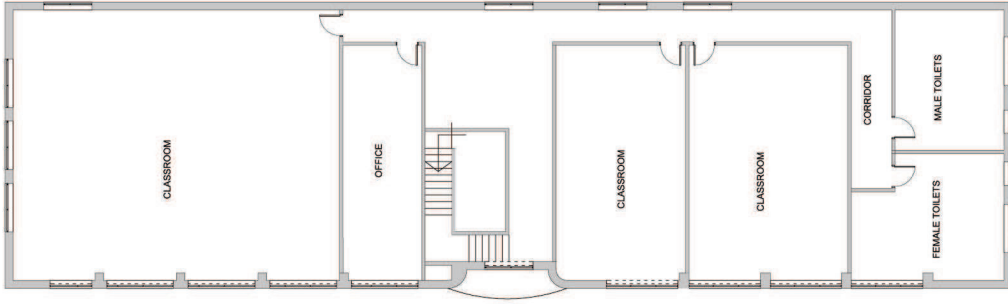
ASEM Associates <small>CONSTRUCTION ASSOCIATES LTD</small>	
Site:	7 NESTLES AVENUE HAYES, MIDDLESEX UB3 4SA
PHASE - 1	
Client:	CAMS College
Project: ARCHITECTURAL ALTERATIONS AND REVISIONS PROVIDING CLASSROOM & OFFICE SPACE	
Drawing Title:	PROPOSED SITE PLAN
Scale:	AS SHOWN
Project Manager:	J.BHOGAL
Architect:	J.BHOGAL
Drawn:	J.BHOGAL
Date:	20.04.11
Checked:	EDH
Approved for issue:	Date
Step:	1
PLANNING ISSUE	
Project ID:	A10CAM001
Drawing No.:	AB-004
Issue:	A

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4 PROPOSED SITE PLAN
SCALE 1:200



5 EXISTING GROUND FLOOR
SCALE 1:100



6 EXISTING FIRST FLOOR PLAN
SCALE 1:200

Drawn	J.BHOGAL	Date	20.04.11
Checked		Date	
Approved for issue		Date	
Stage	PLANNING ISSUE		
Project ID	A10CAM001		
Drawing No	AB-005		
For Information: Please Note: This is a 'P' Issue. It is not to be signed/branded.			

Scale:	AS SHOWN	Project Manager:	J.BHOGAL
Architect:	J.BHOGAL		
Client:	CMIS College		
Project:	PHASE - 1		
Project Description:	PROVIDING CLASSROOM & OFFICE SPACE		
Drawing Title:	EXISTING GROUND & FIRST FLOOR PLAN		
Site:	7 NESTLES AVENUE HAYES, MIDDLESEX UB3 4SA		
ASEM Associates	ASDA Architects Ltd		

- 2 layers 12.5mm thick soundbloc at 600mm centres with gyprock RB1 resilient bar at 600mm centres to one side, 50mm Isovol APR 1200 in cavity.
- 50mm Gyproc metal stud (50 C 50) fixed together through plasterboard at centres not exceeding 600mm with Gyproc drywall screws.
- Remove existing inner blockwork from window openings, make good all reveals and fit new hardwood window frames to all windows and leave in operable condition.
- 2 layers 15mm Gyproc T/E Wallboard fixed at centres not exceeding 300mm with 25mm & 38mm Gyproc drywall screws
- 7mm Gyproc metal stud (70S 50) fixed together through plasterboard at centres not exceeding 600mm with Gyproc drywall screws.
- ALL NEW STUD PARTITIONS TO BE CLIPPED TO EXISTING CEILING AND CONSTRUCTED OF RAISED FLOOR.
- FIRE SEPARATION TO RAISED FLOOR TO BE PROVIDED WITH SOLID ROCKWOOL BATTS IN FRAME FIXED TO EXISTING SLAB AND TO UIS OF RAISED FLOOR.

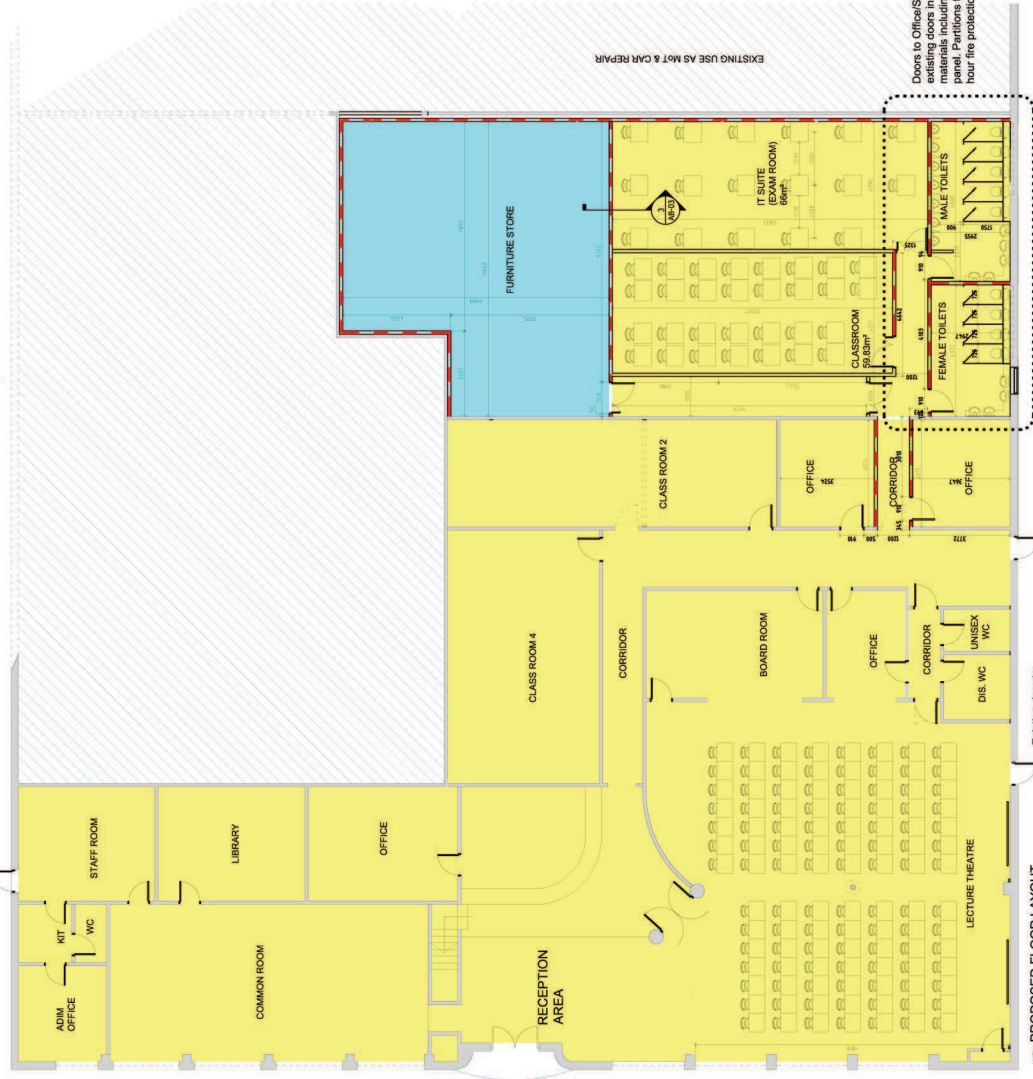
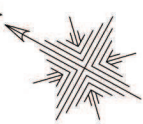
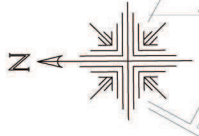
- All existing and new wall to Classroom to be re-decorated colour to be agreed with client.
- All carpet tiles to be removed from affected area and put aside from re-use at later stage.
- Existing lights to be relocated to suit. Use existing lights within offices and corridor area and provide additional new lights to Classroom area.
- Client's Electrical & Mechanical Engineers/Contractors to confirm on all power, lighting and all the heating & ventilation are in compliance with current regulations.
- Make good decoration within disturbed areas throughout in all new rooms and affected rooms. Sealer coat and 2 full coats of vinyl matt emulsion to all walls.
- All door linings, skirtings, architraves and exposed soffits to be removed and given 1 Primer coat, stopped and 1 undercoat and 2 full coats of Alkyd paint finish to approved colour

Doors to Office/Storage to match materials including acoustical vision panel. Partitions to provide min. one hour fire protection.

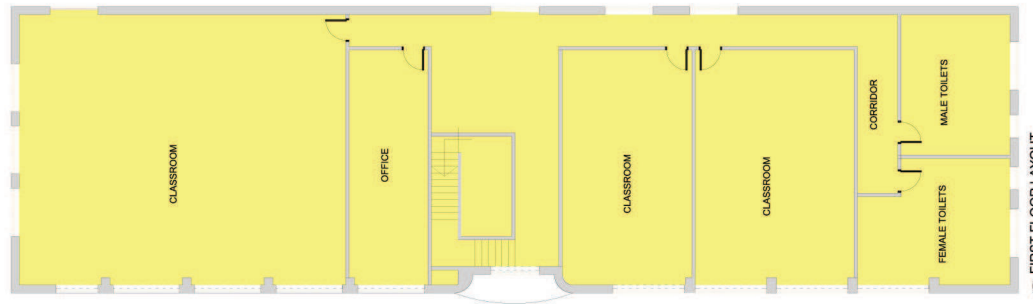
Open up the existing block-up windows at high level, make good reveals and install new windows in operable condition.

Existing door to be handed.

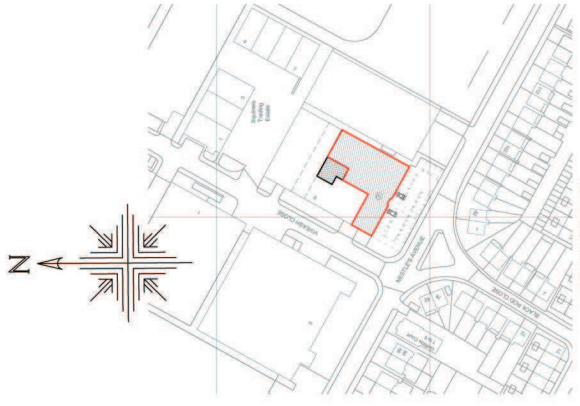
Existing Gas meter cupboard to be min 60min. fire rated and filled with 30min. fire door.



① PROPOSED FLOOR LAYOUT
SCALE 1:100



② FIRST FLOOR LAYOUT
SCALE 1:100



③ LOCATION PLAN
SCALE 1:1250

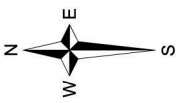
- BB to D1 USE - For the provision of education facilities
- BB - Furniture Store stays as BB for storage use

Name	Description	Author	Date	Appr'd
 ASEM Associates ASEM Associates Ltd				
Site: 7 NESTLES AVENUE, HAYES, MIDDLESEX UB3 4SA				
Client: CMIS College				
Purpose: CHANGE OF USE AND INTERNAL ALTERATIONS TO PROVIDE ADDITIONAL PROVISIONS FOR TOILETS, CLASSROOM & IT EXAM ROOM				
Drawing Title: FLOOR LAYOUTS AND LOCATION PLAN				
Scale:	AS SHOWN	Project Manager:	J.HOGAL	
Architect:	J.HOGAL	Date:	13.11.10	
Drawn:	J.HOGAL	Date:		
Checked:		Date:		
Approved for issue:		Date:		
Stage:	PLANNING ISSUE			
Project #:	A10CAM001			
Drawing #:	AB-001			

Report of the Head of Planning & Enforcement Services

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON
Development: Installation of 2 x non illuminated, two dimensional pole mounted signs
LBH Ref Nos: 532/ADV/2012/4

Date Plans Received: 18/01/2012 **Date(s) of Amendment(s):** 18/01/2012
Date Application Valid: 20/01/2012



Notes:

1. In addition to these notes reference shall be made to the specification for the works and all relevant Architects and specialist drawings.
2. The contractor is responsible for verifying all site setting out dimensions before commencing work.
3. Dimensions shown on this drawing shall not be scaled. Only written or calculated dimensions shall be used.

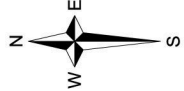
THIS APPLICATION

- ① SIGN 1
CLEVELAND ROAD - STATION ROAD JUNCTION
- ② SIGN 2
CLEVELAND ROAD - THE GREENWAY JUNCTION



No.	Date	Project / Revision	Drawn	Checked	Approved
B	14.11.14	DRAWING UPDATED	PHD		
A	10.08.13	ENTIRE SITE OUTLINED IN RED	PHD		

Brunel UNIVERSITY LONDON BRUNEL UNIVERSITY DEPARTMENT OF ESTATES BRUNEL UNIVERSITY BUILDING ANGSTON WAY UXTON, MIDDLESEX UX8 3PH TEL: 01895 274400 FAX: 01895 299792	
Project	BRUNEL UNIVERSITY ESTATE
Drawing No.	CAMPUS DIRECTIONAL ROAD SIGNAGE PLANNING APPLICATION AMENDMENT LOCATION PLAN
Drawing Title	PLANNING APPLICATION AMENDMENT
Drawn By	PHD
Checked By	PHD
Scale	1:2000 (B.M.)
Sheet No.	1 OF 2
Project No.	2107/11
Drawing No.	BU-GW-00-PL-NOTS
Rev	B
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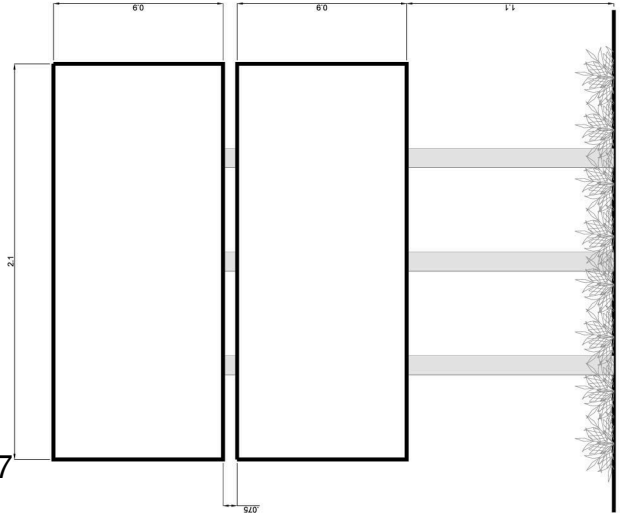
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2. The contractor is responsible for verifying all site setting out dimensions before commencing work.
3. Dimensions shown on this drawing shall not be scaled. Only written or calculated dimensions shall be used.

