

Report of the Head of Planning & Enforcement Services

Address FORMER MILL WORKS BURY STREET RUISLIP

Development: Variation of condition 4 (to enable erection of two garages to Plots 2 and 3) of planning permission ref: 6157/APP/2009/2069 dated 02/03/2010: Erection of 66 dwellings comprising 2, three-storey apartment blocks providing 30 apartments (1 studio; 5 one- bedroom; 21 two-bedroom; and 3 three-bedroom units) and 32 three-bedroom and 4 four-bedroom houses with associated car parking, landscaping and access (involving the demolition of existing buildings.)

LBH Ref Nos: 6157/APP/2010/2384

Drawing Nos: S_01
S12 Rev. B
S13 Rev. A
S_04
S15 Rev. C
S_06 Rev. A
S_07 (Shadow Diagrams)
SEC01
S16
SEC_03 Rev. A
S14 Rev. A
S17 Rev. A
S18 Rev. C
P01 Rev. C
H_01 Rev. B
H_02 Rev. C
H_03 Rev. E
H_04 Rev. A
H_05 Rev. A
H_06 Rev. D
H_07 Rev. A
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F_PLN_01 Rev. F
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P_01 Proposed Aerial Perspective
P_02 Proposed View From Playing Fields
P_03 Proposed View From Youth Centre
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P_05 (Existing Aerial)
P_06 Existing View From Playing Fields
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1235/001 Rev. B (Landscape Master Plan)
Design and Access Statement
Sustainability Statement
Transport Assessment
Noise Impact Assessment

Arboricultural Method Statement
Arboricultural Implications Assessment
Employment Land Study
Flood Risk & Drainage Assessment 131211-R2(3)
Phase II Site Investigation May 2008
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Archaeological Evaluation Report
Bat Survey Report and Initial Ecological Appraisal September 2009
Addendum to Design and Access Statement
Planning Statement
Addendum to Planning Statement
Accommodation Schedule

Date Plans Received: 08/10/2010 **Date(s) of Amendment(s):**

Date Application Valid: 08/10/2010

1. SUMMARY

This is a S73 application to make minor material amendments to the approved scheme for 66 residential units at the former Mill Works Site. The application seeks to vary condition 4 of planning permission ref: Ref:6157/APP/2009/2069, to enable changes to be implemented to the consented development, involving the inclusion of 2 detached garages to serve plots 2 and 3, located in the north east corner of the site.

The inclusion of the detached garages is supported, having regard to the scale and nature of the built development, the opportunity for new tree planting and the limited impact the proposal will have on the Ruislip Village Conservation Area. The development would not detract from the amenities of future or surrounding occupiers. The application is therefore recommended for approval.

Subject to conditions originally imposed, in so far that they are still relevant to the scheme and still capable of being discharged, and a Deed of Variation to the S106 Agreement, the application is recommended for approval.

2. RECOMMENDATION

That authority be given to the Head of Planning, Trading Standards and Environmental Protection, to determine the application under delegated powers, subject to the completion of a Deed of Variation to planning permission Ref: 6157/APP/2009/2069, to be entered into, to insert the new planning reference number into the existing Agreement and subject to the conditions on the original planning permission, in so far that these are still relevant and are still capable of being discharged.

1 T8 Time Limit - full planning application 3 years

The development hereby permitted shall be begun before 1/3/2013.

REASON

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

2 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- (i) fenestration and doors
- (ii) timber cladding (including details of finishes)
- (iii) balconies
- (iv) boundary walls and railings
- (v) porches/canopies
- (vi) timber pergolas/car barns
- (vii) external lighting
- (viii) comprehensive colour scheme for all built details

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).

