

Report of the Head of Planning & Enforcement Services

Address BAKERS COURT BAKERS ROAD UXBRIDGE

Development: Alterations to building to include replacement cladding, additional office space and new pedestrian access, all as previously consented under grant of planning permission ref: 18056/APP/ 2009/2590 dated 12/05/2010, together with enlargement of the existing building floorspace at Level 5 increasing the height of the two Northern facing wings of the building by a single storey along with the incorporation of Louvre screening to the proposed plant area at level 7.

LBH Ref Nos: 18056/APP/2010/1578

Drawing Nos: 215/200 Rev C
215/201 Rev E
215/202 Rev E
215/203 Rev A
215/204 Rev A
215/205/CANADA Rev A
215/206/1 Rev A
215/207 Rev A
215/213/1 Rev C
215/214/1 Rev C
215/216/1 Rev C
215/217/1 Rev C
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Date Plans Received: 07/07/2010

Date(s) of Amendment(s):

Date Application Valid: 07/07/2010

1. SUMMARY

The refurbishment of the Bakers Court building, including re-cladding of the exterior, will

provide upgraded internal office accommodation and services/servicing facilities, motorcycle parking and secure bicycle storage on site. In addition the new cladding system will result in the addition 800mm of office space around the perimeter of the block resulting in a total additional internal office floor area of approximately 800sq metres, and a reconfiguration of the car parking on levels 1 & 2, resulting in a provision of 16 disabled bays with a net increase of 1 parking space. The proposed extension to the northern facing wings will result in a further addition of 897sq metres of office space.

The proposed changes are considered acceptable and as such it recommended that planning permission is granted.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans and details hereby approved, and in particular the bicycle, motor cycle and car parking provision, the new entrance from York Road, and the extensions to the north facing wings of the buildings shall be completed in accordance with the approved plan 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 Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 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).

4 NONSC Energy Statement

Prior to commencement of development, an energy statement shall be submitted to and approved in writing by the Local Planning Authority. The statement shall set out the likely energy demand of the development and propose measures for reducing it. Any such measures will need to be feasible in the context of the proposals. The development should be completed and operated in accordance with the approved energy statement.

REASON

To reduce the energy demand and subsequent carbon emissions in accordance with Policy 4A.3 of the London Plan.

5 MCD9 No External Storage

No display, placing or storage of goods, materials, plant or equipment shall take place other than within the buildings.

REASON

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

6 NONSC antenna

Notwithstanding the provisions of Schedule 2, Part 25 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no satellite dishes or antennae shall be installed on the building hereby approved.

REASON

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 DIS1 Facilities for People with Disabilities

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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

8 NONSC Materials

The scheme shall be erected using the materials, colours and finishes to all external surfaces specified in drawing nos. 215/216/1 Rev C, 215/217/1 Rev C, 215/218/1 Rev C and 215/219/1 Rev C.

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).

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 (February 2008) and national guidance.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM15	Provision of reserved parking spaces for disabled persons
BE5	New development within or on the fringes of conservation areas
BE10	Proposals affecting the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

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 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.

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 I5 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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 I6 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.

8 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.

9 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).

10 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.

11 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

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The applicant is advised that no plant & machinery is approved as part of this planning permission and that any such development will require planning consent. Any future application will need to be accompanied by a noise assessment.

3. CONSIDERATIONS

3.1 Site and Locality

The site fronts York Road and Baker's Road and is in B1 office use, currently occupied by Unisys. At the ground level, the site is occupied by the Transport for London (TfL) Bus Depot. Immediately adjacent to the site is the London Underground Station (Uxbridge) which is a listed building. Old Uxbridge and Windsor Street Conservation Areas are also nearby. The site is well serviced by public transport, having a PTAL rating of 6a on a scale of 1 to 6, where 1 represents the lowest level of public accessibility and 6 the highest.

The land is also within an Archaeological Priority Area and likely to contain archaeological remains.

3.2 Proposed Scheme

The proposals are summarised as follows (as approved under planning permission 18056/APP/2009/2590):

- i) Re-cladding of the office block.

It is proposed that the plan form of the office accommodation will remain unchanged with the exception of the following:

- The office floor plates will be extended slightly in width as a result of the installation of a proposed new exterior wall system to replace the existing cladding. This will result in a

minimal increase in the overall Gross Internal Area of the office floors.