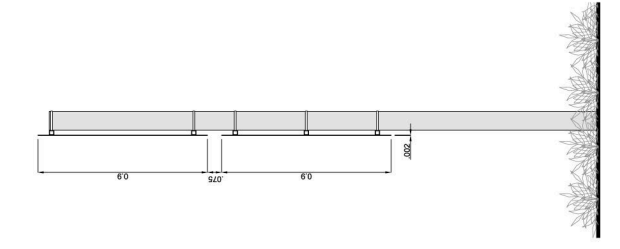
- ① SIGN 1 (THIS SHEET)
CLEVELAND ROAD - STATION ROAD JUNCTION
- ② SIGN 2 (SHEET 2)
CLEVELAND ROAD - THE GREENWAY JUNCTION



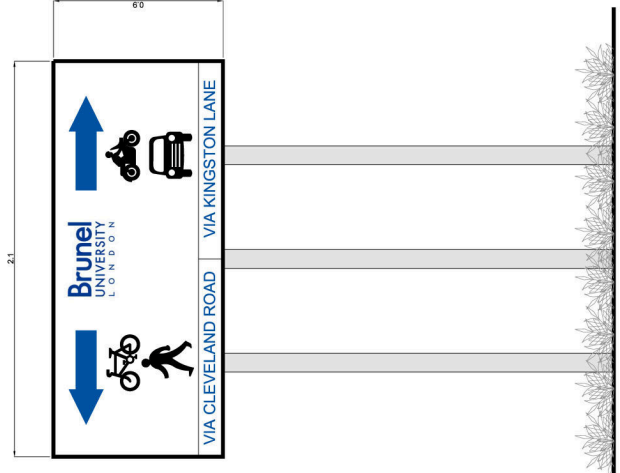
EXISTING SIGNAGE AT POSITION 1 (N.T.S)



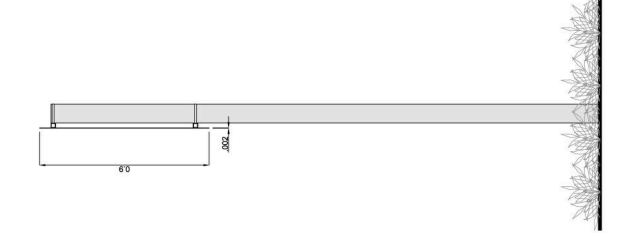
EXISTING BOARD DETAILS (1:10)



EXISTING BOARD SIDE ELEVATION 1:10)



PROPOSED SIGNAGE AT POSITION 1 (1:10)



PROPOSED SIGNAGE BOARD SIDE ELEVATION 1:10)



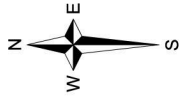
Code	Description	Quantity	Unit	Checked	Approved
C	1:100 SCALE				
B	1:100 SCALE				
A	1:100 SCALE				
D	1:100 SCALE				

Brunel UNIVERSITY LONDON
 DEPARTMENT OF ESTATES
 PLANNING APPLICATION BUILDING
 BRUNEL UNIVERSITY
 UXTON ROAD
 UXTON, MIDDLESEX
 UX8 3PH
 TEL: 01895 274400
 FAX: 01895 299725

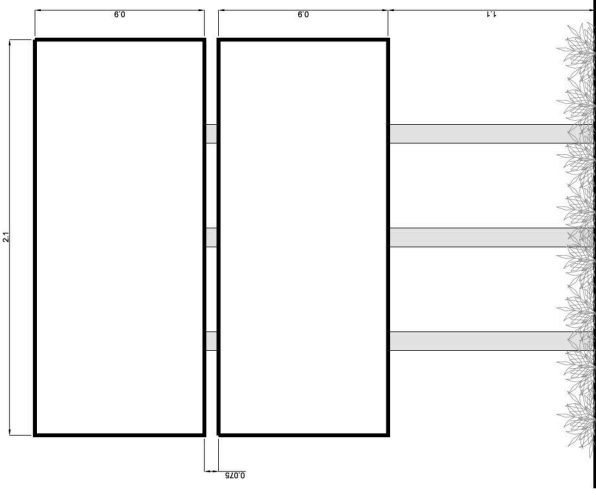
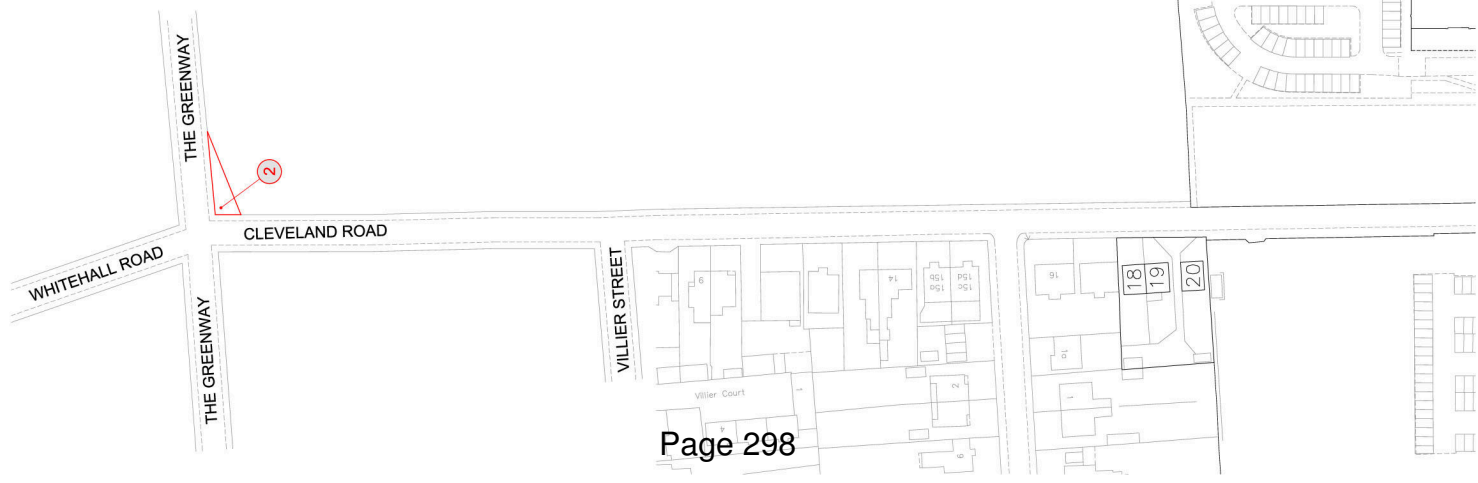
Project: BRUNEL UNIVERSITY ESTATE
 Drawing No: CLEVELAND ROAD - STATION ROAD JUNCTION
 Planning Application Amendment
 Site Plan - SIGN 1
 Drawing Scale: 1:500 (As Shown)
 Date: 21.07.11
 Drawing Number: BU-GW-00-PLN-F07S (SHT 1 OF 2)
 Revision: 1
 Drawn By: [Name]
 Checked By: [Name]
 Approved By: [Name]

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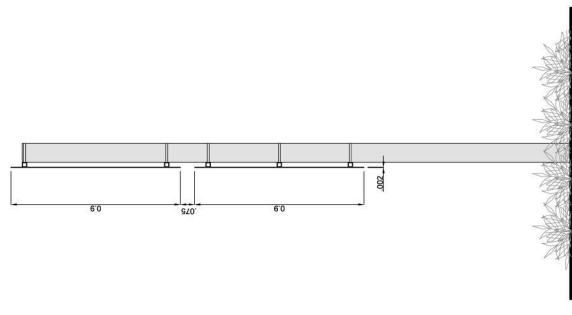
- Notes:**
1. In addition to these notes reference shall be made to the specification for the works and all relevant Architects and specialist drawings.
 2. The contractor is responsible for verifying all site setting out dimensions before commencing work.
 3. Dimensions shown on this drawing shall not be scaled. Only written or calculated dimensions shall be used.



- ① SIGN 1 (SHEET 1)
CLEVELAND ROAD - STATION ROAD JUNCTION
- ② SIGN 2 (THIS SHEET)
CLEVELAND ROAD - THE GREENWAY JUNCTION



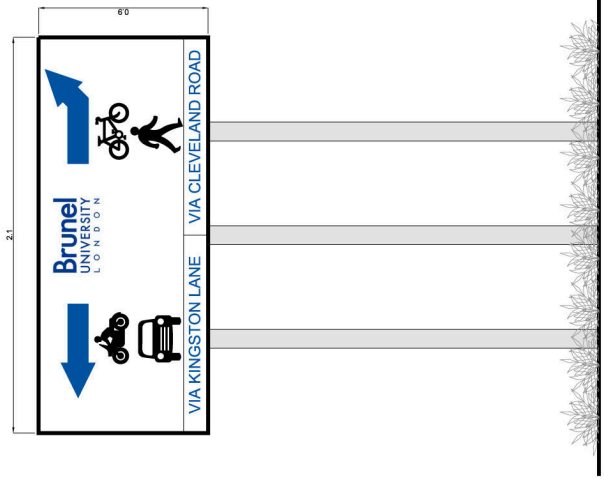
EXISTING BOARD DETAILS (1:10)



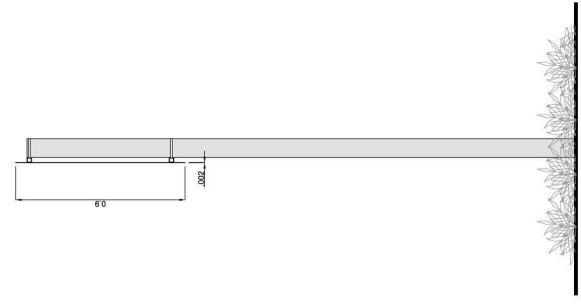
EXISTING BOARD SIDE ELEVATION (1:10)



EXISTING SIGNAGE AT POSITION 2 (N.T.S)



PROPOSED SIGNAGE AT POSITION 1 (1:10)



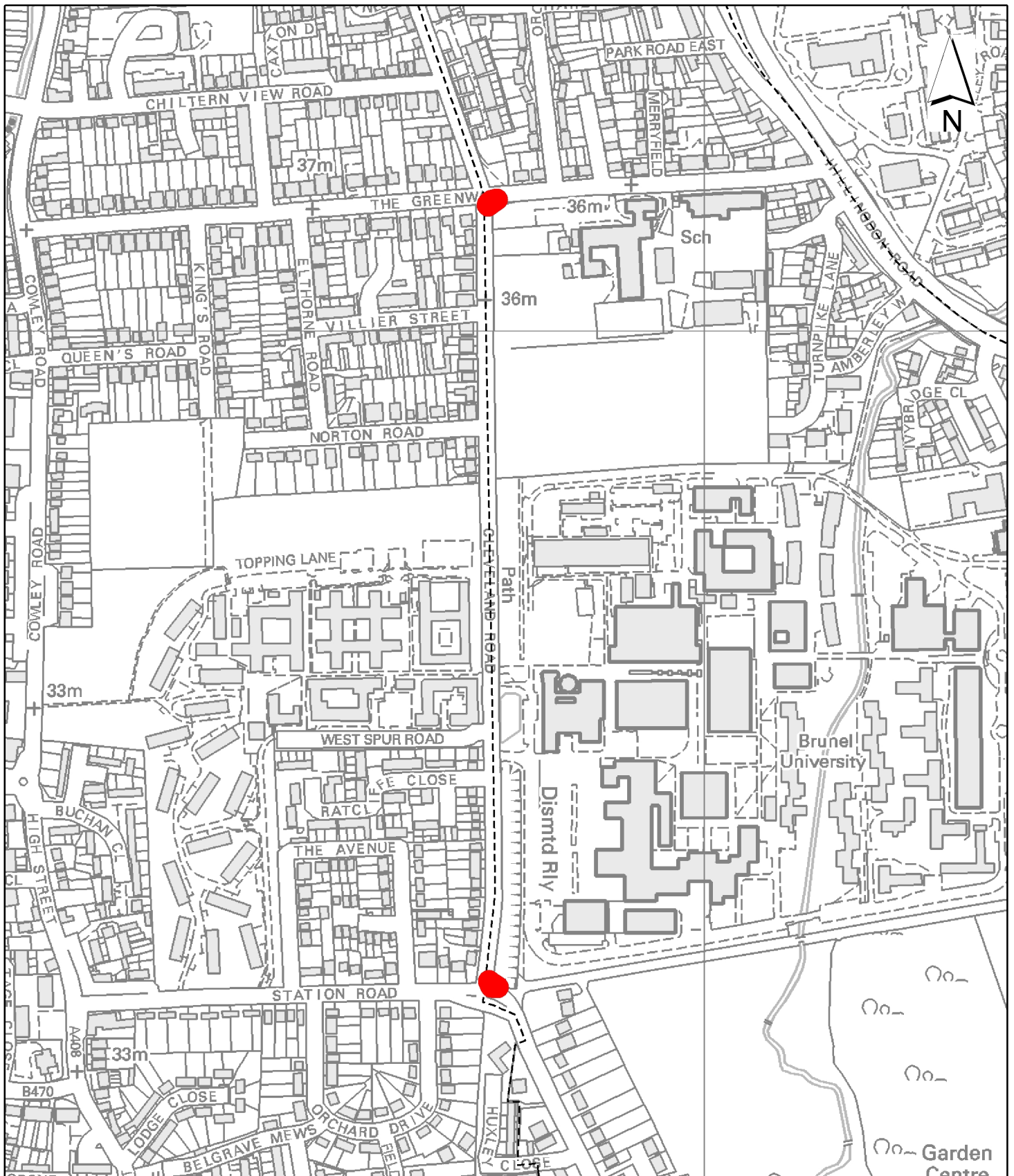
PROPOSED SIGNAGE BOARD SIDE ELEVATION (1:10)




