

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 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

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 these 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.

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 roofslope. 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;
- (ii) The proposed flu will increase smells and fumes;
- (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;
- (vi) There is no benefit to residents to have another hotel in this location; and
- (vii) The proposed use will generate an unacceptable level of noise and disturbance

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 roofslope 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 Harmonswoth 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:	Scale
67230/APP/2010/1905	1:1,250
Planning Committee	Date
Central and South	November 2011

LONDON BOROUGH OF HILLINGDON
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 & Community Services**
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