

Report of the Head of Planning & Enforcement Services

Address HOLIDAY INN SIPSON ROAD WEST DRAYTON

Development: Installation of boiler flue through side wall of single storey boiler room

LBH Ref Nos: 6843/APP/2012/1479

Drawing Nos: Location Plan to Scale 1:1250
Block Plan to Scale 1:500
8850/1
Section Through Boiler Room
Part Plan of Boiler Room

Date Plans Received: 14/06/2012 **Date(s) of Amendment(s):**

Date Application Valid: 22/06/2012

1. SUMMARY

The application seeks planning permission for the erection of an external boiler flue on the side elevation of the single storey boiler room at the Holiday Inn, Sipson, which is situated within the Green Belt.

The proposed flue would be a proportionate addition to the existing hotel building, which would cause no significant harm to the Green Belt, the appearance of the existing building or the visual amenities of the surrounding area. There would be no adverse impact on the amenities of any nearby properties. Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8850/1 & 'Section Through Boiler Room' and shall thereafter be retained/maintained for as long as the development remains in existence.

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 COM8 Tree Protection

No site clearance or construction work shall take place until the protective fencing has been erected around the trees adjacent to the southwestern elevation reference has

been erected in accordance with BS 5837:2012. Thereafter, 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.a There shall be no changes in ground levels;
- 1.b No materials or plant shall be stored;
- 1.c No buildings or temporary buildings shall be erected or stationed.
- 1.d No materials or waste shall be burnt; and.
- 1.e 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 can and will be retained on site and 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).

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
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
LPP 7.16	(2011) Green Belt

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed

precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 115 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 which are audible at the site boundary shall only be carried out between the hours of 08.00 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 or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to large multi-storey Holiday Inn Hotel located on the southeastern side of Sipson Road. The site is bordered to the north by the M4, to the east by the Heathrow Approach Road, to the south by the Heathrow Garden Centre and to the west by agricultural fields.

The hotel has a single storey, flat roofed, boiler room located on the southwestern corner of the building. The land to the south and west of the boiler room is soft landscaping containing various trees, with the land to the east being a service yard area for the hotel.

The site is located within the Green Belt as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks planning permission for the erection of a stainless steel boiler flue on the southwestern elevation of the single storey boiler room. The proposed flue would be 0.35 metres in diameter and 3.95 metres in height. The flue would exit the boiler room wall 2.65 metres above ground level and would protrude 1.1 metres above the flat roof of the building.

3.3 Relevant Planning History

6843/AC/80/1193 Forte Crest Sipson Road Sipson
Twenty six bedroom extension for staff accommodation. Also relaxation.

Decision: 13-11-1980 Approved

6843/ADV/2000/132 Forte Crest Hotel Sipson Road Sipson
REPOSITIONING OF TWO INTERNALLY/ EXTERNALLY ILLUMINATED ENTRANCE SIGNS

Decision: 14-02-2001 Refused

6843/ADV/2000/33 Forte Crest Hotel Sipson Road Sipson
INSTALLATION OF ILLUMINATED AND NON- ILLUMINATED SIGNAGE

Decision: 11-10-2000 Approved

6843/ADV/2001/75 Posthouse Premier Hotel Sipson Road Sipson
INSTALLATION OF AN INTERNALLY ILLUMINATED TOTEM SIGN AND WALL MOUNTED
SIGN AND VARIOUS NON ILLUMINATED DIRECTIONAL SIGNS

Decision: 23-10-2001 Approved

6843/ADV/2009/51 Holiday Inn Sipson Road Sipson
Installation of 6 internally illuminated fascia signs, 1 internally illuminated totem sign and
associated external lighting

Decision: 22-09-2009 Refused **Appeal:** 17-02-2010 Part Allowed

6843/ADV/2009/59 Holiday Inn London Heathrow Sipson Road West Drayton
Installation of 6 internally illuminated fascia signs, 1 internally illuminated totem sign and
associated external lighting, involving removal of existing signs.

Decision: 13-10-2009 Approved

6843/AJ/82/0282 Forte Crest Sipson Road Sipson
Erection of a single storey building to be used as a car wash.