NO	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1		PROPOSED SIGNAGE ELEVATION	PAZ		
2		PROPOSED BOARD DETAILS	PAZ		
3		PROPOSED BOARD DETAILS	PAZ		
4		PROPOSED BOARD DETAILS	PAZ		
5		PROPOSED BOARD DETAILS	PAZ		

Brunel UNIVERSITY LONDON
 BRUNEL UNIVERSITY ESTATE
 BRUNEL UNIVERSITY BUILDING
 ANGSTON LANE
 UXTON, MIDDLESEX
 TEL: 01895 274500
 FAX: 01895 299792

Project: BRUNEL UNIVERSITY ESTATE
 Drawing No: CAMPUS DIRECTIONAL ROAD SIGNAGE
 Planning Application Amendment
 SITE PLAN - SIGN 2
 Drawing Scale: PLANNING APPLICATION AMENDMENT
 Date: 21.07.11
 Drawn By: PAZ
 Checked By: PAZ
 Project No: BU-GW-09-PLN-NOTS (SHT 2 OF 2)
 Rev: C
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Notes

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Site Address	
Brunel University Kingston Lane Hillingdon	
Planning Application Ref:	Scale
532/ADV/2012/4	1:5,000
Planning Committee	Date
Central and South	February 2012

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

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



Report of the Head of Planning & Enforcement Services

Address A C S INTERNATIONAL SCHOOL, HILLINGDON COURT 108 VINE LANE
HILLINGDON

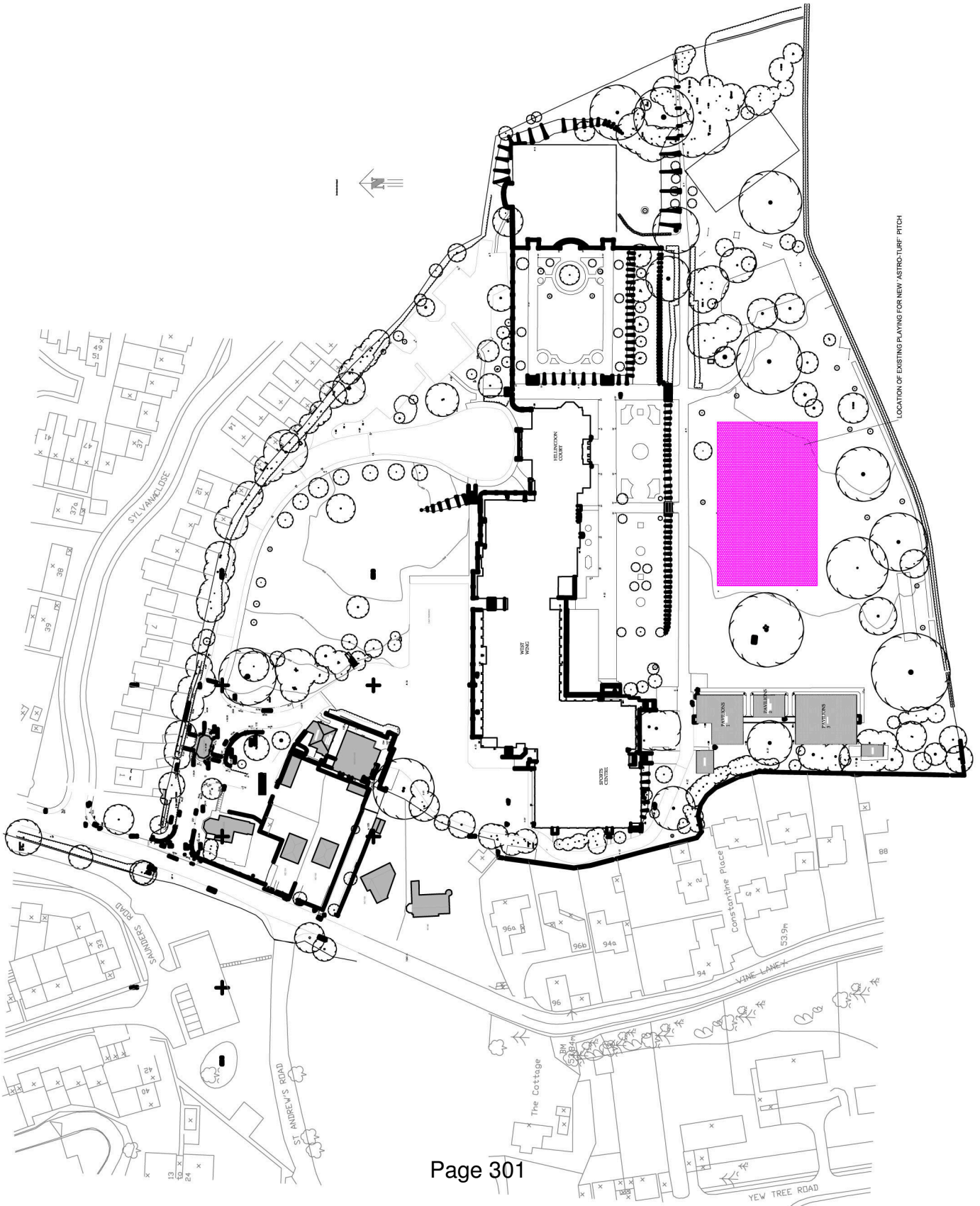
Development: A New Astro-Turf Pitch and Fencing.

LBH Ref Nos: 2393/APP/2011/3103

Date Plans Received: 23/12/2011

Date(s) of Amendment(s):

Date Application Valid: 23/12/2011



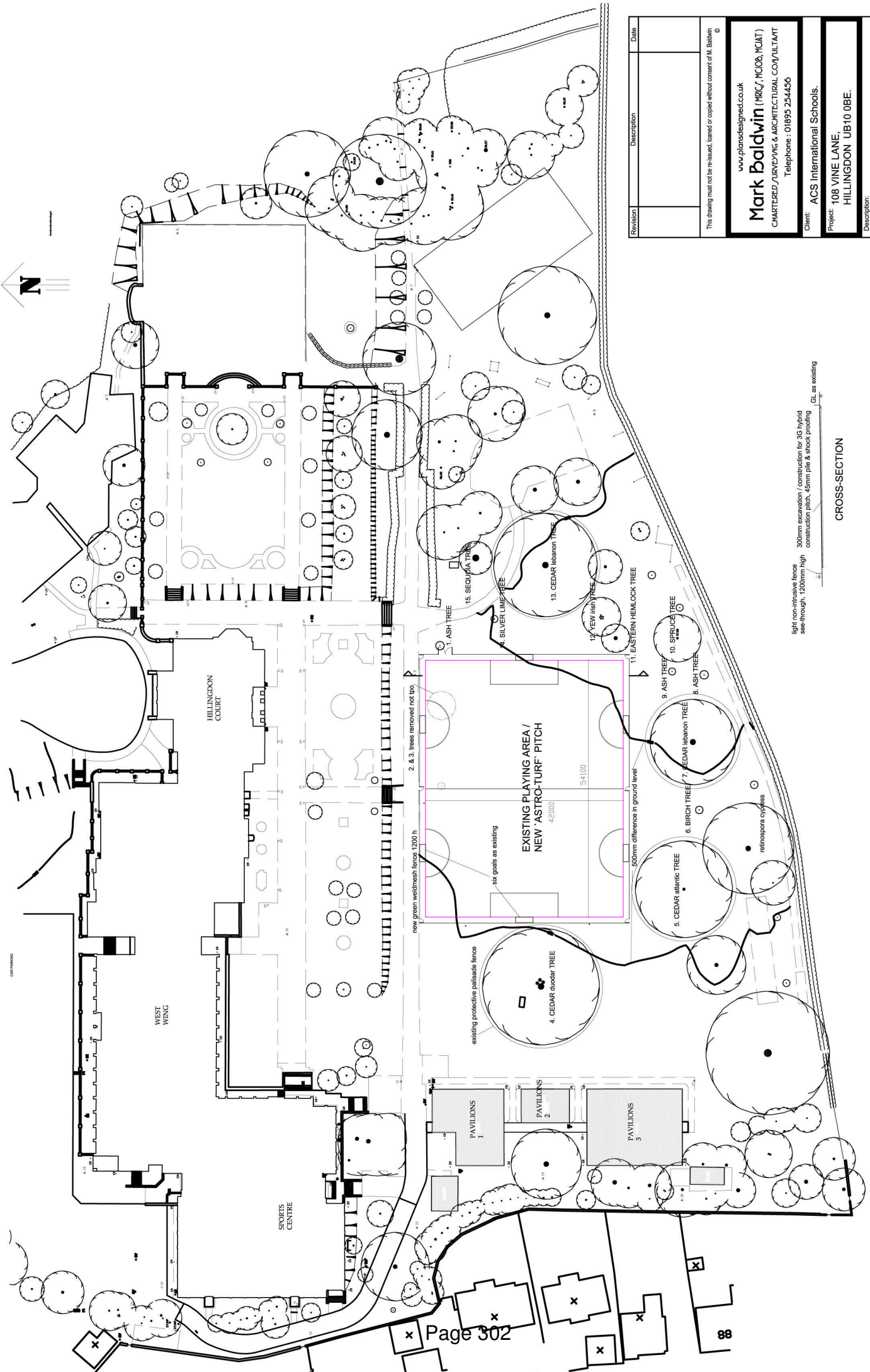
Revision	Description	Date

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Mark Baldwin (MRIC, MCOB, MCIAT)
 CHARTERED SURVEYING & ARCHITECTURAL CONSULTANT
 Telephone : 01895 254456
www.plansdesigned.co.uk

Client: ACS International Schools.
 Project: 108 VINE LANE,
 HILLINGDON UB10 0BE.
 Description: LOCATION PLAN.

Scale: 1:1250@A3 Date: Sept. 11
 Project No: MB / 1985 / 1 Rev. -



light non-intrusive fence 300mm excavation / construction for 3G hybrid see-through, 1200mm high construction pitch, 45mm pile & shock proofing ϕ L as existing

CROSS-SECTION

Revision	Description	Date

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www.plannedesign.co.uk

Mark Baldwin (MRC, MCOD, MCAT)
 CHARTERED SURVEYING & ARCHITECTURAL CONSULTANT
 Telephone: 01895 254456

Client: ACS International Schools.

