

## Report of the Head of Planning & Enforcement Services

**Address** AIRLINK HOUSE, 18-22 PUMP LANE HAYES

**Development:** Application to vary condition 2 of planning permission ref: 5505/APP/2010/2455 to make minor internal alterations at the ground, first and second floor level and increase height of rear extension adjoining northern boundary by 1.3m

**LBH Ref Nos:** 5505/APP/2011/3064

**Drawing Nos:** PUMP/HOTEL/GNDPROP/100P01/SEPT10 Received 10th May 2012  
PUMP/HOTEL/1STPROP/100P02/SEPT10 Received 10th May 2012  
PUMP/HOTEL/2NDPROP/100P03/SEPT10 Received 10th May 2012  
PUMP/HOTEL/ROOFPROP/100P04/SEPT10 Received 10th May 2012  
PUMP/HOTEL/PRO/LEFTTELEV/100P10/SEPT10 Received 10th May 2012  
PUMP/HOTEL/PRO/RIGHTELEV/100P11/SEPT10 Received 10th May 2012  
PUMP/HOTEL/PRO/REELEV/100P12/SEPT10 Received 10th May 2012  
PUMP/HOTEL/PRO/SECTION/100P13/SEPT10 Received 10th May 2012  
PUMP/HOTEL/PRO/FRELEV/100P09/SEPT10 Received 10th May 2012

**Date Plans Received:** 19/12/2011 **Date(s) of Amendment(s):**

**Date Application Valid:** 19/12/2011

### 1. SUMMARY

Planning permission was granted (Ref: 5505/APP/2010/2455) on the 7th December 2010, for the change of use of the existing office building at Airlink House to a hotel, along with the erection of a single storey rear extension. It is proposed that the hotel would comprise restaurant/banqueting facilities on the ground floor with a seating capacity for up to 200 people. A total of 23 hotel rooms catering for up to 40 guests would occupy the first and second floors.

This application seeks planning permission for the variation of condition 2 (In accordance with the approved plans) of the above planning consent to allow for minor internal alterations at the ground, first and second floor level, along with an increase in height of the proposed rear extension adjoining northern boundary by 1.3m.

The proposed changes would not harm the visual amenity of the site and surrounding area or the residential amenity of surrounding occupiers. Approval is recommended accordingly.

### 2. RECOMMENDATION

**That delegated powers be given to the Head of Planning Sport and Green Spaces to grant planning permission, subject to the following:**

1. That the Council enter into a Deed of Variation, in order to insert the new planning reference number into the existing Agreement dated 7/12/2011, attached to planning permission ref: 5505/APP/2010/2455.
2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the Deed of Variation and any abortive work as a result of the agreement not being completed.

**3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.**

**4. If the Deed of Variation has not been finalised within 6 months of the date of this resolution, the application be refused for the following reason:**

**The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of air quality and a Green Travel Plan). The proposal therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).**

**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 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers /100P01, P02, P03, P04, P05, P06, P07, P08, P09

**REASON**

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

**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 M3 Boundary treatment - details**

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

**REASON**

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 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 vent/chimney shall be 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).

**6 H8 Surfacing and marking**

The development shall not be occupied until the parking and servicing areas shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be permanently retained and used for no other purpose.

**REASON**

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

**7 H13 Installation of gates onto a highway**

No gates to control pedestrian or vehicle movements shall be installed without the prior approval of the Local Planning Authority.

**REASON**

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policies AM3 and AM8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**8 DIS1 Facilities for People with Disabilities**

Before development commences, plans and detail demonstrating that the accessible bedrooms comply with BS 8300:2009 shall be submitted to and approved in writing by the Local Planning Authority. All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

**REASON**

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**9 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).

H14

~~Notwithstanding the details submitted, the development hereby permitted shall be commenced until details of 21 covered and secure cycle storage, changing facilities, lockers and showers for users of and visitors to 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 Policy 7.15 of the London Plan (July 2011).

#### **11 NONSC Parking Management**

Prior to the commencement of development, a scheme for the co-ordination and management of deliveries, car, taxi and mini-bus parking (which seeks to ensure that the development does not result in any on street parking in neighbouring streets), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented for as long as the development remains in existence.

#### REASON

To ensure that an adequate level of parking provision is provided for the proposed use and to prevent inappropriate parking of vehicles associated with the use hereby approved in surrounding streets, and to accord with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **12 N12 Air extraction system - noise and odour**

No air extraction system or other plant of machinery 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 rating level of noise emitted from the plant and/or machinery 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'.