Decision: 26-04-1982 Approved

6843/APP/2000/2748 Forte Crest Hotel Sipson Road Sipson
ALTERATIONS TO MAIN ENTRANCE AND ERECTION OF A CANOPY

Decision: 14-02-2001 Approved

6843/APP/2001/1480 Forte Crest Hotel Sipson Road Sipson
USE OF LAND FOR CAR RENTAL OPERATION (APPLICATION FOR A CERTIFICATE OF

LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY)

Decision: 11-02-2002 Refused **Appeal:** 04-11-2002 Withdrawn

6843/APP/2002/2436 Holiday Inn Sipson Road Sipson

USE OF LAND FOR THE HIRE OF MOTOR VEHICLES (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY)

Decision: 30-10-2002 GPD

6843/APP/2002/270 Holiday Inn Sipson Road Sipson

USE OF PART OF CAR PARK AND A SMALL OFFICE FOR CAR RENTAL OPERATION

Decision: 14-11-2002 Withdrawn **Appeal:** 04-11-2002 Withdrawn

6843/APP/2009/1627 Holiday Inn Sipson Road Sipson

Erection of 1.8m security fencing.

Decision: 13-10-2009 Approved

6843/APP/2010/260 Holiday Inn Sipson Road West Drayton

Details of fencing and landscaping in compliance with conditions 3, 4 and 6 of planning permission ref: 6843/APP/2009/1627 dated 16.10.2009 : Erection of 1.8m high security fencing.

Decision: 22-04-2010 Approved

6843/APP/2012/702 Holiday Inn Hotel Sipson Road West Drayton

Installation of 2 x microwave transmission dishes with associated supporting structures and ancillary electronic equipment

Decision: 15-06-2012 Approved

6843/AQ/84/2002 Forte Crest Sipson Road Sipson

Erection of car wash building.

Decision: 23-09-1985 Approved

6843/AW/86/0070 Forte Crest Sipson Road Sipson

Erection of a Leisure centre including pool, gym, sauna and changing room.

Decision: 01-04-1986 Approved

6843/AX/86/0218 Forte Crest Sipson Road Sipson

Erection of a cabin to form ticket office for car park.

Decision: 01-04-1986 Approved

6843/AY/86/3149 Forte Crest Sipson Road Sipson

Erection of two internally illuminated box signs.

Decision: 15-01-1987 Approved

6843/BM/88/3156 Forte Crest Sipson Road Sipson

Installation of internally illuminated single sided box signs

Decision: 14-12-1988 Approved

6843/BW/91/3568 The Post House Hotel Sipson Road Sipson

Installation of internally illuminated individual lettering signage

Decision: 18-12-1991 Approved

6843/BX/91/3625 Forte Crest Sipson Road Sipson

Installation of an external laser to display intermittent seasonal message on flank wall of hotel fronting M4 motorway

Decision: 21-08-1992 Refused

6843/BY/92/0976 Forte Crest Sipson Road Sipson

Installation of equipment, antennas and dishes on the roof (Application for determination under Section 64 of the Act)

Decision: 22-06-1992 GPD

6843/CB/93/3016 Forte Crest Hotel Sipson Road Sipson

Installation of two internally illuminated directional pylon signs

Decision: 16-04-1993 Refused

6843/CF/94/1689 Forte Crest Hotel Sipson Road Sipson

Installation of equipment cabin, 12 directional antennas, 3 omni-antennas and 2 microwave dishes

Decision: 29-12-1994 Approved

6843/CN/96/1354 Forte Crest Sipson Road Sipson

Installation of an 8.5 metre high antenna and cabin (Consultation under Circular 18/84)

procedure)

Decision: 10-10-1996 NO

6843/CP/96/1443 Forte Crest Hotel Sipson Road Sipson

Installation of 1 x 0.3m diameter transmission dish and a free standing hand rail (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995)