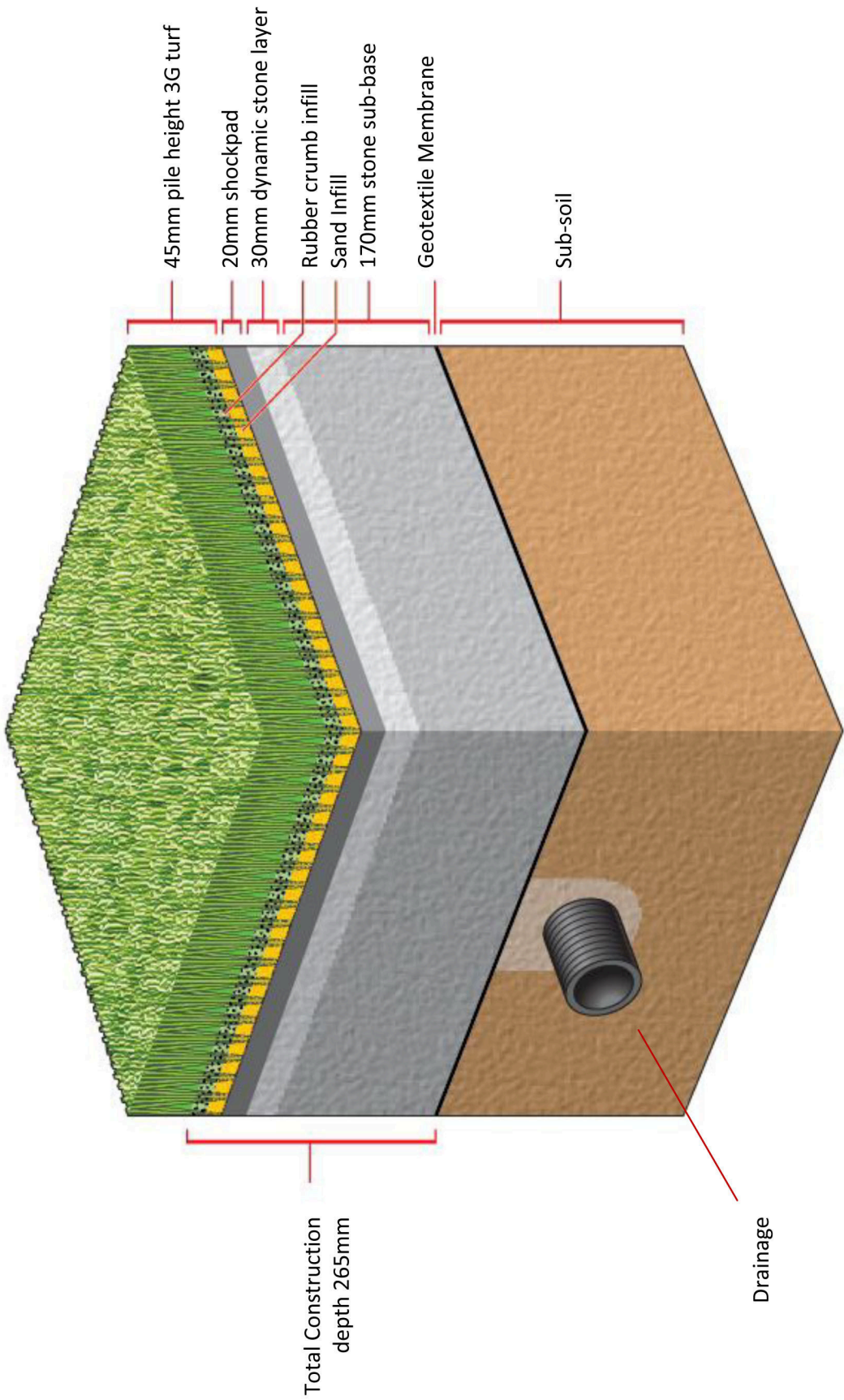
Project: 108 VINE LANE, HILLINGDON UB10 0BE.

Description: LAYOUT PLAN

Scale: 1:500 @A2 Date: Sept. 11

Project No: MB / 1985 / 2 Rev. -

3D Cross Section (3G Hybrid)



SURVEY OF TREES AT VINE LANE, HILLINGDON

Tree No	Species	Branch Spread (m)				Height of crown clearance (m)	Category / Class	Estimated Contribution (yrs)	Condition / Physiological / Structural	Tree Works
		HR (m)	NE (m)	SW (m)	W (m)					
1	Molligonella	26	4	4	4	M	A1	>40	Good form and condition. Inclined to the southeast. Lower trunk is split longitudinally. Crossing branches within the crown. May damage but not of long term quality.	
2	Silver Birch	5	3	3	3	Y	C1	>10	Multi-stemmed form and sadgait habit. Minor significance due to small size.	
3	Cedar	18	7	11	11	M	A1	>40	Reasonable form and condition although branches recently snapped and broken out as a result of storm damage. Short crown is open due to past storm damage. Short crown is open due to past storm damage.	
4	Irish Yew	5	4	5	4	M	C1	>10	Multi-stemmed form and sadgait habit. Minor significance due to small size.	
5	Cedar	16	8	10	12	M	A1	>40	Multi-stemmed form from ground level. Several stems having been lost in the past. The upper crown is open due to past storm damage. Short crown is open due to past storm damage.	
6	Cedar	10	9	10	12	M	C1	>10	Good condition multi-stemmed form with some minor recent storm damage.	
7	Cedar	22	11	12	13	M	B1	>20	Good form and condition. Minor significance.	
8	Red Oak	7	4	4	5	Y	C1	>10	Good form and condition. Minor significance.	
9	Red Oak	6	5	5	5	Y	C1	>10	Good form and condition. Minor significance.	
10	Lime	6	2	2	2	Y	C1	>10	Good form and condition. Minor significance.	

Key to Schedule of Trees

Column Heading
 Tree No. Unique number corresponding with number on plan.
 Species. Name of tree species.
 Branch Spread. Crown radius in metres to cardinal points of the compass.
 Stem Size. Diameter at breast height (1.3m above ground level).
 Height of crown clearance. Height in metres between ground level and underside of canopy.
 Category / Class. See BS 5837:2009 for definitions.
 Age Class. See BS 5837:2009 for definitions.
 Estimated Contribution (yrs). See BS 5837:2009 for definitions.
 Condition / Physiological / Structural. Brief description including physiological and structural defects.
 Tree Works. Proposed works to be undertaken during the project to facilitate the construction or maintenance of the site.

Explanation
 Unique number corresponding with number on plan.
 Species. Name of tree species.
 Branch Spread. Crown radius in metres to cardinal points of the compass.
 Stem Size. Diameter at breast height (1.3m above ground level).
 Height of crown clearance. Height in metres between ground level and underside of canopy.
 Category / Class. See BS 5837:2009 for definitions.
 Age Class. See BS 5837:2009 for definitions.
 Estimated Contribution (yrs). See BS 5837:2009 for definitions.
 Condition / Physiological / Structural. Brief description including physiological and structural defects.
 Tree Works. Proposed works to be undertaken during the project to facilitate the construction or maintenance of the site.

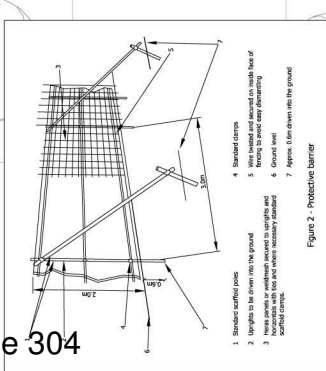


Figure 2 - Protective barrier

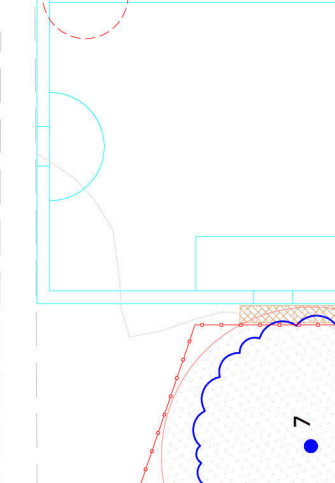
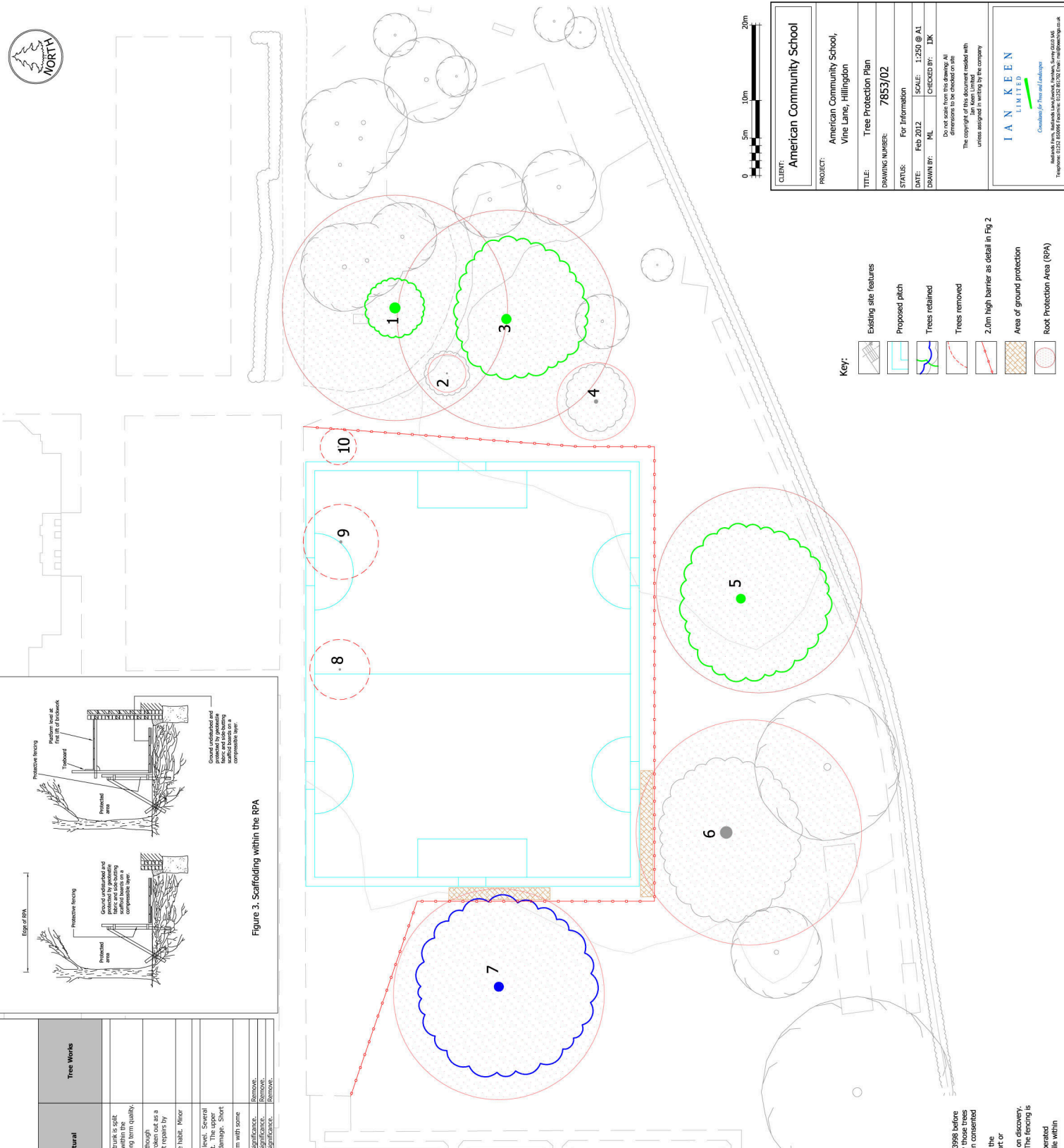


Figure 3. Scaffolding within the RPA



- Key:**
- Existing site features
 - Proposed pitch
 - Trees retained
 - Trees removed
 - 2.0m high barrier as detail in Fig 2
 - Area of ground protection
 - Rock Protection Area (RPA)

CLIENT: American Community School
PROJECT: American Community School, Vine Lane, Hillingdon
TITLE: Tree Protection Plan
DRAWING NUMBER: 7853/O2
STATUS: For Information
DATE: Feb 2012 **SCALE:** 1:250 @ A1
DRAWN BY: ML **CHECKED BY:** JIK
 Do not scale from this drawing. All dimensions to be checked on site.
 The copyright of this document resides with Ian Keen Limited
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IAN KEEN LIMITED
 Creations for Trees and Landscapes
 Redlands Farm, Redlands Lane, Hillingdon, Wembley, Middlesex UB8 3PH
 Telephone: 01252 550999 Fax: 01252 551121 Email: info@iankeen.co.uk

- NOTES**
- All tree works are to be completed by approved contractor working to standards set out in BS 3998 before any other works take place on site. Upon grant of planning consent based on this drawing only those trees identified and shown for removal hereon should be removed. Verification that removal has been consented shall be sought from the Local Planning Authority prior to commencement.
 - Protective fencing as shown shall be erected. No activity, storage of materials, liquids or any sort of source are permitted within the protective fencing at any time.
 - The site agent is to inspect the protective fencing daily and make good any defects immediately on discovery. The protective fencing may only be removed after the main construction works are complete. The fencing is to be taken down by the contractor only and replaced by the contractor.
 - Soil to be replaced by the contractor. Cultivation of soils is to be completed by hand or with hand operated equipment only. Cultivation of soils is to be kept within the top 100mm of the existing soil profile within former protected areas except for the planting of larger plants and trees.

SURVEY OF TREES AT VINE LANE, HILLINGDON

Tree No	Species	Ht (m)	Branch Spread (m)	Branch Spread (N E S W)	Stem Dia (cm)	Height of crown clearance (m)	Age class	Category (yr)	Estimated remaining contribution (yr)	Condition Physiological / Structural	Preliminary management recommendations	
1	Willowheron	26	4	4	4	132	0	M	A1	>40	Good form and condition. Inclined to the southeast. Lower trunk is split longitudinally. Crossing branches within the crown. Very dense but not of long term quality.	
2	Silver Birch	5	3	3	21	2	Y	C1	>10	Multi stemmed form and condition although branches recently snapped and broken out as a result of frost damage. Minor significance due to small size.		
3	Cedar	18	7	11	11	8	M	A1	>40	Multi stemmed form and condition although branches recently snapped and broken out as a result of frost damage. Minor significance due to small size.		
4	Irish Yew	5	4	5	4	52m	2	M	C1	>10	Multi stemmed form and condition although branches recently snapped and broken out as a result of frost damage. Minor significance due to small size.	
5	Cedar	16	8	10	12	114	0	M	A1	>40	Multi stemmed form and condition although branches recently snapped and broken out as a result of frost damage. Minor significance due to small size.	
6	Cedar	10	9	10	12	165m	0	M	C1	>10	Multi stemmed form and condition although branches recently snapped and broken out as a result of frost damage. Minor significance due to small size.	
7	Cedar	22	11	12	13	117	0	M	B1	>20	Good condition multi stemmed form with some minor recent snow damage.	
8	Red Oak	7	4	4	4	36	2	Y	C1	>15	Good form and condition. Minor significance.	
9	Red Oak	6	5	5	5	30	2	Y	C1	>10	Good form and condition. Minor significance.	
10	Lime	6	2	2	2	20	2	Y	C1	>10	Good form and condition. Minor significance.	