The approved scheme shall then 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 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).

#### **13 N14 Control of music and noise**

The development shall not begin until a scheme for the control of noise (amplified or otherwise, including music or any noise from a tannoy system) emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the Local Planning Authority. The scheme shall be fully

implemented before the development is use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

No loud music or other noise, whether amplified or otherwise, shall be played in the premises or externally between 22:00 hours and 08:00 hours Mondays to Saturdays and at no time 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 Saved Policies (September 2007) and Policy 7.15 of the London Plan (July 2011).

### **14 H1 Traffic Arrangements and Parking**

Development shall not begin until details of all traffic arrangements (including footways, turning space, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities 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 and loading areas 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).

### **15 NONSC No Contaminated Soils**

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

#### REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE1 of the Hillingsdon Unitary Development Plan Saved Policies (September 2007).

### **16 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).

#### **17 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).

#### **18 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).

#### **19 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.

**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).

**20 NONSC Kitchen Access Door**

The kitchen door on the eastern facade of the single storey rear extension is to be used for kitchen access only and otherwise kept closed at all times.

**REASON**

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**21 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).

**22 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).

**23 NONSC Hours of operation**

No persons other than staff shall be permitted to be in the restaurant, banqueting or bar areas of the premises between the hours of 22.30 hours and 08.00 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.

**24 NONSC Delivery hours**

The premises shall not be used for delivery and the loading or unloading of goods

outside the hours of 08:00 and 18:00, Monday to Friday, and between the hours of 08:00 and 13.00 on Saturdays. The site shall not be used for delivery and the loading or unloading of goods on Sundays, Public or Bank 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.

**25 MCD10 Refuse Facilities**

No development shall take place until full 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 (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 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).

**27 SUS8 Electric Charging Points**

Before development commences, plans and details of 2 electric vehicle 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. The approved facilities shall be implemented in accordance with the approved plans and thereafter permanently maintained as long as the development remains in existence.



## REASON

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

### **28**      OM14      **Secured by Design**

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

## REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in 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 policies contained in the London Plan (July 2011).

### **29**      NONSC      **CCTV**

Prior to commencement of the development for which full planning permission is hereby approved a scheme for the provision of Closed Circuit Television (CCTV) for the relevant phase/relevant component of the full planning element shall be submitted to and approved in writing by the Local Planning Authority. The scheme for the provision of Closed Circuit Television (CCTV) shall include the following:

- i) Details of how the proposed CCTV system will be compatible with the Council's CCTV system;
- ii) Details of CCTV cameras, including type and specification;
- iii) Details of the location of CCTV cameras to be mounted on and/or around the buildings, amenity areas and bicycle storage areas

Thereafter the development shall be carried out in accordance with the approved scheme and thereafter maintained for the life of the development.

## REASON

In pursuance of the Local Planning Authority'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 Local Planning Authority'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 Policies contained in the London Plan (July 2011).

### **30**      NONSC      **Antenna**

Unless otherwise agreed in writing by the Local Planning Authority, no antenna, masts, poles, satellite dishes or the like shall be erected on the development hereby approved

## REASON

To ensure that the apparatus is not erected which would detract from the visual amenities of the and in accordance with Policies BE13 and BE19 of the Hillingdon

Unitary Development Plan Saved Policies (September 2007).

**31 NONSC No use of roof area**

No access onto, use of, activity, storage whatsoever shall occur on the roof of the new single storey rear extension hereby approved, other than for maintenance and repair as may be required on occasion for the lifetime of the development.

**REASON**

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

**32 SUS5 Sustainable Urban Drainage**

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

**REASON**

To ensure that surface water run off is handled as close to its source as possible in compliance with Policy 5.13 of the London Plan (July 2011) and to ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**33 NONSC Coaches**

No access onto, use of, activity, storage whatsoever shall occur on the roof of the new single storey rear extension hereby approved, other than for maintenance and repair as may be required on occasion for the lifetime of the development.

**REASON**

To safeguard the amenity of surrounding areas properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan.

**34 SUS3 Energy Efficiency**

The application shall be carried out in accordance with the energy strategy, and in particular the energy efficiency measures set out in the report titled 'Energy Statement' (prepared by Blue Sky Unlimited dated 2-11-2010) 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 policies contained in the London Plan (July 2011).