- Where structurally possible, internal layouts upon the office floors and within service and core areas will be altered to provide upgraded accommodation and services/servicing facilities for future tenants.

- ii) Provision of additional 815sq metres of office space resulting from the replacement of the cladding system.
- iii) Total of 435 parking spaces to include 16 new disabled parking spaces (existing spaces reconfigured).
- iv) 108 cycle parking spaces.
- v) A new entrance on York Road.
- vi) Enhanced public realm at the foot of the building.
- vii) Internal refurbishment.
- viii) 32 new motorcycle/scooter parking spaces.

In addition this application also proposes to:

- i) erect single storey extensions on the two northern facing wings at level 5
- ii) louvered screening on the roof at level 7. It should be noted that plant and machinery is not proposed at this stage and will be subject to a future planning application.

The total floor area of the extensions would be 897sq metres. This will result in a total floor area increase (together with the increase resulting from the re-cladding of the building) of 1808sq metres.

3.3 Relevant Planning History

Comment on Relevant Planning History

18056/73/1475 - Outline Planning Permission granted for the erection of a Bus Depot and multi storey offices.

18056/APP/2009/2590 - Planning Permission granted for alterations to building to include replacement cladding to provide additional office space, to include new pedestrian access.

It should be noted that the proposals within this application, with the exception of the extensions to the northern wings, already benefit from planning permission (ref: 18056/APP/2009/2590).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM15	Provision of reserved parking spaces for disabled persons
BE5	New development within or on the fringes of conservation areas
BE10	Proposals affecting the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **21st September 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 20 neighbouring occupiers and residents groups were consulted. No comments were received.

In addition English Heritage, Transport for London, Ministry of Defence, London Underground, London Buses, NATS and RAF Northolt were consulted.

The Ministry of Defence and NATS have raised no objections to the scheme. RAF Northolt has not commented. TFL, as the landlord, have not objected.

Internal Consultees

Internal Consultations

Urban Design Officer: Following concerns the scheme has been amended and is now satisfactory.

Conservation Officer: Following concerns the scheme has been amended and is now satisfactory.

Access Officer: No objection to the scheme.

Environmental Protection Officer: Any plant and machinery proposed in the future will require planning permission. However as none is proposed within this application a condition relating to noise cannot be added to a permission. An informative advising the applicant any proposed plant and machinery will require planning permission should be added.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The extension and re-cladding of the existing B1 Office building is considered acceptable in principle.

7.02 Density of the proposed development

The is a commercial scheme and as such Density is not an applicable consideration.

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

Bakers Court is a very large building located close to the Old Uxbridge Windsor Street Conservation Area, and adjacent to the Friends Meeting House and Uxbridge Underground Station both of which are grade II listed. The proposed cladding materials are the same as those already approved under planning permission ref: 18056/APP/2009/2590 and more particularly the details approved for condition 4 relating to this permission ref: 18056/APP/2010/2497.

The proposed extension at level 5, facing the Friends Meeting house has been set back by 3.7m at the request of the Council's Conservation Officer. The proposal is therefore not considered to have a negative impact on the townscape of its immediate setting i.e. that of the adjacent listed tube station and Friends Meeting House, or to impact on views within and out of the Old Uxbridge, Windsor Street Conservation Area.

No objection has been raised by the Conservation Officer.

7.04 Airport safeguarding

There are no airport safeguarding issues arising from the proposed development.

7.05 Impact on the green belt

The development is not within or in proximity to the Green Belt.

7.07 Impact on the character & appearance of the area

This prominently positioned, large scale building located immediately adjacent to Uxbridge Underground Station, constitutes a landmark in Uxbridge town centre. The building which is positioned on the boundary of Old Uxbridge Windsor Street Conservation Area, and adjacent to the Friends Meeting House, is because of its scale, height and massing highly visible not only from many parts of Uxbridge Town Centre, but also visually prominent in distance views towards the town centre from surrounding areas as well as from the railway approach.