3 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected, including the provision of acoustic fencing to the rear boundary adjoining No.25 Bury Street. The boundary treatment shall be completed before the buildings are occupied, or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

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

4 OM1 Development in accordance with Approved Plans

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

REASON

For the avoidance of doubt and to ensure that the external appearance of the development is satisfactory and complies with Policies BE4, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Existing and proposed site levels.
- (ii) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 TL3 Protection of trees during site clearance and development

No site clearance work or construction work shall be commenced until the tree protection measures shown on plan No. ASH17062 - 03A have been erected in accordance with the approved details. Unless otherwise agreed in writing by the Local Planning Authority, such fencing should be a minimum height of 1.5 metres. 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. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. 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 to be retained are 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).

9 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall be based on the Landscape Master Plan ref:xx and shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

12 OM5 Provision of Bin Stores

The secure and screened storage facilities for refuse and recyclables as shown on the approved plans shall be provided prior to the occupation of any units within the site and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 OM11 Floodlighting

No floodlighting or other form of external lighting (including street lighting) shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties and in the interests of highway safety, in accordance with Policies BE13 and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) London Plan (February 2008) Policy 4B.1.

14 OM14 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998

to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

15 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions 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 extension to any dwellinghouse(s), including roof alterations, nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not detract from the character of the Ruislip Village Conservation Area or result in a significant loss of residential amenity in accordance with Policies BE4 and BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

17 H7 Parking Arrangements (Residential)

The parking areas (including where appropriate, the marking out of parking spaces) including any garages and car ports shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

18 A21 Parking for Wheelchair Disabled People

A minimum of 9 parking spaces shall be reserved exclusively for people using wheelchairs and clearly marked with the Universal Wheelchair Symbol both vertically and horizontally. Such parking spaces shall be sited in close proximity to the nearest accessible building entrance which shall be clearly signposted and dropped kerbs

provided from the car park to the pedestrian area. These parking spaces shall be provided prior to the occupation of the development in accordance with the Council's adopted car parking standards and details to be submitted to and approved by the Local Planning Authority. Thereafter, these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances.

19 H16 Cycle Storage - details to be submitted (Residential)

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage for 66 cycles in total, including provision for the houses within their own curtilage, have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

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 3C of the London Plan (February 2008).

20 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.

21 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

22 SUS1 Energy Efficiency Major Applications (full)

The development must achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation, in accordance with the submitted Sustainability Statement dated 26/11/2009. The measures shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London

Plan (February 2008).

23 SUS5 Sustainable Urban Drainage

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

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding, in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

24 AR3 Sites of Archaeological Interest - scheme of investigation

No development shall take place until the applicant, their agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. Thereafter development shall only take place in accordance with the approved scheme. The archaeological works shall be carried out by a qualified body to be agreed with the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

25 NONSC Non Standard Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA), 131211-R2(3), November 2009 and the following mitigation measures detailed within the FRA:

- 1.Limiting the surface water run-off generated by the 1 in 100 year critical storm, taking into account the effects of climate change, to 14l/s so that it will not increase the risk of flooding off-site.
- 2.Provision of approximately 370m³ of storage on site to attenuate the 1 in 100 year storm event, taking into account the effects of climate change.
- 3.Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.
- 4.Provision of SUDS techniques, to achieve the above, including swales, filter strips, detention basins, permeable paving and subsurface storage.

REASON

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site, to reduce the risk of flooding to the proposed development and future occupants and to ensure that the statutory functions of the Environment Agency are not prejudiced, in compliance with Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

26 NONSC Non Standard Condition

The development shall not be occupied until the hardstanding area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in

writing by, the Local Planning Authority and shall be permanently maintained thereafter.

Reason: To avoid surface water from private land to drain onto the highway or discharge into the highway drainage system.

27 NONSC Non Standard Condition

In accordance with the Sustainability Statement dated 26 November 2009 by Bluesky Unlimited and unless otherwise agreed in writing by the Local Planning Authority:

a) The development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor);

b) No development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority;

c) Prior to the first occupation of the development, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

d) The development should be designed to achieve a whole home water efficiency standard of 105 litres/head/day (equivalent to level 3/4 within the Code for Sustainable Homes).