Decision: 01-10-1996 Approved

6843/CS/97/0412 Forte Crest Sipson Road Sipson

ERECTION OF EXTENSIONS TO GROUND FLOOR LEVEL FOR A HEALTH CLUB AND MINOR EXTENSIONS TO FORM NEW ENTRANCE CANOPY, BAGGAGE HANDLING AREA, STAFF TRAINING ROOM AND ENLARGED RECEPTION, LOUNGE AND CONFERENCE ROOMS; ERECTION OF EXTENSIONS TO UPPER FLOORS TO FORM 2 NEW FIVE-STOREY VIEWING AREAS, 2 TEN- STOREY GLAZED STAIR TOWERS (1 WITH LIFT) AND ROOF CANOPY FEATURE; ALTERATIONS TO INTERNAL ROAD LAYOUT INCLUDING SITE ACCESS AND ASSOCIATED LANDSCAPING; RETENTION OF DAY NURSERY FOR UP TO 44 CHILDREN

Decision: 13-03-2001 Approved

6843/CY/99/0883 Forte Crest Sipson Road Sipson

Erection of chiller units and screen wall

Decision: 26-01-2000 Approved

Comment on Relevant Planning History

There have been a number of planning applications at the site, none of which are considered to impact the determination of the current application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
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LPP 7.16	(2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site Notice: Erected 29th June 2012. Expired 20th July 2012.

2 neighbouring occupiers were notified of the proposed development on 26th June 2012. No responses had been received from any neighbouring occupier.

The Harmondsworth and Sipson Residents Association was notified of the proposed development on 26th June 2012, with no comments returned.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT:

The Environmental Protection Unit have considered the application for the proposed development with regard to the prevention of public nuisance. The details are considered satisfactory.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks the erection of the flue to the side of a multi-storey hotel building within the Green Belt. The National Planning Policy Framework (NPPF) states that Local Planning Authorities should regard construction in the Green Belt as inappropriate, with a stated exception being in respect of "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

The proposed flue would be a small scale addition to the large hotel and is considered not to be disproportionate in size, ensuring it would not significantly harm the openness or visual amenities of the Green Belt. Therefore, the development is considered to comply with Policy OL1 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF. It would therefore be acceptable in principle.

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

The proposed flue would be set more than 30 metres below the maximum height of the hotel and no objection is raised to the proposal on airport safeguarding grounds.

7.05 Impact on the green belt

The National Planning Policy Framework (NPPF) states that Local Planning Authorities should regard construction in the Green Belt as inappropriate, with a stated exception being stated as "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

The proposed flue would be a small scale addition to the large hotel and is considered not to be disproportionate in size, ensuring it would not significantly harm the openness or visual amenities of the Green Belt. Therefore, the development is considered to comply with OL1 of the adopted UDP (Saved Policies September 2007), Policy 7.16 of the London Plan (July 2011) and the NPPF. It would therefore be acceptable in principle.

7.07 Impact on the character & appearance of the area

The proposed stainless steel flue would have a diameter of 0.35 metres and would measure 3.95 metres in height. The flue would be set against the backdrop of the sizeable hotel and when taken in context with the size of the building, would not be a prominent addition to the streetscene. Therefore, the development would cause no significant harm to the appearance of the building or the visual amenities of the surrounding area, in compliance with Policies BE13, BE15 & BE19 of the adopted UDP (Saved Policies September 2007).

7.08 Impact on neighbours

The application site is located approximately 200 metres from the nearest residential dwelling located to the northwest on Vine Close. The Environmental Protection Unit have reviewed the proposal from a public nuisance perspective and are satisfied the flue would have an acceptable impact on any neighbouring occupier, in compliance with Policies BE20, BE21, BE24, OE1 & OE3 of the adopted UDP (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.:

7.14 Trees, landscaping and Ecology

The proposed site of the flue is located adjacent a number of trees in the soft landscaping to the west and south. To ensure the protection of these during building works a condition relating to protective fencing is recommended.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The Environmental Protection Unit have reviewed the proposal from a public nuisance perspective and are satisfied the proposal would have an acceptable impact in terms of noise disturbance and impact to air quality, in compliance with Policies OE1 & OE3 of the adopted UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

No further comments in relation to the public consultation.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed flue would be a proportionate addition to the existing hotel building, which would cause no significant harm to the Green Belt, the appearance of the existing building or the visual amenities of the surrounding area. There would be no adverse impact on the amenities of nearby properties. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
The London Plan (July 2011).
National Planning Policy Framework.

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