Key to Schedule of Trees

Explanation

Unique number corresponding with number on plan

Tree No.

Species

Ht (m)

Branch Spread (m)

Branch Spread (N E S W)

Stem Dia (cm)

Height of crown clearance (m)

Age class

Category (yr)

Estimated remaining contribution (yr)

Condition Physiological / Structural

Preliminary management recommendations

Column Heading

Tree No.

Species

Ht (m)

Branch Spread (m)

Branch Spread (N E S W)

Stem Dia (cm)

Height of crown clearance (m)

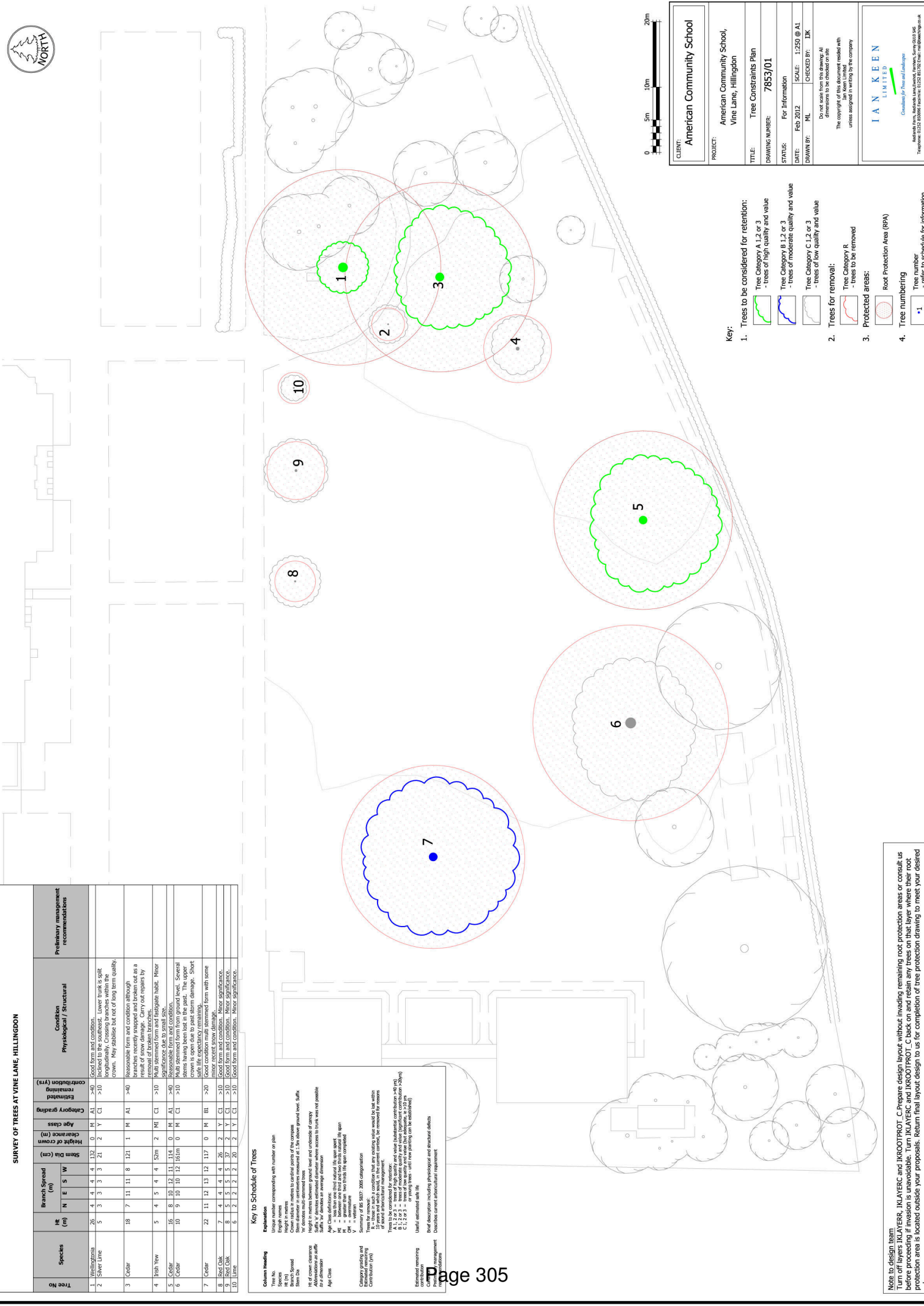
Age class

Category (yr)

Estimated remaining contribution (yr)

Condition Physiological / Structural

Preliminary management recommendations



- Key:**
- Trees to be considered for retention:
 - Tree Category A 1,2 or 3 - trees of high quality and value
 - Tree Category B 1,2 or 3 - trees of moderate quality and value
 - Tree Category C 1,2 or 3 - trees of low quality and value
 - Trees for removal:
 - Tree Category R - trees to be removed
 - Protected areas:
 - Root Protection Area (RPA)
 - Tree numbering
 - Tree number
 - refer to schedule for information

CLIENT: American Community School

PROJECT: Vine Lane, Hillingdon

TITLE: Tree Constraints Plan

DRAWING NUMBER: 7853/Q1

STATUS: For Information

DATE: Feb 2012 **SCALE:** 1:250 @ A1

DRAWN BY: ML **CHECKED BY:** JIK

Do not scale from this drawing. All dimensions to be checked on site.

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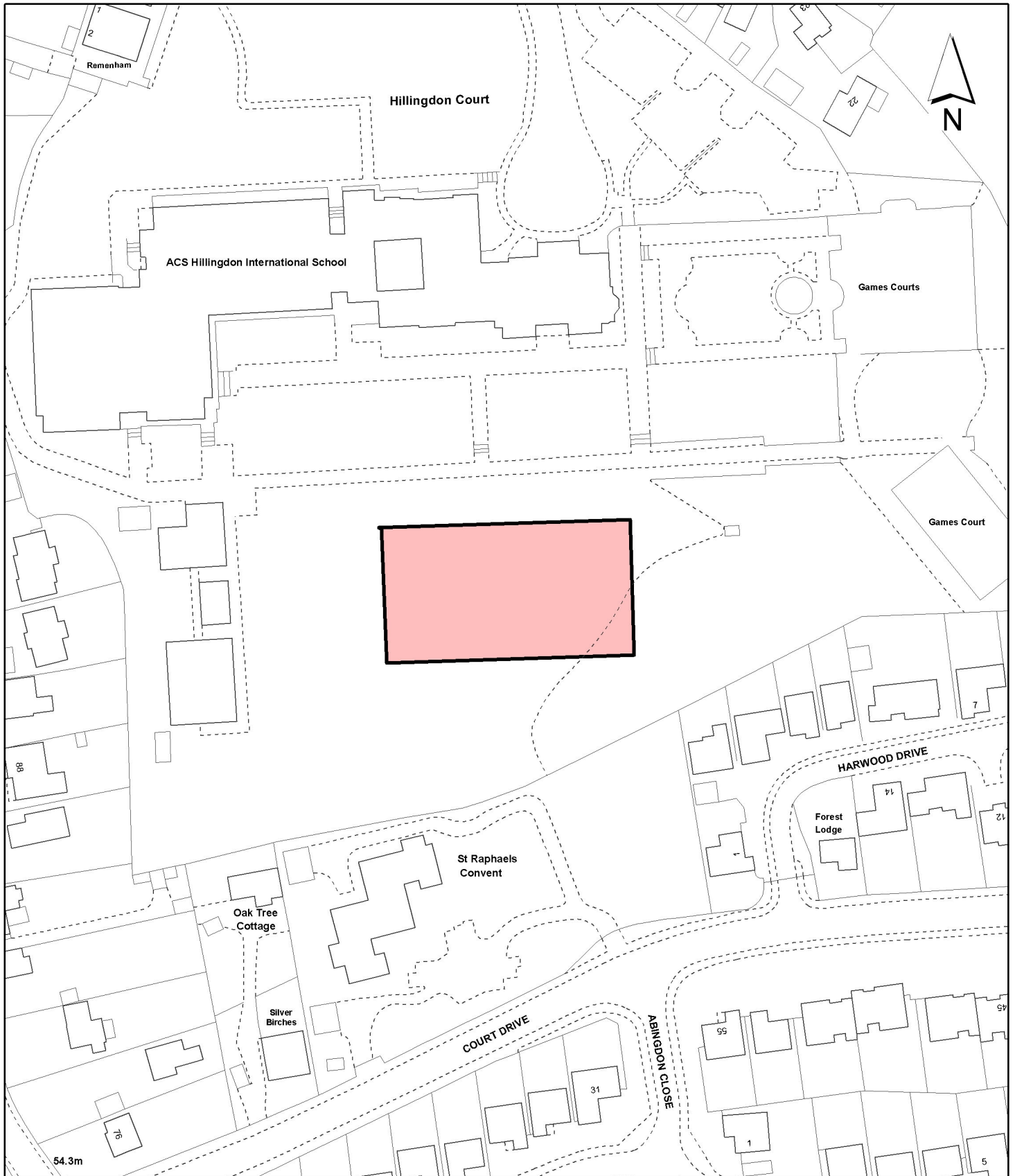
IAN KEEN LIMITED
Consultants for Trees and Landscapes

Headoffice: 12525-50000 Hillingdon, Hillingdon, Surrey GU12 5JG
 Telephone: 01252 500000 Fax: 01252 500001 Email: ian@iankeen.co.uk

Note to design team: IAN KEEN, IAN KEEN & KNOX PROTECT, C Progress design, please without involving remaining root protection areas or consult us before any work is undertaken. If the design is unacceptable, IAN KEEN & KNOX PROTECT, C back on and retain any areas of the tree which the root protection area is located outside your proposals. Return final layout design to us for completion of tree protection drawing to meet your desired scheme.







Notes

 Site boundary

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Site Address

**ACS International School
Hillington Court
108 Vine Lane, Hillington**

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

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

Planning Application Ref:
2393/APP/2011/3103

Scale
1:1,250

Planning Committee
Central and South

Date
**February
2012**



HILLINGTON
LONDON

Report of the Head of Planning & Enforcement Services

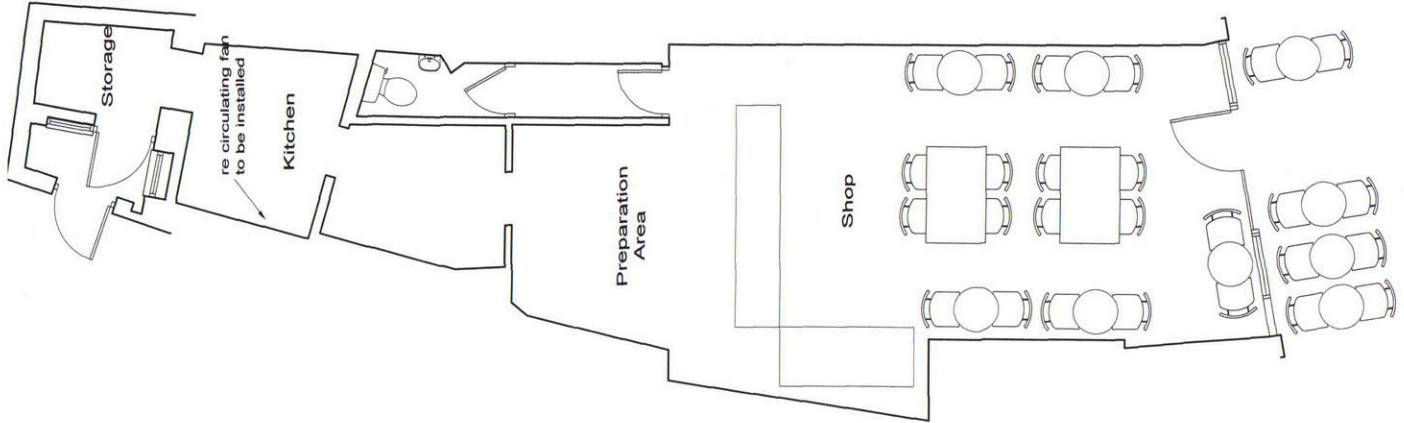
Address 7 HIGH STREET UXBRIDGE

Development: Change of use from Class A1 (Shops) to Class A3 (Restaurants and Cafes)
(Retrospective) (Resubmission)

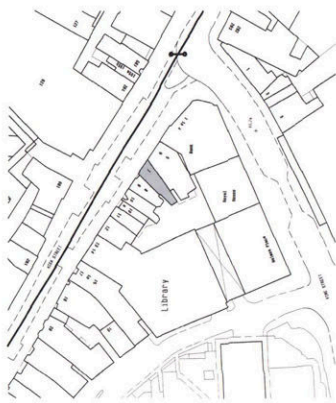
LBH Ref Nos: 26196/APP/2011/2763

Date Plans Received:	14/11/2011	Date(s) of Amendment(s):	14/11/2011
Date Application Valid:	14/11/2011		13/01/2012
			20/02/2012

Refuse bin area (shared)