REASON

To ensure the development proceeds in accordance with the Sustainability Statement and to meet the policy aims of Policy A4.3 and Policy A4.16 of the London Plan.

28 N1 Noise-sensitive Buildings - use of specified measures

Development shall not begin until a scheme for protecting the proposed development from road and air traffic noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall meet acceptable noise design criteria both indoors and outdoors. 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 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

29 NONSC Non Standard Condition

Before development commences, a scheme of proposed noise mitigation measures shall be submitted to and approved by the Local Planning Authority. This scheme shall include acoustic ventilators in windows to ventilate the rooms without being opened and secondary or triple glazing in the windows of the elevations facing onto Bury Street and Ruislip Youth Centre, with standard openable thermal glazing provided elsewhere. The approved scheme shall be provided prior to the occupation of any of the residential units, and thereafter be permanently maintained and retained as such. All works shall be carried out in manner consistent with the recommendations of the report titled Noise

Impact Assessment of Surrounding Area on proposed Residential Development at Bury Street Reference PC-09-0111-RP1-Rev A. The term 'habitable rooms' means any rooms within a residential unit other than dedicated kitchens, bathrooms, utility rooms, storerooms and cupboards.

REASON

To ensure that the amenities of occupiers are not prejudiced by road traffic and mixed use noise in the immediate surroundings in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

30 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works.

Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors inline with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

31 SUS8 Electric Charging Points

Before development commences, plans and details of two electric vehicle charging points, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan Policy 4A.3.

32 NONSC Non Standard Condition

Development shall not begin until details of the method of control for the designation and allocation of parking spaces to individual properties including the flats and for their sole use has been submitted to and approved in writing by the Local Planning Authority.

REASON

In order to ensure that sufficient parking is provided, in accordance with Policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

33 NONSC Non Standard Condition

No development shall take place until details of all balconies, including obscure screening have been submitted to and approved by the Local Planning Authority. The

approved screening, where necessary, shall be installed before the development is occupied and shall be permanently retained for so long as the development remains in existence.

REASON

To ensure that the development presents a satisfactory appearance and to safeguard the privacy of residents in accordance with Policies BE13 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

34 NONSC Non Standard Condition

Details of supervision of tree protection in relation to the approved development referred to in the approved Arboricultural Impact Appraisal and Method Statement, together with a programme of arboricultural input/works shall be submitted to and approved in writing by the Local Planning Authority prior to the development commencing.

REASON

To ensure that trees and other vegetation to be retained are 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).

35 NONSC Non Standard Condition

Development shall not commence until details of the children's play area have been submitted to and approved in writing by the Local Planning Authority. The details shall include surface treatments, means of enclosure, lighting and associated infrastructure, including play equipment. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that adequate facilities have been provided and that the development presents a satisfactory appearance, in accordance with Policies BE13, BE23 and R1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

36 SUS6 Green Travel Plan

Prior to the commencement of the development hereby permitted a Travel Plan covering a period of not less than 10 years shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008).

37 NONSC Non Standard Condition

Prior to development commencing, the applicant shall submit a refuse management plan to the Local Planning Authority for its approval. The plan shall detail how the refuse and recycling bins for units 35 and 36 shall be moved to a predefined collection point. The approved measures shall be implemented and maintained for so long as the development remains in existence.

REASON

To safeguard the amenity of surrounding areas and in the interests of highway and pedestrian safety, in accordance with Policies OE1 and AM7 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

38 NONSC Non Standard Condition

On completion of the new access herein approved, all redundant dropped kerbs shall be removed and the footway/s reinstated to the satisfaction of the Local Planning Authority.

REASON

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon Unitary Development Plan.

39 NONSC Non Standard Condition

The access for the proposed development shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and the visibility splays shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Reason: In the interest of highway safety.

