

Report of the Head of Planning, Sport and Green Spaces

Address 10A HIGH STREET YIEWSLEY

Development: Change of use from retail (Use Class A1) and conversion to 2 x 2-bed self contained flats (Use Class C3)

LBH Ref Nos: 72203/APP/2016/3394

Drawing Nos: UB7 7DN - 006
UB7 7DN - 001

Date Plans Received: 09/09/2016 **Date(s) of Amendment(s):**

Date Application Valid: 15/01/2017

1. SUMMARY

The application seeks planning permission for the change of use from retail (Use Class A1) and conversion to 2 x 2-bed self contained flats (Use Class C3). The application property, although located within a Secondary Shopping Area, is considered to be in an isolated location, not within a traditional parade of shops. It is considered that the proposed change of use, bearing in mind the isolated location, would accord with policy S12, not resulting in a separation of Class A1 uses or a concentration of non-retail uses which might harm the viability or vitality of the centre. The proposal is considered to have an acceptable visual impact, would not result in an unneighbourly form of development and would provide a satisfactory level of residential amenity for their future occupants. Furthermore the proposal would not result in an increased demand for on street parking in the locality and is considered acceptable in highway and pedestrian safety terms.

The application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 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 RES4 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 UB7 7DN - 001 and UB7 7DN - 006 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 Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from road traffic and rail traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 7.15.

5 RES22 Parking Allocation

No unit hereby approved shall be occupied until the parking allocated to the units is available. Thereafter the parking shall remain allocated for the use of the units hereby approved only and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2016).

6 H15 Cycle Storage - In accordance with approved plans

The development hereby permitted, shall not be occupied until the cycle storage, has been provided in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (2016).

7 NONSC Non Standard Condition

Development shall not begin until a plan showing the location of a new soakaway, any associated underground pipework and a management and maintenance plan for the soakaway and pipework, has been submitted to, and approved in writing by the Local Planning Authority. Following the approval of details, the units hereby approved shall not be occupied until the approved soakaway/pipework has been implemented. thereafter the development shall be retained/maintained in accordance with the approved details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

2 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).

3 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
H8	Change of use from non-residential to residential
OE1	Protection of the character and amenities of surrounding properties

	and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
NPPF6	NPPF - Delivering a wide choice of high quality homes

4 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

5 147 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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).

6 12 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application may have to be submitted. The validity of this planning permission may be challengeable by third parties if the development results in any form of encroachment onto land outside the applicant's control for which the appropriate Notice under Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 has not been served.

7 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing

the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

8 16 Property Rights/Rights of Light

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

9 115 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 property is a shop unit within a large multi storey mixed use building. The application unit has an established A1 usage. It is currently vacant.

The overall building, known as Ashley Court is located on the South East side of High Street, Yiewsley. There are two commercial units on the ground floor (the application property) and the remainder being residential units on the upper floors. To the North East of the site runs the Grand Union Canal and to the South West a commercial/office development known as Station House.

The site is located within the Yiewsley/West Drayton Town Centre and is within a Secondary Shopping Area. It is to be noted that the application property and the two adjacent retail units form a stand-alone group of retail units, not being adjacent to any other such properties. There is a parade of shops on the opposite side of the High Street, to the

West and also to the North East on Horton Road which is located over the canal bridge. Furthermore, the application property, unlike the two adjacent retail units, does not have a traditional shopfront. The building envelope has windows and doors more associated with a residential use.

The Grand Union Canal is designated as a 'Nature Conservation Site of Metropolitan or Borough Grade I Importance' within the UDP.

There are four dedicated parking spaces within the undercroft area designated for the application property.

3.2 Proposed Scheme

The application seeks planning permission for the change of use from retail (Use Class A1) and conversion to 2 x 2-bed self contained flats (Use Class C3).

3.3 Relevant Planning History

Comment on Relevant Planning History

32108/APP/2011/2685 - Change of use from Use Class A1 (Shops) to Use Class C3 (Dwellings) to form 1 x 2-bed and 1 x 1-bed self-contained flats with associated parking. APPROVED

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

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.

H8 Change of use from non-residential to residential

OE1 Protection of the character and amenities of surrounding properties and the local area

OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
NPPF6	NPPF - Delivering a wide choice of high quality homes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

21 neighbouring properties were consulted by letter dated 23.9.16 and a site notice was displayed to the front of the site which expired on 25.10.16. No response received.

Canal and River Trust: No objection.

Crossrail: No Comments.

Network Rail: The red line plan submitted shows the applicants ownership is incorrect as it appears the applicant has included a section of land in our ownership. Network Rail have not been served with the correct notice as land owner which invalidates this application.

Officer note: A revised certificate of ownership was submitted on 15.1.17 serving the necessary notice on Network Rail.