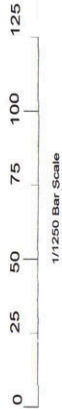


Existing Ground Floor Plan



Location Plan

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 Scale 1/1250



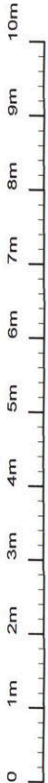
1/1250 Bar Scale

Revision: B. Refuse area detail Jan 12
 A. refuse area and fan added Nov 11

Site		7 High Street, Uxbridge, Middx.	
Client		Mr M Wehbe	
Detail		Existing Plan	
Scale	1/50 1/1250	Drawing Number	3173/3B
Date	15/06/11	Drawn by	JAS
F.J. Thompson & Co Old Kings Arms 30 Church Street Rickmansworth Herts SG8 9JG Tel: 01923 729277 Fax: 01923 729110 e-mail: surveys@fjthompson.co.uk W03 1D			

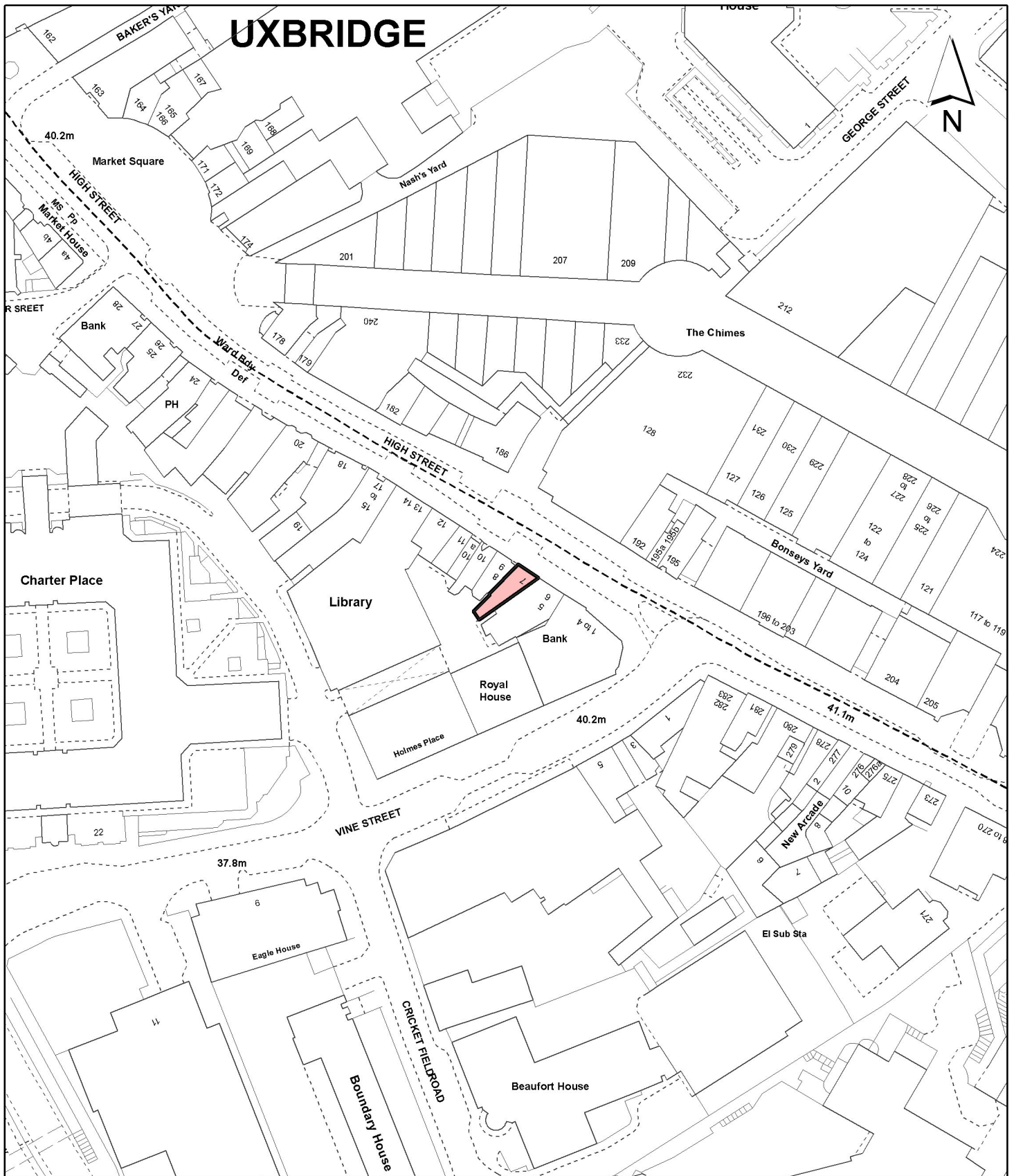
LON BORO OF HILLINGDON
 RECEIVED
 13 JAN 2012
 PLANNING & TRANSPORTATION
 GROUP

AMENDED
 PLAN



1/50 Bar Scale

UXBRIDGE



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Site Address

**7 High Street
Uxbridge**

Planning Application Ref:

26196/APP/2011/2763

Planning Committee

Central and South

Scale

1:1,250

Date

**February
2012**

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

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address CROWNE PLAZA STOCKLEY ROAD WEST DRAYTON

Development: External terrace to south and alterations to doors

LBH Ref Nos: 359/APP/2011/2999

Date Plans Received: 08/12/2011

Date(s) of Amendment(s):

Date Application Valid: 12/12/2011

JOB REFERENCE
11014

NOTES:
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REV	NOTES	DATE	BY

ADS DESIGN
INTERIORS • ARCHITECTURE

ADS DESIGN & BRAND DEVELOPMENT
 King John's Gallery, King John's Island, Myrtle Road,
 Trowesbury, GL20 0EB
 Tel: +44 (0) 1628 879 222
 Fax: +44 (0) 1628 879 222
 email: info@ads-design.co.uk

CLIENT

LRG

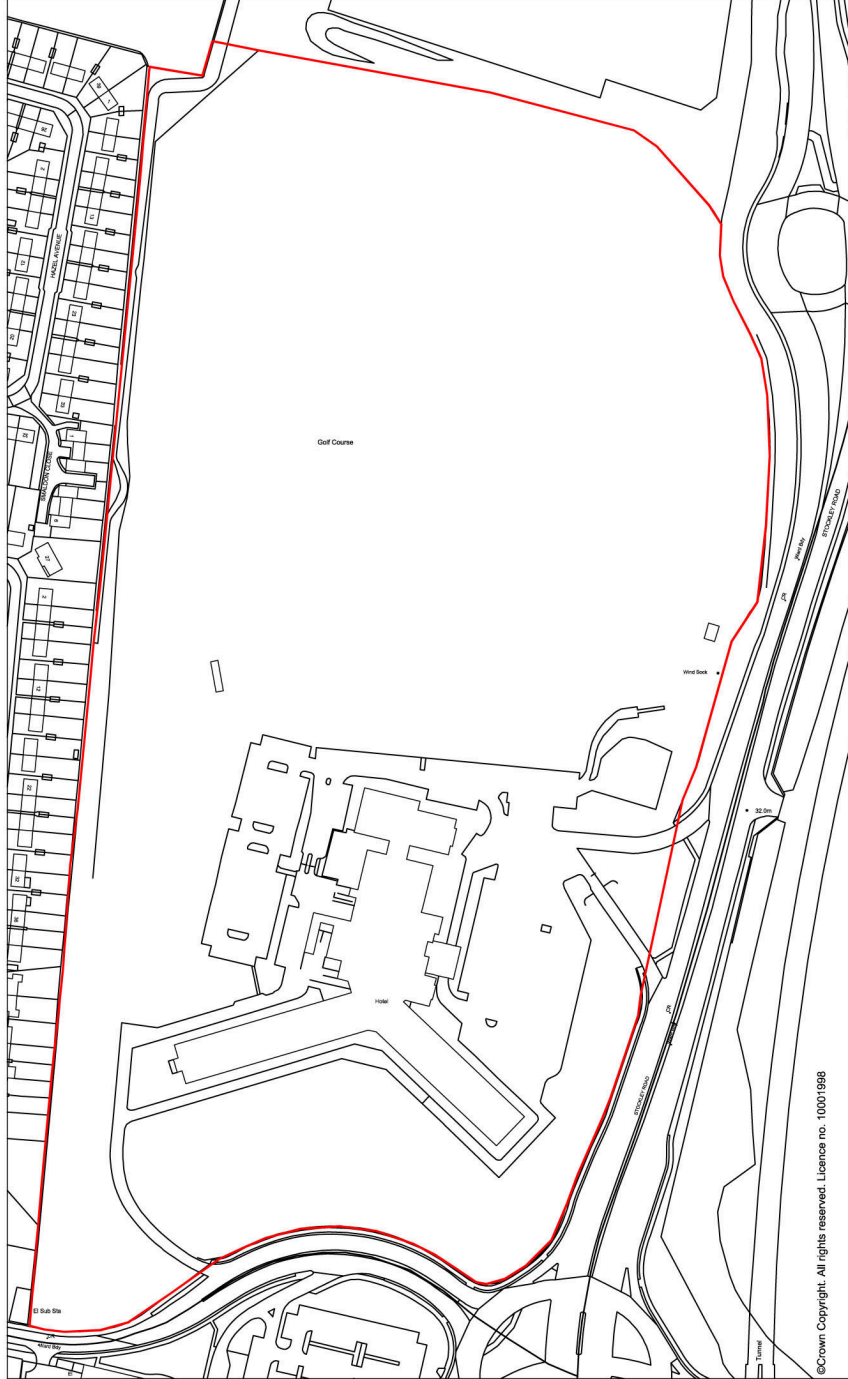
PROJECT

Crowne Plaza Heathrow
 Meeting Room Breakout Area

DRAWING TITLE
 Site Location Plan

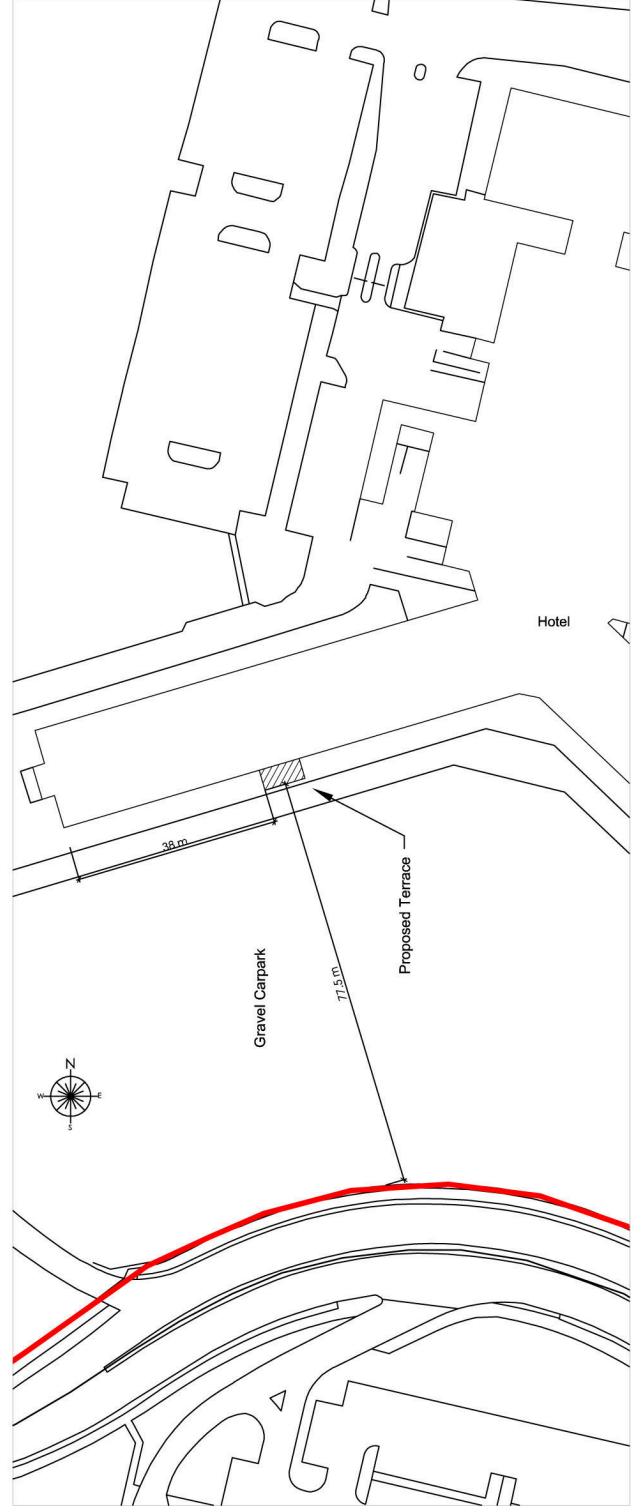
SCALE 1:2500, 1:1000	SHEET A3
DATE 6-12-2001	DRAWN BA
TICK & DATE IF FINALISED	
DRAWING NUMBER	