40 NONSC Non Standard Condition

Notwithstanding the provisions 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 additional windows, doors or other openings shall be constructed in the walls or roof slopes of the dwelling hereby approved facing No.25 Bury Street and within the flank wall of the new dwelling on Plot 2 facing the new dwelling on Plot 3.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. With regard to water supply, this comes within the area covered by the Three Valleys Water Company.

2

Specific security needs identified for the application site include the following:

1. CCTV coverage of certain key areas within the development, namely the Children's

Play Area and the Promenade by the Pond, the main vehicular entrance to the development. This could be a simple fixed camera system for deterrence and retrospective investigation only and not monitored system.

2 Railing off green spaces to prevent vehicles mounting /damaging the grass and conversely children running into or damaging cars. The central open space areae should be railed and bollarded off to prevent cars parking all over it.

4. In the dwelling houses, provisions should be made for house-holders to accommodate their bicycles within their gardens. This will reduce the number of large unused bike stores.

5. The scheme need to incorporate defensible space around the ground floor flats.

6. Details of bin stores, cycle stores and car barns should be provided.

7. Gates and fencing to rear gardens to be flush with the building line.

8. Gates to be of robust construction with mortice locks.

9. Natural survelance should be provided where possible.

You are advised to submit details to expedite the specified security needs in order to comply with Condition 15 of this planning permission.

In addition to the above, for this site to achieve 'Secured by Design' accreditation, you are advised to consult with the local Police Crime Prevention Design Adviser (CPDA). The CPDA's contact number is 0208 246 1769.

3

Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

4

Your attention is drawn to conditions 2, 3, 5, 6, 8, 9, 11, 14, 16, 19, 21, 23, 24, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. For further information and advice contact: Planning and Community Services Group, Civic Centre, Uxbridge (Tel: 01895 250230).

5

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Acts.

6 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.

7 **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 will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

8 **13** **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).

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

10 **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.

11 **111** **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

12 **112** **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.

13 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).

14 I14 **Installation of Plant and Machinery**

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

15 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.

16 I16 **Directional Signage**

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to

erect directional signage on any highway under the control of the Council.

17 I17 **Communal Amenity Space**

Where it is possible to convey communal areas of landscaping to individual householders, the applicant is requested to conclude a clause in the contract of the sale of the properties reminding owners of their responsibilities to maintain landscaped areas in their ownership and drawing to their attention the fact that a condition has been imposed to this effect in this planning permission.

18 I18 **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

19 I19 **Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

20 I21 **Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

21 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).

22 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.
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.

BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

23

In order to check that the proposed stormwater system meets the Environment Agency's requirements, the following information should be provided:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds and soakaways. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow path.

24

You are advised to have regard to the following points when, submitting details pursuant to the discharge of condition 40 (Travel Plan):

1. The Travel Plan needs to be self-contained as opposed to a chapter/appendix of the Transport Assessment (TA).
2. The document should be a full Travel Plan as opposed to an interim Travel Plan.
3. Access description of the site taking into account walking, cycling and public transport is required, together with a map showing public transport services.
4. Base line data (as used in the TA) should be used to set initial targets these should be SMART. These can be reset after the one year survey results are known. Further surveys should be carried out in years 3, 5 and 10 at least.
5. Full details of the Travel Plan Co-ordinator need to be provided in this Travel Plan.
6. Surveys need to be iTrace compatible as well as with TRAVL.
7. The basic Structure of a Travel Plan should be:
Situation, Aims and Objectives, Targets Strategy Management Measures, Monitoring and Review.

25

The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Councils central CCTV system.

26

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system. The

hardstanding should therefore be so designed and constructed that surface water from the private land should not be permitted to drain onto the highway or into the highway drainage system.

27

The applicants should note that in submitting details in connection with Condition 10 of this permission it is expected that the Laurel hedge bordering the gardens of the properties on Sharps Lane will be retained and supplemented with additional planting to provide a substantial screen between the development site and the properties on Sharps Lane.