Internal Consultees

Highways Officer: I have seen the additional plan provided by the applicant. This shows the car parking provided for new residents and their visitors along with cycle parking and refuse facilities. In the light of the latest plan I have no significant concerns over this application from a highways perspective.

Landscape Officer: The site is occupied by four-storey modern block of flats with retail units at raised ground floor level. The site is located to the South-East of the High Street Yiewsley road bridge over the Grand Union Canal. Car parking is situated to the rear of the block and is accessed via Station Approach.

The site lies within the area covered by TPO 122. However, no trees will be affected by the proposal. The application affects the internal use of the existing building and should have no impact on the external environment, which is largely given over to car parking.

RECOMMENDATION: No objection and, in this case, no need for landscape conditions.

EPU: No objection subject to sound insulation conditions.

Floodwater Management Officer: No objection subject to a condition requiring sustainable urban

drainage scheme.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site falls within the Yiewsley/West Drayton Town Centre and Secondary Shopping Area as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy S6 states that the change of use of shops will only be acceptable if the proposal will not be detrimental to visual amenity; the proposed use is compatible with neighbouring uses and will not cause loss of amenity to nearby residential uses; and there is no harmful effect on road safety, traffic congestion, or bus operations.

As the proposed use is residential, it would be considered to be compatible with the surrounding area, considering that the upper and rear portions of the block the application property forms a part of are residential units. The residential units would be considered not to have a harmful effect on road safety, traffic congestion, or bus operations.

The application property, although located within a Secondary Shopping Area, is considered to be in an isolated location, not within a traditional parade of shops. It is considered that the proposed change of use, bearing in mind the isolated location, would accord with policy S12, not resulting in a separation of Class A1 uses or a concentration of non-retail uses which might harm the viability or vitality of the centre.

7.02 Density of the proposed development

Given the proposal relates to the conversion of a two retail unit into two residential units, it is considered that density is not an appropriate measure of determining the acceptability of the development.

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

Although the site is adjacent to the Grand Union Canal, designated a 'Nature Conservation Site of Metropolitan or Borough Grade I Importance' within the Local Plan, no significant concerns are raised given that there would be no additional built form or encroachment onto the Canal bank.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'.

The proposed alterations to the property include the replacement of the two shopfronts with a window and door to each unit and the making good of the brickwork with materials to match. It is considered that the external alterations to the front elevation would be in

keeping with the architectural integrity of building and would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

It is considered that the change of use of the premises would not have any significant detrimental impact on the immediately adjoining neighbours, particularly given the authorised use of the premises as retail. The scheme therefore complies with policies BE19, BE24 and OE1 of the Local Plan and guidance on this matter in the Council's Supplementary Planning Document on Residential Layouts.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom (4 person) flat is required to provide an internal floor area of 70 square metres which, at an internal floor area of 74 square metres, each flat complies with. Furthermore the habitable rooms would enjoy a satisfactory outlook in accordance with the requirements of Policy 3.5 of the London Plan (2015).

The Council's Supplementary Planning Document on Residential Layouts requires external amenity space to be provided for new residential units. However, given the Town Centre location of the site and that the existing flats within the block of which the application property forms a part, do not have external amenity space, it is considered that the application proposal would not require the provision of amenity space for the proposed units. No outdoor amenity space is proposed as part of this scheme.

The proposal would not be detrimental to the living conditions of future occupiers and would be acceptable with regards to the aims of Policies BE21 and BE23 of the Local Plan and guidance within the Council's Supplementary Planning Document on Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

High Street Yiewsley is a classified road on the Council's Classified road network. The existing shops have direct pedestrian access onto High Street West Drayton. The site has a PTAL value of 3 (moderate) and as such there will be a reliance on private cars for trip making. Revised plans have been submitted throughout the course of the application to confirm the allocation of 4 parking spaces for the two flats and identifying the existing secure cycle storage on site. The Highways officer has confirmed the revised submitted

plan is acceptable. As such the proposal is considered to be acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

No additional issues are raised.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, landscaping and Ecology

No landscaping is proposed as part of this application. Indeed there is no practical external space for the provision of landscaping. In terms of Saved Policy BE38, the existing trees and landscaping would not be affected by the development of the site.

7.15 Sustainable waste management

No details of refuse provision have been provided. However, the residential units within the building have existing refuse arrangements which would be used. It is proposed that full details of refuse and recycling provision are requested via condition.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

The Floodwater Management Officer has requested a condition requiring details of a soakaway to be submitted and such a condition is recommended.