102



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Site Location Plan 1:2500

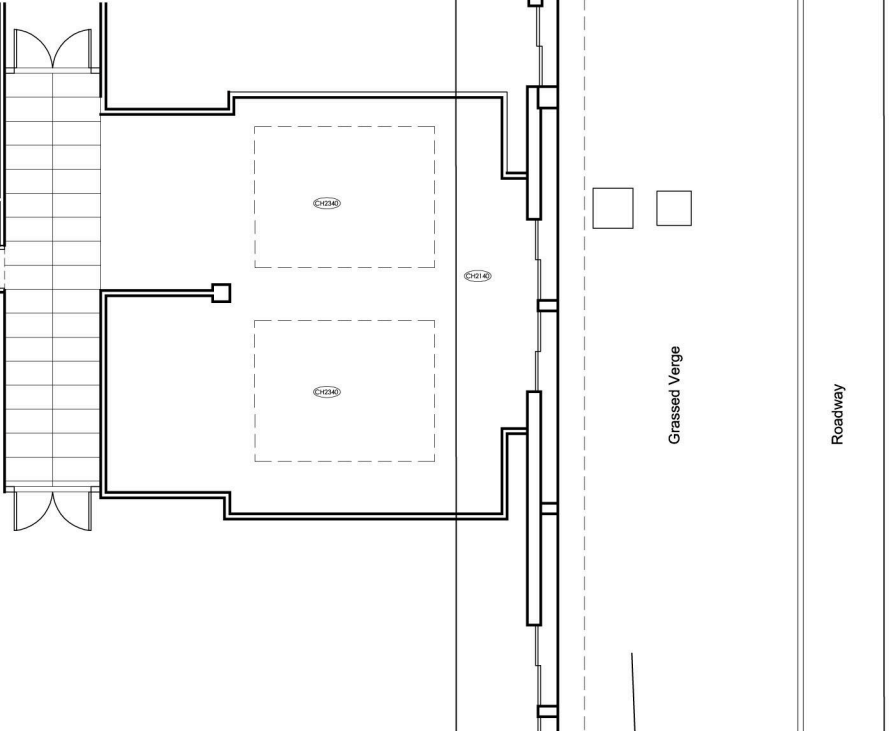
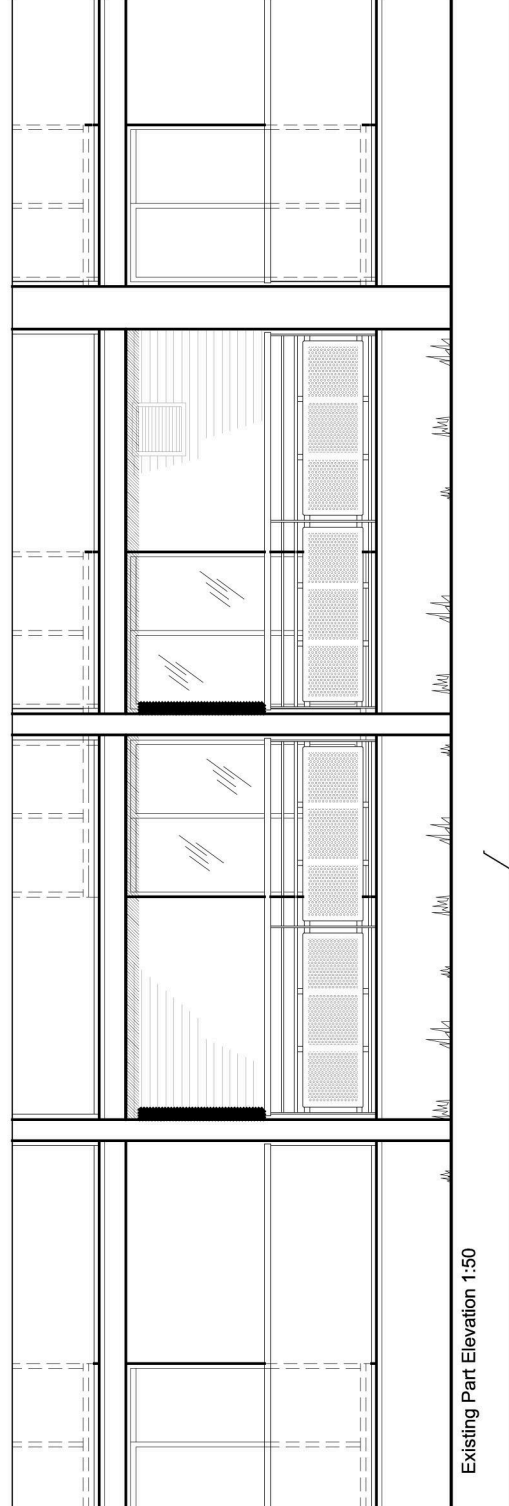
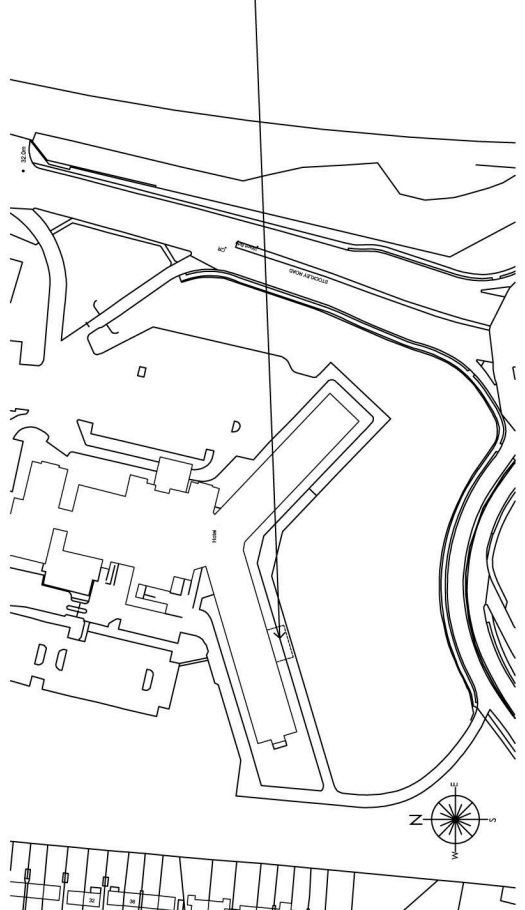


Site Plan 1:1000

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Existing Part Elevation 1:50

Existing Part South Elevation
1:200



REV	NOTES	DATE	BY

ADS DESIGN
 INTERIORS ARCHITECTURE
 ADS DESIGN & BRAND DEVELOPMENT
 King John's Gallery, King John's Island, Myrtle Road,
 Trowebury, GL20 8EB
 Tel: 01296 411100 Fax: 44 (0) 1884 879 292
 email: info@ads-design.co.uk

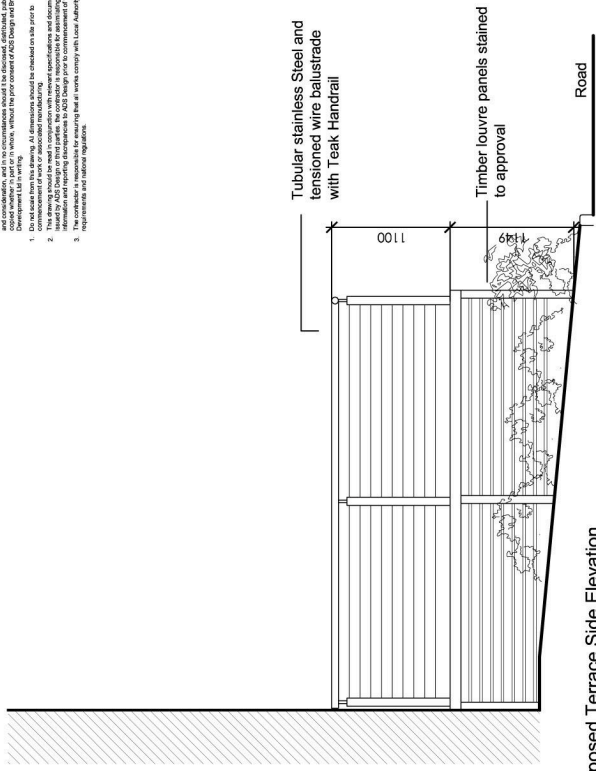
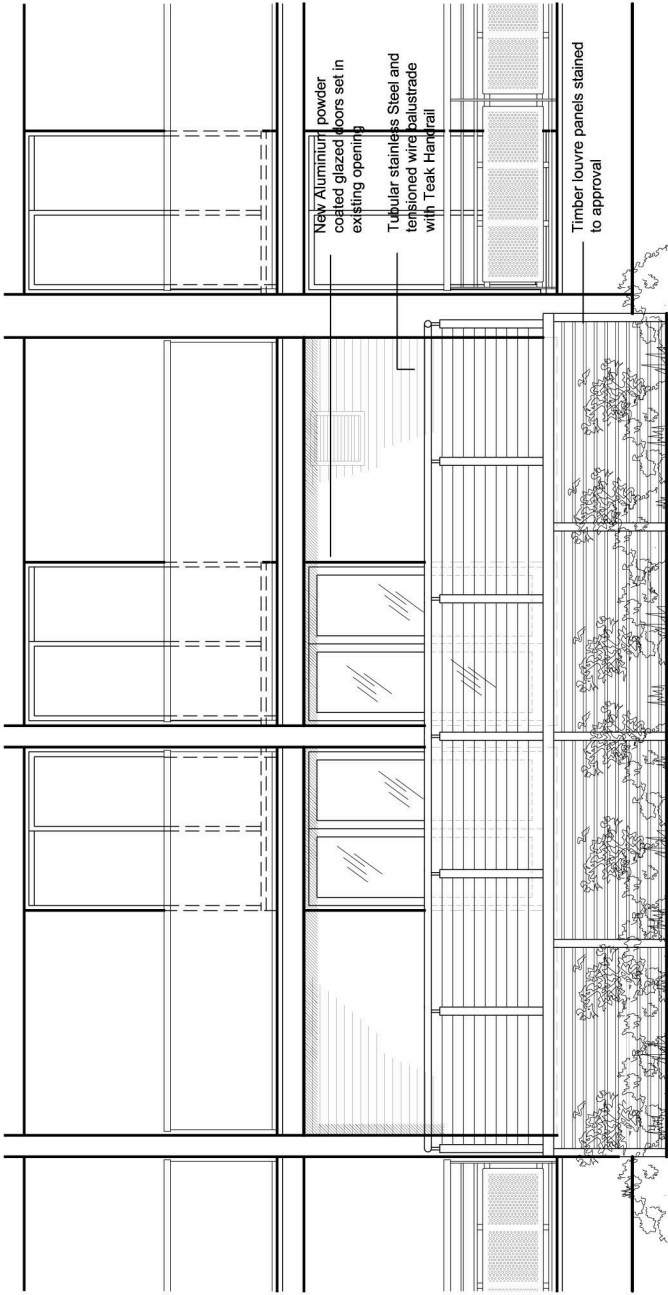
CLIENT
 LRG

PROJECT
 Crowne Plaza Heathrow
 Meeting Room Breakout Area

DRAWING TITLE
 Existing Plan & Elevation
 External Terrace

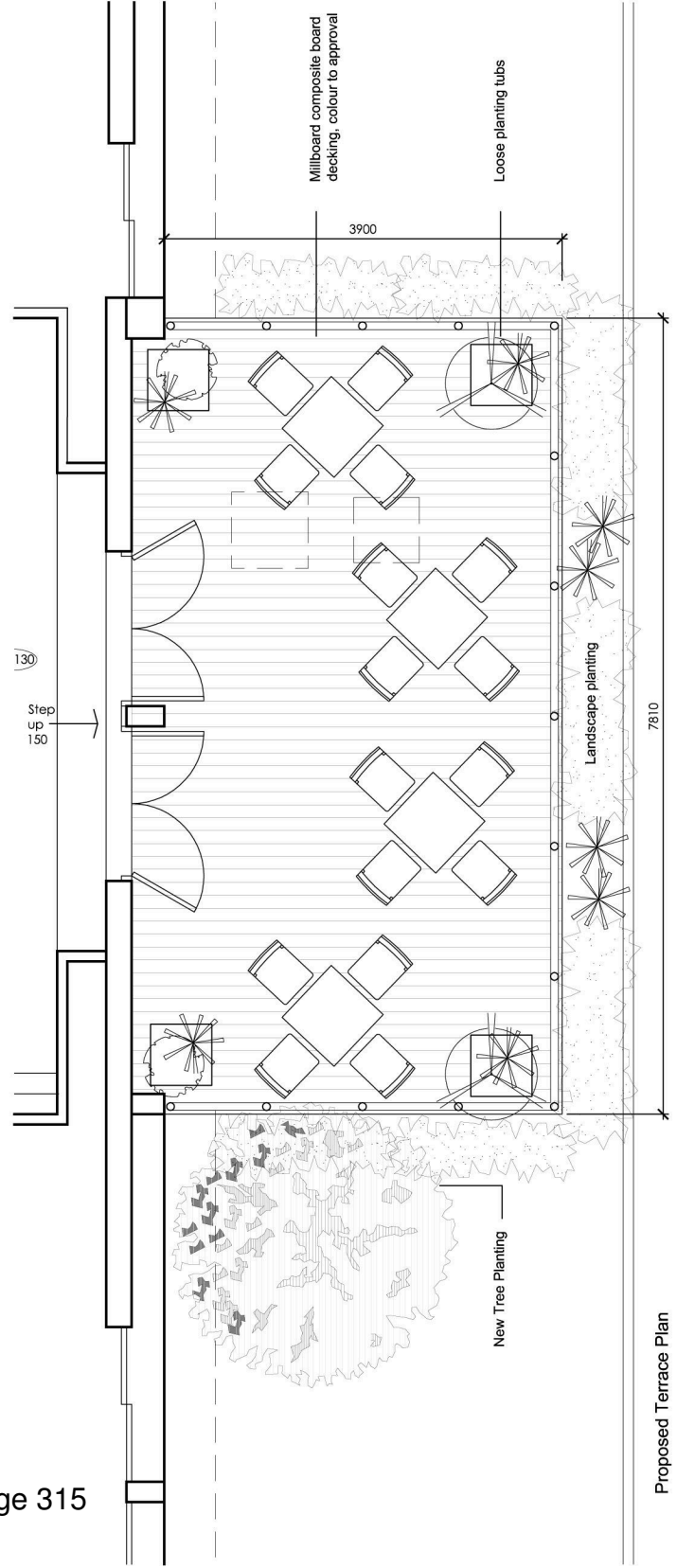
SCALE 1:50	SHEET A3
DATE 28-11-2011	DRAWN BA
TYP & DATE BY FIELDWORK	
DRAWING NUMBER	