3. CONSIDERATIONS

3.1 Site and Locality

The site lies on the eastern side of Bury Street, within 200 metres and to the north-west of Ruislip High Street.

The site comprises a roughly rectangular shaped 1.24 ha plot with its primary frontage to Bury Street. The site also benefits from an unused access strip, which runs from the site to Sharps Lane. There is a level difference across the site extending to approximately 3 metres with a gradient sloping down to the north-west.

A range of industrial and manufacturing buildings with associated offices and parking previously occupied the site. The buildings were typically pre-war and two storeys in height with some three storey elements present. The majority of the buildings were vacant for some time, due to a reduction in activities, leading to an air of neglect on the site. The site is now totally vacant and the buildings have been demolished following the grant of planning permission and Conservation Area Consent for redevelopment of the site for residential purposes. Small areas of green space with mature trees are located along the Bury Street frontage.

The surrounding area is characterised by a range of developments, predominantly residential. The site is bounded to the north by Ruislip Youth Centre and associated car parking, beyond which runs the River Pinn. Bury Street lies to the east from which the main site access leads. The southern boundary is adjoined by the rear gardens of residential properties on Sharps Lane and Mill House (25 Bury Street), a grade II listed building. The residential development in Bury Street and Sharps Lane comprises typically two storey detached and semi-detached houses. To the west, the site abuts Green Belt land comprising the playing fields for Bishop Winnington-Ingram Church of England Primary School. Ruislip Town Centre extends southwards from the junction of Sharps Lane and Bury Street and from the Great Barn, also a Grade II listed building, located on the opposite side of Bury Street.

The entire site is located within the Ruislip Village Conservation Area and within an Archaeological Priority Area. The site is also within the vicinity of a cluster of Grade II listed and scheduled monuments (including the Ruislip Motte and Bailey and associated barn buildings) located to the east of Bury Street. In spite of the recent changes within the surrounding residential areas and also to the commercial centre of the village, the character of the Conservation Area remains that of an affluent residential suburb.

The site has a Public Transport Accessibility Level of 1b, on a scale of 1 to 6 where 1

represents the lowest level of accessibility.

3.2 Proposed Scheme

The application seeks to vary condition 4 of planning permission ref: Ref:6157/APP/2009/2069, to enable changes to the consented development for 66 units residential units, to allow for the inclusion of 2 detached garages to serve plots 2 and 3, located in the north east corner of the site.

Condition 4 states:

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 Policies BE4, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The proposed garage to plot 2 would be located in the parking court to the north of Block B and has been integrated with one of the approved car barns. The detached garage to plot 3 is located in the gap between plots 2 and 3.

The proposed garages would be of traditional design, with red brick and black timber boarding, with red roof tiling and would be 5.5 metres deep, with internal widths of 3 metres.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has been used for manufacturing purposes since the Second World War when the single/two storey warehouse building was used by EMI Electronics Ltd to help with the war effort. An application, approved in 1951 (209/MISC/51), regularised this use but restricted it to a 50 year permission, after which the buildings were to be removed and the land reinstated.

Planning permission for the part two, part three storey office building was granted in 1973 (6157/C/73/1501) but was subject to the same temporary permission. Various minor alterations and extensions were approved in 1981 (6157/N/80/0536).

Removal of the time restrictive conditions on the 1951 and 1973 permissions was granted in 1991 (6157/T/91/1093 and 6157/S/91/1091). There have been no applications on the site since this date.

Planning permission was granted on 2/3/2010 for redevelopment of the site for 66 residential units, comprising 2 x three storey apartment blocks, 1 studio flat, 5 x one bedroom, 21 x two bedroom and 3 x three bedroom flats and 32 x three bedroom and 4 x four bedroom houses, with associated parking and landscaping (Ref:6157/APP/2009/2069).

Conservation Area consent was granted for the demolition of the existing commercial buildings on 2/3/2010 (Ref:6157/APP/2009/2070).

