

## 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 30m<sup>2</sup> 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            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.

### **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**

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.
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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 30m<sup>2</sup> 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.

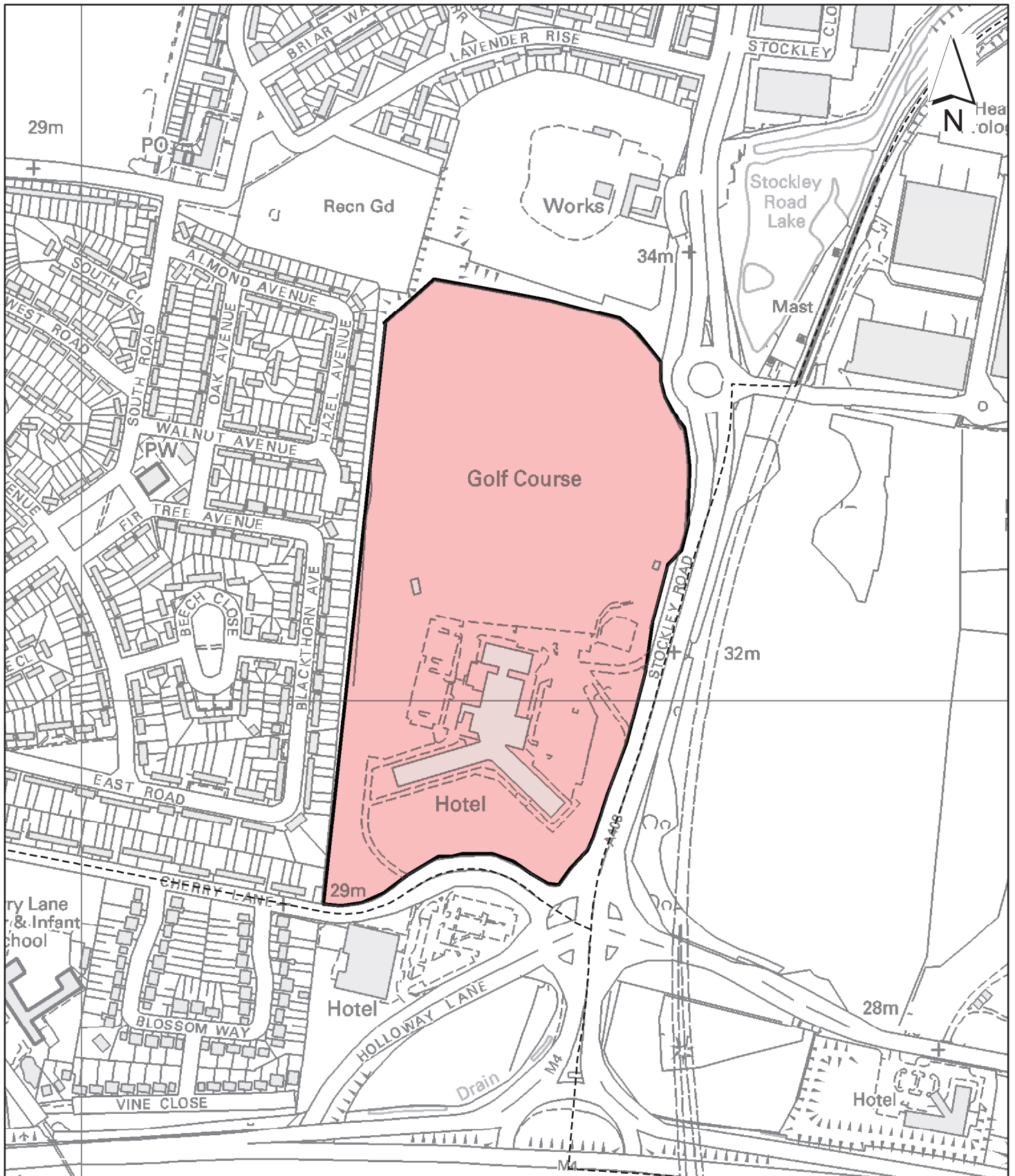
## **08.0 Reference Documents**

Hillingdon UDP (Saved Policies September 2007).

**Contact Officer:** Nicola Taplin

**Telephone No:** 01895 250230





**Notes**

 Site boundary

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