**35 NONSC Non Standard Condition**

Before the development hereby permitted commences, a noise mitigation strategy to prevent noise disturbance associated with the use of the ground floor as a restaurant and banqueting hall impacting on the amenity of occupiers of nearby residential property, shall be submitted to and approved in writing by the Local Planning Authority. The noise mitigation strategy shall include physical sound insulation measures as well as operational control measures (including control of the use of internal and external spaces, doors and other openings) to prevent noise from the use impacting on occupiers of nearby residential property.

**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).

### **36 NONSC Non Standard Condition**

The car parking facilities provided at the hotel shall be used by hotel guests only and strictly for the duration of their stay in 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 approved strategy shall be implemented as soon as the hotel 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**

The use of the site for long-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, Policies in the London Plan (July 2011).

#### **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.

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
OE1	Protection of the character and amenities of surrounding properties

OE3 and the local area  
Buildings or uses likely to cause noise annoyance - mitigation measures

**3 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

**4 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).

**5 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.

**6 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.

**7 I23 Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be

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

## **8**

Noise mitigation measures should include but not be limited to those outlined in section 5.23 of the DKN Acoustics noise report ref. 0070.1 dated September 2010. The application will also need to include the measures necessary to control plant noise such as that from deliveries and provide details confirming that the noise criteria recommended in the noise report will be met.

## **9**

With regard to surface water drainage, it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off-site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

## **10**

Thames Water would recommend that petrol/oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol/oil interceptors could result in oil-polluted discharges entering local watercourses.

## **11**

A Trade Effluent Consent will be required for any effluent discharge other than domestic discharge. Any discharge without the consent is illegal and may result in prosecution. Note that domestic use includes for example, toilets, showers, washbasins baths and contains.

Trade effluent processes include: laundrette/laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treating cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before Thames Water can give its consent. Applications should be made to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London SE2 9AQ. Tel 0208 507 4321.

## **12**

With regards to water supply, this site is within the area covered by the Veolia Water Company. It is recommended that Veolia Water company are contacted to establish the requirements for supply connection. The address to write to is Veolia Water Company, The Hub, Tamblin Way, Hartfield, Herts AL10 9EZ. Tel 0845 782 3333.

## **13**      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.

**14**        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.

**15**        I60                        **Cranes**

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at [www.aoa.org.uk/publications/safeguarding.asp](http://www.aoa.org.uk/publications/safeguarding.asp))

**16**        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).

**17**        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).

**18**        I47                        **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).

### **3. CONSIDERATIONS**

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

The site is located on the northern side of Pump Lane, approximately 75m east of the junction of Pump Lane and Cold Harbour Lane. The site is approximately 1,440sqm in area and is located within the Hayes Town Centre.

The area adjoining the site to the north is characterised by two storey dwellings fronting Mount Street. To the east is an open air car park, and to the west, the site is adjoined by single and two storey commercial buildings. Across Pump Lane to the south is a 3 to 4 storey residential housing estate.

Occupying an area of approximately 0.14 hectares, the site accommodates a three storey office building with car parking to the rear (accessed from Pump Lane, via drive way at eastern end to building).

The existing building is not considered to be of historic merit. The area is bounded by Pump Lane to the south and low rise residential dwellings to the north.

The main access to the proposed development is proposed from Pump Lane, which in its continuation is characterised by industrial and commercial development, and relatively well maintained, such as the Argent Centre. Hayes and Harlington railway station is approximately 600m walk from the site.

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special Local Character within the immediate vicinity of the site.

#### **3.2 Proposed Scheme**

The submission to vary condition 2 of the original consent is to allow for an increase in the height of the consented rear extension by an additional 1.3m. The roof would continue to have a pitch and would be covered in sedum. The purpose of this change is to provide greater internal height to the rear banquet hall/servery. The new roof would have a 35 degree splay adjacent to the rear boundary to minimise its impact on the residential gardens to the rear.

The insertion of 200mm x 400mm flush grilles under the window bays on the front and rear elevations (1 per bay) is also proposed to provide air conditioning to each hotel room.

New external condenser units on the roof of the extension in order to ventilate the ground floor are shown. However it is noted that these condenser units will need to be subject to a separate submission seeking discharge of conditions 6 and 7 of the original planning consent.