The proposed elevational design including the proposed re-cladding and alteration to entrances results in a cohesive and articulated appearance in keeping with the immediate streetscene and surrounding area. Bakers Court is located in a prominent and sensitive location adjacent to important listed buildings, the proximity to Old Uxbridge Windsor Street Conservation Area, and the role of the Baker's Court building as a backdrop to the town centre all make the appearance of the building very important in streetscape terms. Following negotiations with the Council's Urban Design and Conservation Officer, the amended design proposals achieve a coherent and harmonious design which is visually well integrated with its surroundings and which respects the characteristics of the existing building design. A range of high quality modern materials are proposed. These are listed below:

1. Grey anti sun vision glass in grey framing system RAL colour reference 7042 as part of high performance doubled glazed curtain walling system.
2. Grey opaque glass spandrel panel reference BS18B25 (G2) in grey framing system RAL colour reference 7042 at floor zones and on internal column lines as part of high performance doubled glazed curtain walling system.
3. Insulated metal cladding panels in colour cream.
4. Insulated metal cladding panels in colour silver anodised.
5. Insulated Sto render system in colour off-white reference 37111.
6. Ceramic granite cladding system by Shackerley reference SHG LG2 PREL.
7. White back painted glass panels in grey framing system RAL colour reference 7042.
8. White crystallised glass cladding system by Shackerley.
9. Small blade louvre system in colour silver anodised.
10. Large blade louvre system in colour grey RAL 7031.
11. Existing brickwork maintained.
12. Grey opaque glass reference BS18B25 (G2) in grey framing system RAL colour reference 7042.
13. Grey anti sun clear vision glass and grey opaque glass reference BS1B" (G") in grey framing system RAL colour reference 7042.

As such it is considered that the design of the proposed development is in keeping with the existing character of the area and would safeguard its visual amenity in line with policies BE4, BE10, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The re-cladding, refurbishment and extension of the building will not result in any overlooking and privacy issues as there are no residential properties in proximity of the building.

7.09 Living conditions for future occupiers

The refurbishment and of the building would enhance conditions for future occupiers.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposals will have no impact on traffic and pedestrian safety. Given that there will only be a small increase in floor space (897sq metres) over and above the increase previously permitted under planning permission ref: 18056/APP/2009/2590. This additional floorspace increase results in the requirement of only 10 additional car parking spaces, which can very easily be accommodated within the site car park, which is also being reconfigured within this application. It is considered that there will be no impact on the traffic movement to and around the site.

7.11 Urban design, access and security

For urban design issues please refer to paragraph 7.07.

7.12 Disabled access

A new pedestrian access, to the office floors directly from York Road, is proposed. There is no objection in principle to the new access or access within the building in terms of disabled access.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

Not applicable.

7.15 Sustainable waste management

No changes are proposed to waste management and the scheme would not result in adverse impacts in terms of waste management.

7.16 Renewable energy / Sustainability

The proposal is for relatively small extensions to and recladding of the existing office building, and therefore it is not feasible to apply the 20% renewable energy policy. The proposed scheme does however provide an opportunity to highlight the need for energy saving measures to be installed in any internal refurbishment and extension construction that will take place. This will be secured by way of a condition requiring an energy statement to be submitted, outlining the energy demand for the proposed development and measures to reduce it.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

It is not considered that the proposed scheme will cause any noise or disturbance given its location in the town centre adjacent to the metropolitan railway and York Road.

Louvered screens are proposed for the screening of future plant and machinery. However no plant and machinery is proposed within this planning application. As such no conditions are imposed to limit noise from such equipment. An informative is proposed, should permission be granted, advising the applicant that the permission excludes any plant or machinery. The informative also advises the applicant that any plant and machinery that is to be erected will require planning permission.

7.19 Comments on Public Consultations

No objections were received.

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The refurbishment and extension of the Bakers Court building, including re-cladding of the exterior, will provide upgraded internal office accommodation and services/servicing facilities, motorcycle parking and secure bicycle storage on site.

The proposals will not have an adverse impact on highway safety. The revised extensions do not result in the size, scale or appearance of the additional stories adversely impacting on nearby listed buildings.

Although the use of modern cladding materials will change the appearance of the building this is not considered to be to the detriment of the character and appearance of the surrounding streetscene.

