

Report of the Head of Planning & Enforcement Services

Address RAF NORTHOLT WEST END ROAD RUISLIP

Development: Demolition of existing temporary accommodation and erection of a temporary three storey single living accommodation building and associated external works.

LBH Ref Nos: 189/APP/2010/2585

Drawing Nos: 49243/TB/FG/(PA)003 Rev. P1
49243/TB/FG/(PA)004 Rev. P1
49243/TB/FG/(PA)005 Rev. P1
49243/TB/FG/(PA)006 Rev. P1
49243/TB/FG/(PA)007 Rev. P1
49243/TB/FG/(PA)010 Rev. P1
49243/TB/FG/(PA)011 Rev. P1
49243/TB/FG/(PA)001 Rev. P1
49243/TB/FG/(PA)002 Rev. P1
Design and Access Statement

Date Plans Received: 09/11/2010 **Date(s) of Amendment(s):**

Date Application Valid: 09/11/2010

1. SUMMARY

The proposal is to erect a temporary 3 storey 'T' shaped 129 bedroom accommodation building, which is to be used until the permanent accommodation facility, Building SM8, which has already been granted permission, is completed. Given the location of the proposed structure, well within the site and its temporary nature it is considered to comply with relevant UDP policies. As such it is recommended that planning permission be granted subject to a condition restricting the existence of the structure to 5 years.

2. RECOMMENDATION

That subject to no objections being received from MOD Defence Estates Safeguarding and local residents (because of the timescale of the press advert), which raise any new material planning issues not covered in the report, delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to the following conditions, and any additional conditions and/or informatives which may be required by the MOD Defence Estates Safeguarding:

1 NONSC Temporary Permission

The temporary building hereby approved, shall be removed and the land restored to a condition agreed in writing by the Local Planning Authority within 3 months of the completion of Building SM8 approved under planning permission 189/APP/2008/137, or within 5 years of the date of this permission, whichever is the sooner.

REASON

The building, by reason of its design and appearance, is not considered suitable for permanent retention with reference to Policies BE13 and OL1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 OM1 Development in accordance with Approved Plans

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).

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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE10	Proposals detrimental to the setting of a listed building

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 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).

5 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.

3. CONSIDERATIONS

3.1 Site and Locality

The site is known as RAF Northolt, the only operational military airfield in the London area. The site is some 193ha (470 acres) in extent and is divided into three separate areas by function: To the south, a triangular parcel of land alongside the A40 provides space for aircraft stands, an aircraft operations building and VIP terminal, car parking, and numerous small hangars and storage buildings. The central and largest part of the site (the airfield) is given over to the main runway and associated taxiways. To the north, a 25ha (62 acre) site is the principal location of the main operational and residential buildings of the base and includes aircraft hangers, military accommodation, workshops, a passenger terminal, and substantial areas of hard standing. These buildings include two large hangars used for aircraft maintenance. The site contains a range of sport, recreation and community facilities to support those living and working on the base. These include two sports pitches at the far western end of the site and a medical centre.

The site is bounded to the south by the A40, to the south east by a mix of predominantly single and two storey semi-detached and terraced residential houses in Wingfield Way and Glebe Avenue, to the north east by West End Road and to the north by Yeading Brook, beyond which are 2 storey terraced and semi-detached houses in Lea Crescent and Clyfford Road. Green Belt land lies to the north west, west and south (beyond the

A40) of the site.

The site is designated an Area of Open Character in the Hillingdon UDP and falls within the Council's designated Air Quality Management Area. The area of Green Belt to the north east is designated a countryside conservation area, within which Ickenham Marsh nature reserve and the larger nature conservation site of Borough Grade I importance are situated. Further nature conservation sites are in close proximity to the south of the site including Gutteridge Wood and Ten Acres nature reserves. All of the above areas fall within the area of environmental opportunity as described in the UDP.

The proposed site, 2895 sq metres in area and subject of this application, at the north end of the base is presently occupied by single storey modular buildings, which will be removed to make way for the proposed development. To the north east of this lies the modern AIDU building comprising a substantial single storey pitched roof structure and a similarly designed two storey block beyond. To the west is a hangar, of portal framed construction. The site is screened from the backs of the neighbouring residential properties in Lea Crescent by a broad expanse of mature trees along the line of Yeading Brook. The site is close to, but does not form part of the Metropolitan Green Belt.