In addition the following internal alterations to the property are proposed:

- Relocation of the toilets, showers and changing rooms from the ground floor to the first floor. This change has been made on the advice of the applicant's building regulations consultant in order to free up space for a ground floor staff/restroom (25sqm), which is a statutory requirement. A disabled access unisex toilet remains on the ground floor;
- Reconfiguration of the first floor to accommodate the bathrooms which are needed to

serve the ground floor uses. The number of hotel rooms would however remain unchanged;

- The provision of 2 x 4000 litre underground water tanks beneath the pavement to the parking area to comply with statutory requirements requiring hotels to have access to an emergency water supply.
- A 10sqm increase in the size of the banquet hall from 220sqm to 230sqm, however the maximum capacity of the banquet hall would remain unchanged (200 covers).
- An increase in the size of the hotel cafe from 45sqm to 60sqm.
- Provision of a new hotel bar (15sqm) in the centre of the building to separate the bar from the cafe.

### 3.3 Relevant Planning History

5505/APP/2010/2455      Airlink House, 18-22 Pump Lane Hayes

Single storey rear extension and change of use of building from offices to a restaurant / banquet hall at ground floor level with 23 hotel rooms above.

**Decision:** 28-07-2011      Approved

#### Comment on Relevant Planning History

As stated above planning permission was granted on the 7th December 2010 for the change of use of the existing office building at Airlink House to a hotel, along with the erection of a single storey rear extension to provide restaurant/banqueting facilities on the ground floor with seating capacity for up to 200 people and 23 hotel rooms on the first and second floors. As part of the decision notice for this application, the following condition was added:

#### Condition 2

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

#### REASON

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

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- |      |   |
|------|---|
| BE13 | New development must harmonise with the existing street scene.        |
| 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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th January 2012**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Fifty-five neighbouring properties were notified of the proposed variation of condition on the 4.1.12. A site notice was also posted. Following the omission part of the application to vary conditions relating to the opening hours of the site as well as the introduction of a 45 degree slope to the roof of the proposed extension, all fifty-five residents were re-consulted on the 22.5.12.

Five objections were received following the first consultation period, commenting as follows:

- The extended hours would result in excessive noise and disturbance to nearby residents.
- There is not a need for a new hotel in the area.
- The additional hotel would result in anti-social behaviour.

Four objections were received following the second consultation period, commenting as follows:

- The extended hours would result in excessive noise and disturbance to nearby residents.
- The increased height of the extension would have an overbearing impact on residential gardens.

John McDonnell MP

Concern over extension of operation times and height of rear extension. A hotel inappropriate at this location.

(Case Officer Comments: The extension of the hours of operation has now been omitted from this application. Amended plans have also been submitted showing that the extension would now have a sloping roof with a 35 degree pitch sloping away from the residential rear gardens to the rear of the site).

### Internal Consultees

Environmental Protection Unit:

An application to vary conditions to extend the hours of operation should not be considered until the safeguarding conditions relating to the control of noise at the site have been submitted and agreed in writing by the Local Planning Authority.

(Officer Comment: This aspect of the submission has now been omitted from the application).

Landscape and Tree Officer:

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 scheme drawings include illustrative proposals for planting of the building frontage and car park, which could visually enhance the site and benefit the area. However, the submitted details are sketchy and it is evident, on site, that there is very limited space or opportunity to provide tree pits within the car park without sacrificing car park spaces. If there is any scope for reducing the number of parking spaces, tree planting opportunities would be assured.

RECOMMENDATIONS: No objection, subject to the above comments and conditions TL5, TL6 and TL7.

(Officer Comment: The parking arrangements associated with the proposed change of use have already been agreed as part of the original planning submission).

Access Officer:

Having reviewed the details in respect of the above planning application, no accessibility observations are considered necessary in respect of the proposed variations.

Conclusion: acceptable

Section 106 Officer:

Given that the Section 106 for this application has been completed, no objection.

Highways Officer:

No objection.

## **7. MAIN PLANNING ISSUES**

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

The principle of the hotel use and the single storey rear extension was established and full planning permission was granted. This scheme relates simply to an alteration to the approved scheme.

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

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE15 of the Council's adopted UDP states that proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building. Likewise policy BE13 resists any development which would fail to harmonise with the existing street scene

or would fail to safeguard the design of existing and adjoining sites.

The proposed variation of condition would result in a material change to the appearance of the proposed extension, increasing its height by a further 1.3m. However, at the point where the extension would exceed the height of the previously approved scheme, the extension would have a 35 degree pitch which would significantly reduce its bulk and massing when viewed from the public realm. Most of the extension would be obscured by an existing brick wall which surrounds the application site

It is also proposed that the extension would have a Sedum roof which would soften the overall appearance of the extension when viewed from the rear gardens of nearby residential properties.