Conditions 5(demolition protocol), condition 16 (demolition and construction management

plan) and condition 36 (ecological management plan) of planning permission ref: 6157/APP/2009/2069 have already been discharged. A number of applications have also been submitted seeking to discharge various other conditions and these are currently under consideration.

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.
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.
BE23	Requires the provision of adequate amenity space.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE4	New development within or on the fringes of conservation areas
PPS1	Delivering Sustainable Development
PPS5	Planning for the Historic Environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th November 2010**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised as a development likely to affect the character of the Ruislip Village Conservation Area. 35 surrounding property owners/occupiers were consulted. One letter has been received objecting on the following grounds:

1. The garages are unnecessary. Modern vehicles do not need the benefit of a garage.
2. The development on the Mill Works site is already excessively crowded with dwellings and associated buildings compared with the density of buildings in other parts of the Conservation Area.
3. The limited open space on the site will be further denigrated and no doubt lead to further requests for variations to the approved plans.

Ruislip Residents' Association: No response received.

Ruislip Village Conservation Area Advisory Panel: No response received.

Internal Consultees

TREES AND LANDSCAPE OFFICER:

In terms of the layout, it would be preferable to extend the approved car barns or combine the structures (see Conservation & Urban Design observations).

The approved Landscape Masterplan makes provision for lines of trees between the rows of houses at the front of the site and on the northern boundary. The revised Landscape Masterplan shows a reduced number of trees in the area of the proposed garages, such that the tree lines are curtailed/broken and there are three individual trees in that area. However, it appears that this (revised) scheme could accommodate two additional trees along the northern boundary, so that the linear feature would be maintained, and one additional tree in garden of plot 2, so that the row would be extended.

Subject to the proposed amendments (additional trees) to the revised Landscape Masterplan and so long as the relevant tree-related and landscaping conditions (imposed on the main planning permission) still apply, the application is acceptable in terms of Saved Policy BE38 of the UDP.

CONSERVATION OFFICER:

COMMENTS: There would be no objection in principle to the inclusion of the three garages for use by plots 1-3. There are, however, concerns that the group comprising the two previously agreed car barns and the proposed garage to plot 2, to the south of the communal parking area, would appear rather ad hoc and cramped. A better solution may be to consider combining two, or indeed all three of the structures to form a larger building. This could be in a barn style, comprising an open element with a closed more secure part for use as the garage. This approach could also be considered to the other car barn and garage to plot 1.

CONCLUSION: No objection in principle, but improvements could be made to the design and layout of the new garages and the structures already agreed for this parking area.

HIGHWAY ENGINEER: The garages should be available for parking of vehicles at all times.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development has been established by virtue of planning permission ref: 6157/APP/2009/2069. As such, there is no objection in principle to the inclusion of individual garages to serve the approved development.

7.02 Density of the proposed development

The scheme as approved provides for a residential density of 53 u/ha or 186 hr/ha, at an average of 3.5 hr/unit. The proposal therefore falls well within the density parameters of the London Plan for units per hectare and habitable rooms per hectare in a suburban setting. No additional habitable rooms are proposed.

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

This site is located within an Archaeological Priority Area and lies within the Ruislip Village Conservation Area, the latter including a number of listed buildings and a Scheduled Ancient Monument. The site is close to the Grade 2 listed Ruislip Manor House and Old Barn site.

ARCHAEOLOGY

English Heritage has recommended that a scheme of further archaeological evaluation

trenching be undertaken to the rear of the site to fully establish the extent of archaeological remains throughout the site. This is secured by condition. It is considered that provided the evaluation and any requirements for mitigation are implemented, the archaeological position of the site will be safeguarded, in accordance with relevant UDP Saved Policies.

CONSERVATION AREA

The main issue is considered to be the effect of the proposed garages on their surroundings, bearing in mind their scale and layout, their relationship to nearby buildings and their position within the Ruislip Village Conservation Area. The test to be applied in relation to the conservation area is whether its character or appearance would be preserved or enhanced by the development proposed.