3.2 Proposed Scheme

The proposal is to erect a temporary 3 storey 'T' shaped 129 bedroom accommodation building, with a floor area of 2850sq metres. The building would incorporate the following:

- i) Ground floor: 39 bedrooms with ensuite bathrooms, a communal lounge, plant rooms, utility room and dryer room.
- ii) First floor: 45 bedrooms with ensuite bathrooms, utility room and dryer room.
- iii) Second floor: 45 bedrooms with ensuite bathrooms and lounge

The building would be for temporary use, whilst permanent accommodation (Building SM8) is constructed. The permanent building has already been granted planning permission under ref: 189/APP/2008/137 and it is anticipated that the completion of this permanent building will be by 2012-2013.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission ref: 189/APP/2008/137 was granted on 2nd May 2008 for: Reserved matters (details of design and external appearance of support wing; junior ranks SLA; senior ranks SLA; London Transit Centre; physical and recreational training centre; Queen's colour squadron; headquarters of music services; medical, dental and welfare; RAF and MOD Police building. noise assessment for military band practice building) in part compliance with conditions 3 and 36 of outline consultation under circular 18/84 procedure ref.189/app/2005/1321 dated 08/03/2006: new and refurbished living accommodation, mess facilities, sports, social, health and welfare facilities, new office and technical accommodation (totalling 53,590 sq. metres floorspace), improved infrastructure including utilities, access roads and parking.

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:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th December 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Metropolitan Police Crime Prevention Design Advisor: There are no objections to the scheme given its location within the RAF Northolt site and the proposed buildings temporary nature.

Internal Consultees

Design & Conservation: The site sits amongst other modern buildings of some size and at some distance from the listed structures. Given this, the proposal would have very little impact on their setting. There would, therefore be no objection in principle to the demolition of the existing structures and the construction of a temporary building for a period of 2-3 years.

Planning Obligations Officer: It is considered that there are no planning obligations arising from this scheme.

Access Officer: No objections to the proposal subject to a conditioning requiring the approval to be temporary.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the redevelopment of the site, including accommodation for service personnel, has already been established, by virtue of a Statement of No Objection dated 8th March 2006, relating to a Notice of Proposed Development (NoPD), reference 189/APP/2005/1321 and the subsequent Reserved Matters approval ref: 189/APP/2008/137.

7.02 Density of the proposed development

Not applicable to this application

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

The site sits amongst other modern buildings of some size and at some distance from the listed structures. Given this, the proposal would have very little impact on their setting. The demolition of the existing structures and the construction of a temporary building would therefore have no impact on the setting of the listed buildings.

7.04 Airport safeguarding

The proposed temporary development would have no impact on airport safeguarding.

7.05 Impact on the green belt

The proposed temporary accommodation building is to be located within the existing built up area in the north of the site. This northern area is part of an ongoing redevelopment to provide a more intensive, co-ordinated development relevant to this part of the sites' military purpose, for living, recreation, welfare, administration training and technical matters.

It is considered that the relatively low height of the proposed buildings, combined with its temporary nature, existing screening and the substantial setbacks from the site boundaries, means that the proposed development would not have an unacceptable impact on views from the surrounding residential development, from the A40 and West End Road, or the surrounding Green Belt land. As such, the objectives of the Area of Environmental Opportunity would not be compromised and the proposal would be consistent with Policies BE13 and OL9 of the Unitary Development Plan.

7.06 Environmental Impact

See paragraph 7.05.

7.07 Impact on the character & appearance of the area

The proposed building would not be visible from any public vantage point and as such would not harm the street scene or the character and appearance of the area, in accordance with policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The nearest residential properties lie to the north of Yeading Brook in Lea Crescent, some 150m from the proposed building. Therefore, no residential properties would be adversely affected by the proposed development.

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) do not contain a parking standard for D1 uses. As such, the application has been considered on an individual basis. In this case, given that the proposal is for accommodation for military personnel who will be transported to and from the site using military transport, the proposal is not considered to require any additional car parking spaces over and above those approved for the wider redevelopment of the site.

7.11 Urban design, access and security

The proposed building is considered to be acceptable given its surroundings. It would relate satisfactorily with the recently constructed buildings on the site, in particular, with regards to scale. The building comprises existing modular units from a site at Northwood. The existing Stenni Board facings of the buildings will be repainted light grey to complement the ADU development with contrast floor banding and fascias in medium grey to articulate the facades.

Overall, it is considered that the proposal would not be detrimental to the appearance of

the surrounding area, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.12 Disabled access

Given the nature of the proposed development and of the those who will be using the accommodation (military personnel), it is considered that disabled access provision to the site is sufficient.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

The site is within the Northolt Aerodrome site, which for safety reasons means the planting of trees is not possible. Furthermore given the site is not visible from any public vantage points and the temporary nature of the proposed building the proposal to reinstate grassed areas and to provide blocked paving is considered acceptable.

7.15 Sustainable waste management

A bin storage area has been provided to the front of the proposed temporary accommodation. This is considered adequate waste provision for this development.

7.16 Renewable energy / Sustainability

Given the temporary nature of the proposed development and the fact that the units are existing prefabricated structures, it is not considered that requesting 20% renewable energy could be justified in this case.