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Proposed Terrace Side Elevation

Proposed Terrace Front Elevation



Proposed Terrace Plan

REV	NOTES	DATE	BY

ADS DESIGN
INTERIORS • ARCHITECTURE

ADS DESIGN & BRAND DEVELOPMENT
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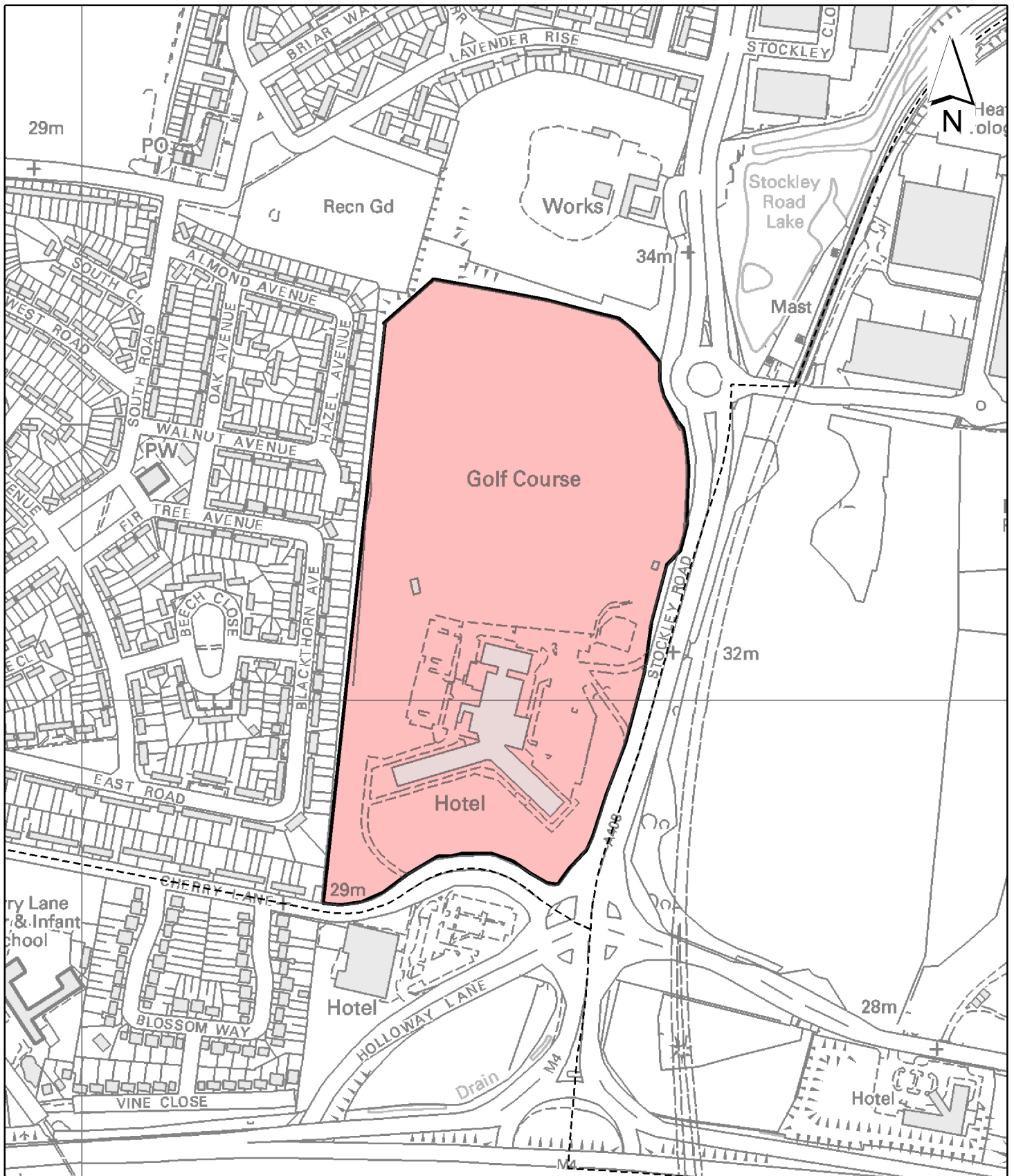
CLIENT
LRG

PROJECT
Crowne Plaza Heathrow Meeting Room Breakout Area

DRAWING TITLE
External Terrace Proposed Plan & Elevations

SCALE: 1:50	SHEET A3
DATE: 28-11-2011	DRAWN: RA
TICK & DATE IF PRELIMINARY	

DRAWING NUMBER 100	
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Notes

 Site boundary

For identification purposes only.

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Site Address

**Crowne Plaza
Stockley Road
West Drayton**

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

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

Planning Application Ref:
359/APP/2011/2999

Scale
1:5,000

Planning Committee
Central and South

Date
**February
2012**



HILLINGDON
LONDON



HILLINGDON LONDON

Meeting: Central & South Planning Committee
Date: 06 March 2012 **Time:** 7.00pm
Place: Committee Room 5, Civic Centre Uxbridge

ADDENDUM SHEET

Item: 7	Page: 49	Location:	KMS Motors, rear of Dawley Parade, Dawley Road, Hayes
Amendments/Additional information:		Officer Comments:	
Add standard condition OM19 (construction management plan) and RES23 (Visibility splays)		To mitigate construction and traffic impacts	
Amend condition 4 by inserting the number 3 before the word bicycles		For clarity	
Amend condition 5 by inserting the words 'including the designation and allocation of spaces,'		For clarity	
Add standard condition RES24 (Secure by Design)		To prevent crime	
Replace condition 13 with standard condition RES16 (Code for Sustainable Homes)		For clarity	
Item: 8	Page: 65	Location:	4, 5 and 6 School Approach, Fredora Avenue, Hayes
Amendments/Additional information:		Officer Comments:	
Replace condition 18 with standard condition RES24 (Secure by Design)		For clarity	
Item: 9	Page: 83	Location:	Harvard House, Summerhouse Lane, Harmondsworth
Amendments/Additional information:		Officer Comments:	
Amend condition 5 by inserting the word 'Public' between the words 'including' and 'Bank'		For clarity	
Delete condition 27 and amend condition 10 by inserting the words 'or the collection of refuse and recycling' between the words 'goods' and 'outside'		For clarity	
Delete condition 14		To remove duplication	
Replace condition 28 with standard condition RES24 (Secure by Design)		For clarity	
Amend Informative 5 by inserting the words public between or and Bank		For clarity	

Item: 10	Page:107	Location: Harvard House, (Listed Building Consent) Summerhouse Lane, Harmondsworth
Amendments/Additional information:		Officer Comments:
<p>Replace Informative 6 with the following condition:</p> <p>The fire places and shutters shall not be removed, damaged or otherwise altered.</p> <p>REASON This approval does not relate to fire places and shutters, which in this case are of considerable historical value. It is therefore necessary to consider the acceptability of any works to the fire places and shutters before any alterations are made, and to safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>		For clarity

Item: 12	Page: 131	Location: 86 - 90 High Street, Yiewsley
Amendments/Additional information:		Officer Comments:
<p>A letter has been received from the Applicant which is attached at Annex 1 to this Addendum.</p>		<p>To ensure the letter from the applicant is communicated to the Committee members.</p> <p>There is nothing in the letter which alters the report recommendation. Large sections of the letters concern an unconnected planning application which is not relevant to the Committee's decision.</p>

Item: 13	Page: 141	Location: 7 Nestles Avenue, Hayes
Amendments/Additional information:		Officer Comments:
<p>Amend condition 8 by inserting the word 'Bank' between Sundays and 'and'</p>		For clarity

Annex 1: Letter from Applicant Relating to Item 12

Messrs G & K Dade
High Street

86 – 90

Yiewsley
West Drayton

Middx
UB7 7DS

Matthew Duigan

Team Manager
Central and South Team
London

Planning Environment and Community Services
Borough of Hillingdon
Sunday, 04 March 2012

Dear Mathew

Re: Planning Application Number 64714/APP/2009/778 :86-90 High Street, Yiewsley, UB7-7DS

I thank you for your e-mail and subsequent telephone conversation with Mr Singh.

We would like to stress that we want to sign the S106 agreement as soon as possible, as you are fully aware. All sections within the S106 have been agreed to in principle. But in order to satisfy the Councils requirements, unimpeded access is required for 12 vehicles to the proposed car park. However, I reiterate the factual situation regarding this matter below.

In your e-mail dated September 2010, you mentioned that the council would like the residents of 47, 47a & 45 Albert Road to sign the S106 agreement. However, after consultation with your legal department, you decided that this would not be necessary. You later mentioned that the owner of the access road will have to sign the S106 agreement. This was the first time that this requirement was brought to our attention. In earlier correspondence with Mr Rory Stracey, we were required only to provide proof that we had a right of way by supplying our title deeds to him. The evidence was provided and still no mention was made that we would have to include the access road owner into the S106 agreement.

We on our part, for our development required access for only 8 vehicles to use the proposed car park. The remaining 4 car park spaces were required to satisfy the planning breach in relation to 47 & 47A Albert Road UB7 8ES.

The 47A Albert Road dwelling was built in breach of planning regulations. We understand that enforcement action is in place for the breach of planning regulations. This breach cannot be satisfied without access to the car park and without the four spaces that are required.

In order to help matters concerning breach of planning regulations and resolve the problem of parking of 12 vehicles, which include the 4 spaces to be GIVEN at noon going cost, to the residents of 47 and 47a Albert Road, we had to purchase additional land at the rear of 45 Albert Road UB7 8ES at an additional cost to us. The committee members should be made aware that we are prepared to provide 4 car parking spaces at no cost to the residents of 47 & 47A Albert Road UB7 8ES, but we require financial support either from the council or the residents of 47, 47A Albert Road UB7 8ES, to acquire unimpeded access for their 4 spaces, to the proposed car park. In the original

application of 2005, the council did not secure the access rights to the 4 spaces, and are now using our planning application to secure this requirement, which is highly unfair. We have contacted James Rodger in this connection on several occasions. He has replied to us on one occasion with an unsuitable response.

The owner of the access road has demanded a contribution of £215,000.00p for providing access to 12 vehicles to the proposed car park. In order to support the council with their planning approval for 47A Albert Road UB7 8ES, access to the car park is absolutely essential. We are doing our best to reach an amicable solution to the problem. We have requested the owner of the access road for a meeting and we are awaiting a response to our last e-mail dated 9th January 2012 and we have left several telephone messages, to which we have received no response.

We therefore request the council for the extension of time to get the S106 agreement completed. We shall be grateful if our case is put on the agenda for the planning committee at a later date than 6th March 2012.

Further, worryingly, in 2005, St John Spencer Estates and Developments Limited were granted permission by London Borough of Hillingdon Council using a portion of land in their RED LINE SITE, but BELONGING TO US, at the rear of our building: 86 – 90 High Street Yiewsley, UB7 7DS, without our prior written consent. We are extremely concerned that the council granted permission for the development to go ahead without the full permission of all the land owners included within the red line site of 2005. It now seems that the correct procedure had not been followed by the Council on two occasions.

Firstly, granting full planning consent to erect the property at 47a Albert Road without checking if access was granted by the access road owner. Secondly, by granting permission to St Johns Spencer Estates and Development Ltd, whilst they had not obtained full written consent from land owners within their proposed RED LINE at the time of application in 2005.

We have sought legal advice on this matter and have been informed that the council as well as the developer did not follow the correct procedures at that time. In 2005, we ought to have been made a party to the developers S106 agreement.

On the one hand the Council has allowed St John Spencer Estates & Developments Limited to proceed with their development without our participation in their S106 agreement and on the other hand the council is not allowing our development to proceed unless they are a party to our S106 agreement, which seems very high handed. Please note that we are willing to make the financial contribution required under schedule 1, within our s106 agreement, towards the education policies of London Borough Hillingdon Council. Perhaps, it seems as though our contribution of £9184.00p, is not good enough in monetary terms compared to larger contribution, by the development next door?

We have written to the council on 14th February 2012, regarding the application made by St Johns Spencer Estates and Development Ltd, and are awaiting a response to this email. In the meantime, due to the various serious issues involved in our application,

and indeed regarding the applications that were approved by the Council without the correct documentation in 2005, we have taken the necessary steps to involve our local MP as a matter of urgency.

Due to such a complex range of issues involved in the applications, please allow us more time to get the S106 agreement completed, as we will be including any correspondence from our MP in our file from now on.

Please take this letter with you for the attention of the committee members at the planning meeting on the 6th March 2012.

Yours Sincerely

Messrs G & K Dade

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