The overall depth and width of the extension would remain unchanged. The internal alterations to the site would also have no impact upon the visual appearance of the site and the surrounding area and the introduction of the 200mm x 400mm flush grilles under the window bays on the front and rear elevations would be minor in scale and would have very little impact upon the appearance of the property.

Overall it is considered that the proposed increase in height would not harm the visual amenity of the site and the surrounding area in compliance with the above UDP policies.

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

It is considered that the increase in height of the extension, along with the internal alterations to the property would be acceptable in principle, given that they would not result in an increase in commercial floorspace or its capacity. This is subject to compliance with other UDP policies relating to their impact upon the character and appearance of the site and the wider area and their impact upon the amenity of nearby residents and occupants.

UDP policies BE19 states that the Local Planning Authority will seek to ensure that new development within residential areas complements or improves the character and amenity of the area. Likewise UDP policy BE21 states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity.

At the point where the extension would be higher than the approved scheme, the roof of the extension would slope away from the residential gardens to the rear of the property at a 35 degree angle, reducing its visual bulk. Furthermore, it should be noted that a number of the rear gardens contain outbuildings, situated on the boundary with the application site, which are of a similar height to the proposed extension, at the point where it meets the boundary. This results in a reduction of any impact the extension may have.

An overshadowing assessment has been carried out which concluded that the increase in height of the extension over and above that already approved would not result in a significant level of overshadowing to the rear gardens which abut the site. As a result it is considered that the amendment to the roof would not have an overbearing impact upon the adjoining residential rear gardens.

It is considered that the proposed internal alterations would not result in an increase in general noise and disturbance, given that they would not lead to greater intensification of the use of the site and therefore the proposal would be in accordance with UDP policies OE1 and OE3 which seek to prevent harm to the amenity of nearby residents through

general noise and disturbance.

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

This is not a residential scheme, and as such this is not strictly applicable. The increase in ceiling height would improve the internal space.

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

The internal alterations would lead to a slight increase in the size of the banquet hall by 10sqm and an increase in the size of the cafe by 15 sq.m. It is considered that the proposed increase is fairly negligible and would not result in an increase in the number of patrons that would use the site. Overall it is considered that the proposed alterations would not result in a requirement for additional parking or a change in the proposed access arrangements for the site.

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

The change in height would not be easily visible from the street, and no objection is raised in terms of Urban Design.

The proposals would not alter access arrangements.

Subject to conditions, which are recommended, the scheme does not result in any security concerns.

#### **7.12 Disabled access**

This application to vary the approved scheme does not alter disabled access arrangements.

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

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

This application to vary the approved scheme does not alter any landscaping.

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

This issue has been considered as part of the original approval, the same conditions are again recommended.

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

This issue has been considered as part of the original approval, the same conditions are again recommended.

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

This issue has been considered as part of the original approval, no objection is raised in terms of flooding or drainage.

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

The applicant had initially asked to vary hours of operation, however this no longer forms part of proposals.

Noise and odour issues were considered as part of the original approval, no objection is raised in terms of noise or air quality.

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

The matters raised in objections have either been addressed in the main body of the report, by way of condition, or are not material planning considerations.

#### **7.20 Planning obligations**

It will be necessary to enter into a deed of variation to insert the new planning reference number into the existing Agreement attached to planning permission ref: 5505/APP/2010/2455.

## **7.21 Expediency of enforcement action**

Not applicable to this application.

## **7.22 Other Issues**

None.

## **8. Observations of the Borough Solicitor**

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

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

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

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

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

## **9. Observations of the Director of Finance**

Not applicable to this application.

## **10. CONCLUSION**

Planning permission (Ref: 5505/APP/2010/2455) was granted on the 7th December 2010 for the change of use of the existing office building at Airlink House to a hotel, along with the erection of a single storey rear extension.

This application seeks planning permission for the variation of condition 2 (In accordance with the approved plans) of the above planning consent to allow for minor internal alterations at the ground, first and second floor level, along with an increase in height of the proposed rear extension adjoining northern boundary by a further 1.3m. The increase in the height of the building is not considered to impact on the amenities of the adjoining residential occupiers and the the proposed internal amendments are considered acceptable.

## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007)  
London Plan (July 2011).

**Contact Officer:** Kelly Sweeney

**Telephone No:** 01895 250230