7.17 Flooding or Drainage Issues

There are flood risk issues arising from the proposed development.

7.18 Noise or Air Quality Issues

There are no noise or air quality issues arising from the proposed development.

7.19 Comments on Public Consultations

None

7.20 Planning Obligations

No planning contributions are being sought for the proposed development

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

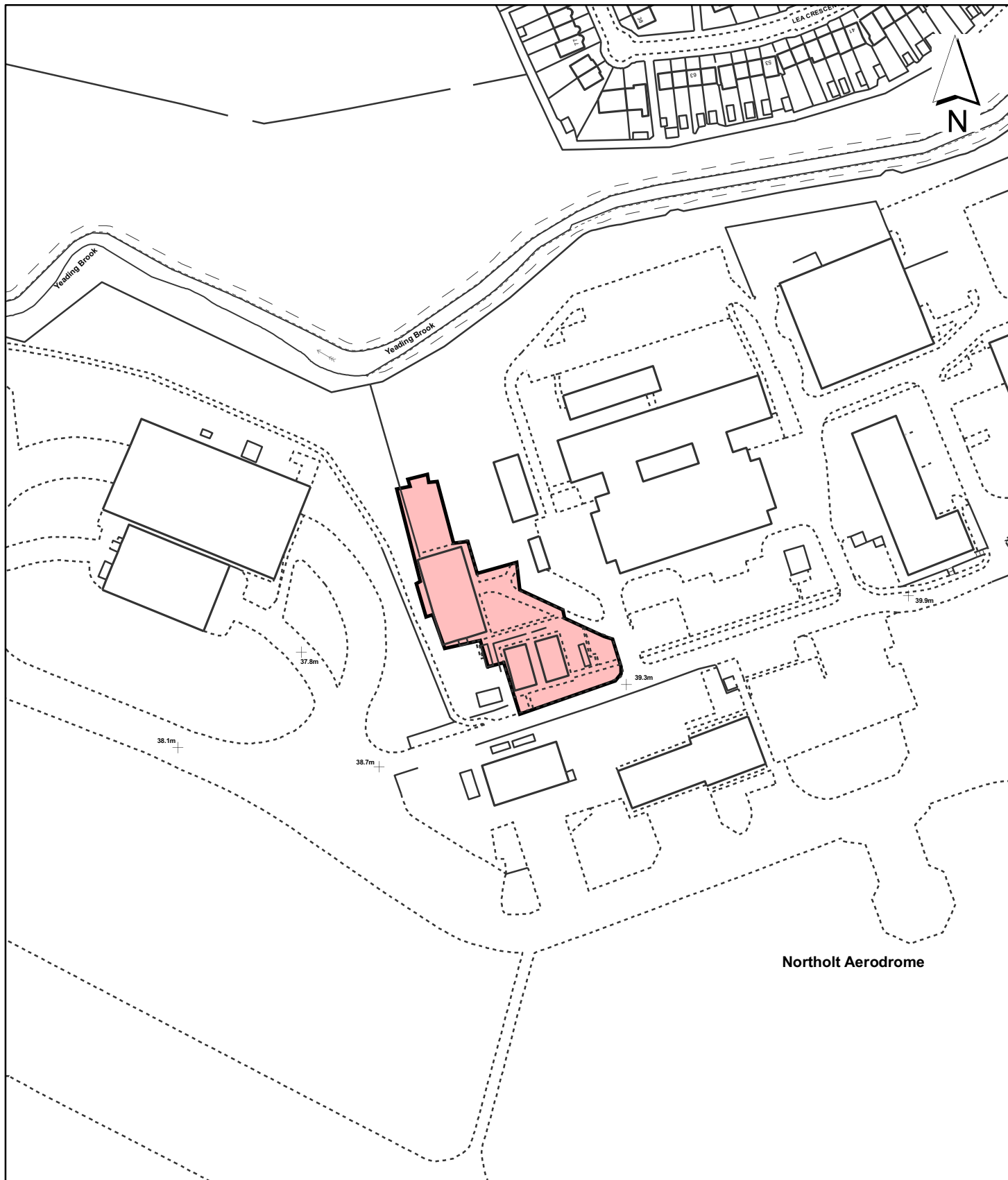
The proposal is to erect a temporary 3 storey 'T' shaped 129 bedroom accommodation building. Given the location of the proposed structure within the site and its temporary nature it is considered to comply with relevant UDP policies. As such it is recommended that planning permission be granted subject to a condition restricting the existence of the structure to 5 years.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Contact Officer: Matt Kolaszewski

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Notes



Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2010

Site Address

**RAF Northolt
West End Road
Ruislip**

Planning Application Ref:

189/APP/2010/2585

Planning Committee

North

Scale

1:2,000

Date

**November
2010**

**LONDON BOROUGH
OF HILLINGDON**

**Planning, Environment
& Community Services**

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