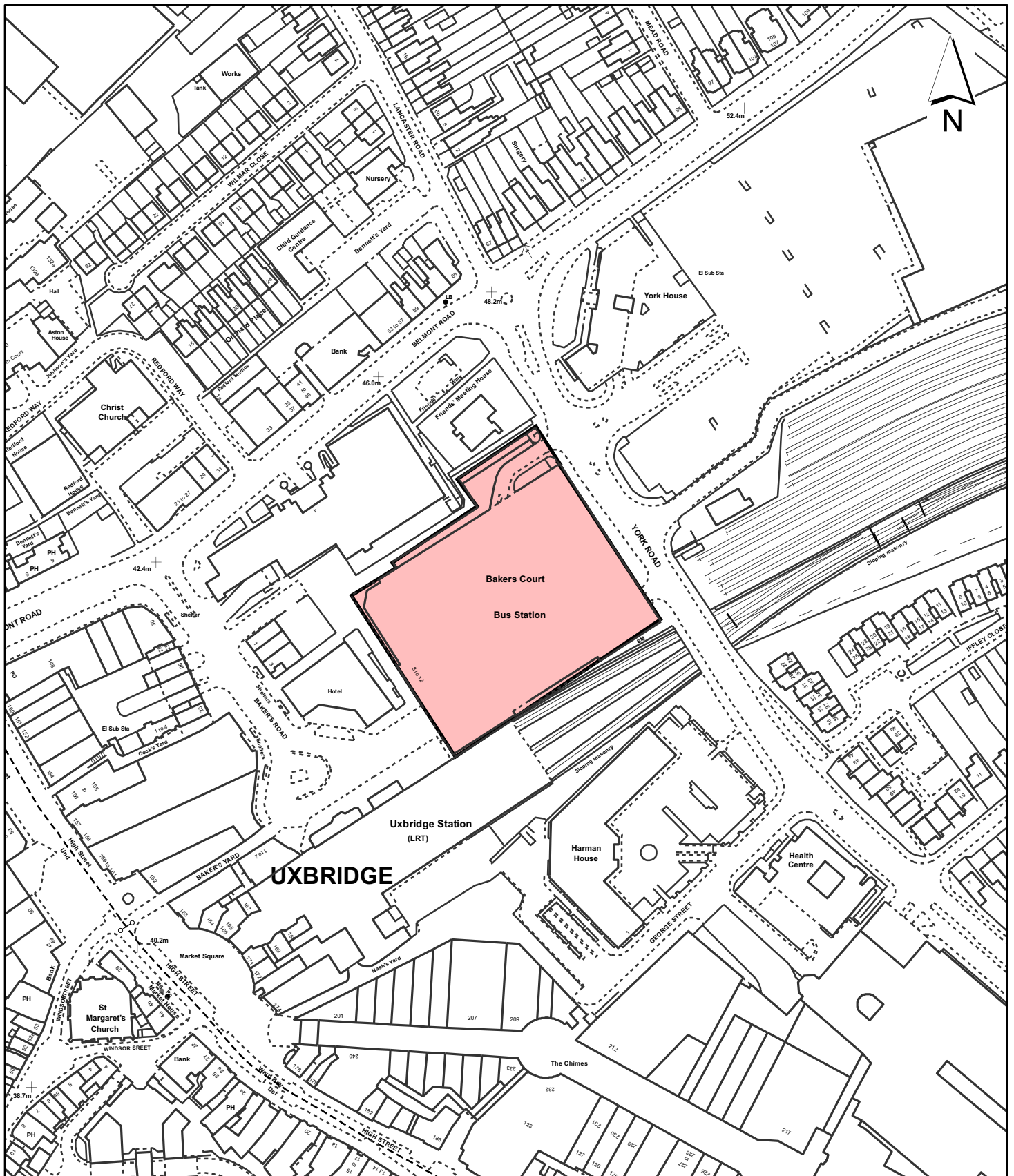
The proposed changes are considered acceptable and as such it recommended that planning permission is granted.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007.
London Plan February 2008.

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Bakers Court
Bakers Road
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON**
**Planning, Environment
& Community Services**

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

Planning Application Ref:

18056/APP/2010/1578

Scale

1:2,000

Planning Committee

Central and South

Date

**November
2010**



HILLINGDON
LONDON