7.18 Noise or Air Quality Issues

The application site is located in a town centre location. It is considered that it would be reasonable to impose a condition to secure details of sound insulation to ensure that the future occupants of the flats do not suffer unacceptable levels of noise and disturbance.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

7.21 Expediency of enforcement action

Not relevant to the consideration of this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the

application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

The application seeks planning permission for the change of use from retail (Use Class A1) and conversion to 2 x 2-bed self contained flats (Use Class C3). The application property, although located within a Secondary Shopping Area, is considered to be in an isolated location, not within a traditional parade of shops. It is considered that the proposed change

of use, bearing in mind the isolated location, would accord with policy S12, not resulting in a separation of Class A1 uses or a concentration of non-retail uses which might harm the viability or vitality of the centre. The proposal is considered to have an acceptable visual impact, would not result in an unneighbourly form of development and would provide a satisfactory level of residential amenity for their future occupants. Furthermore the proposal would not result in an increased demand for on street parking in the locality and is considered acceptable in highway and pedestrian safety terms.

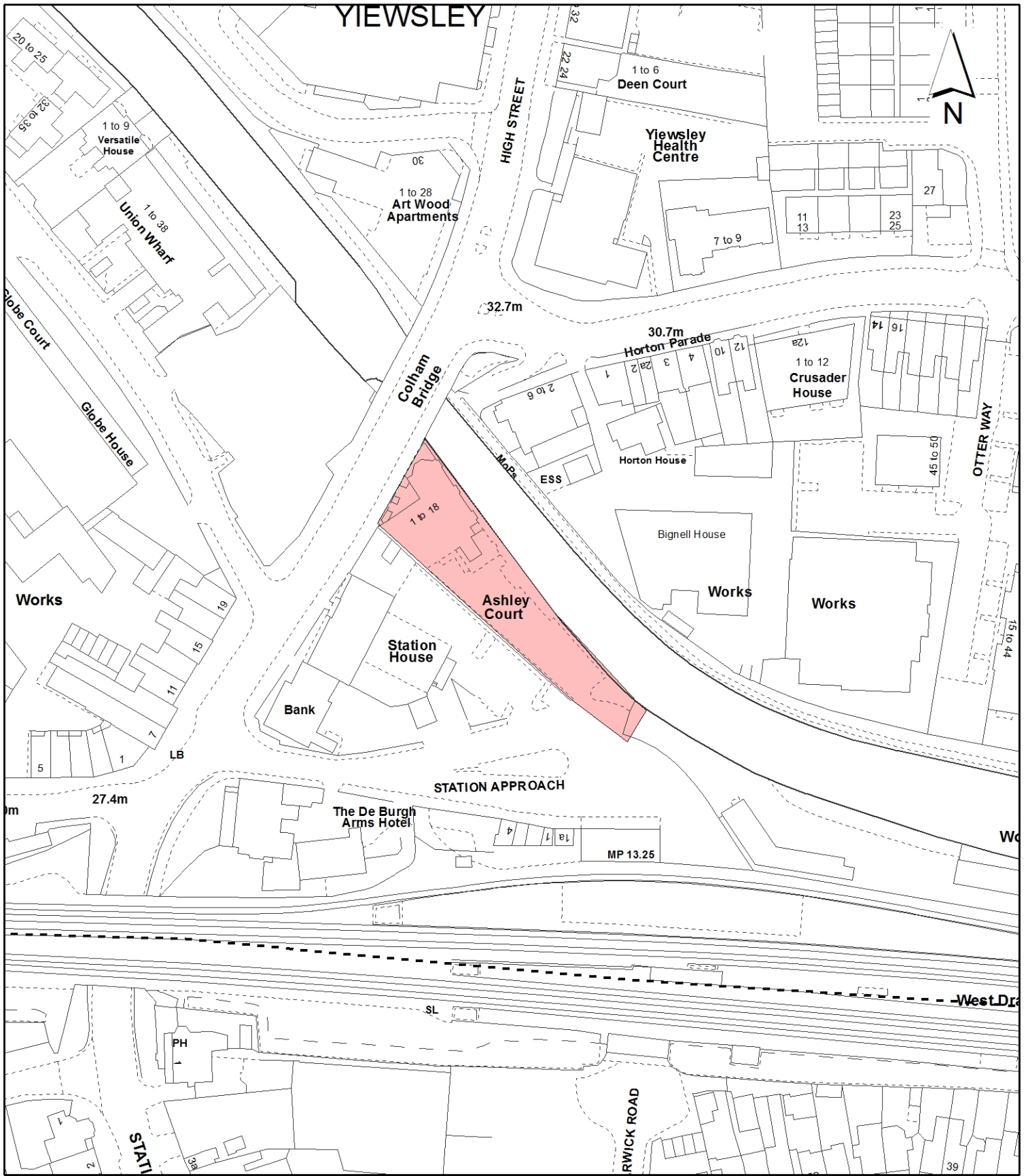
As such the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2016)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

10a High Street

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

72203/APP/2016/3394

Scale:

1:1,250

Planning Committee:

Central & South

Date:

March 2017



HILLINGDON
 LONDON