One of the garages has been integrated with the the approved car barns, whilst the detached garage to plot 3 is located in the gap between plots 2 and 3 such that it is adjacent to the flank wall of plot 2 but located to the rear of plot 3, given the staggered nature of the layout of the scheme.

The proposed garages are of a traditional design, which is considered consistent with the design ethos of the wider site.

The Urban Design and Conservation Officer raises no objections in principle to the proposed single garage to plot 3, or to the larger garage/car barn structure. Amended plans have been received moving the combined car barn/garage structure further away from the agreed open car barn, so that the eaves are no longer touching. The structure has also been sited further away from the boundary of plot 22, where the eaves of the proposed structure would have overhung the boundary wall and be positioned very close to the gable end of the house.

It is considered that the proposed amendments to the approved scheme involving the inclusion of the garages would not affect the pattern and intensity of development from which the conservation area derives much of its special interest and which serves to distinguish it from other parts of Ruislip. It is considered that the proposal would be in accordance with the objectives underlying Unitary Development Plan (UDP) Saved Policies BE4, BE13 and BE19, would be in keeping with its surroundings and would be sympathetic to the character and appearance of the Ruislip Village Conservation Area.

LISTED BUILDINGS

Given the modest scale of the garages and their location within the site, it is considered that the scheme would not be detrimental to the setting of the nearby listed buildings, in accordance with Saved Policy BE10 of the UDP.

7.04 Airport safeguarding

There are no airport safeguarding objections.

7.05 Impact on the green belt

The site is not located within or adjacent to the Green Belt.

7.06 Environmental Impact

There are no land contamination or air quality issues.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area is dealt with in section 7.03 of

the report.

7.08 Impact on neighbours

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas. The Council's Supplementary Planning Document HDAS: Residential Layouts states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance.

The garages are single storey and given their distance from the proposed and surrounding dwellings, it is not considered that their inclusion would result in any adverse impact in terms of overdominance to these properties, in accordance with Policy BE21 of the UDP Saved Policies September 2007.

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded. It is considered that the proposed garages would be sited to avoid any undue loss of light to neighbouring properties and future occupiers.

7.09 Living conditions for future occupiers

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For three bedroom houses, a minimum 60m² per unit should be provided and for 4 bedroom houses, a minimum of 100m² per unit should be provided.

In order to overcome the reason for refusal on the previous scheme, the proposed garage to plot 1 has been deleted. The revised proposals would ensure that the garden sizes to plots 1-3 remain in excess of the Council's minimum amenity standards. The amenity area of plot 3 would not be significantly affected. The amenity space provision for the affected plots meet the Council's amenity space standards given in The Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts, in accordance with Policy BE23 of the UDP.

The plans have been amended so that the detached garage to plot 3 now has a hipped roof all round, in order to reduce the perceived bulk, given that it is located close to the rear elevation of that plot. In terms of the impact of the proposed garages on the outlook of future residents of plots 1, 2 and 3, it is not considered that their inclusion would result in any adverse impact in terms of overdominance to these properties, in accordance with Policy BE21 of the UDP Saved Policies September 2007.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The approved scheme provides for 101 parking spaces, including 9 spaces for people with a disability. The Council's Parking Standards allow for a maximum provision of 2 spaces per dwelling and 1.5 spaces per flat, a total of 117 spaces in this case for the approved scheme. The addition of 3 extra spaces (including the hardstanding in front of garage to plot 3) would not exceed the maximum London Plan and Council standards. No objections are therefore raised to the additional parking spaces to serve the residential development.

The dimensions of the garages and the ability to manoeuvre into and out of these

structures are considered acceptable. The Highway Engineer raises no objections, subject to a condition limiting their use for the purposes of storing private motor vehicles. This has been covered by condition.

It is therefore considered that the application is in accordance with Saved Policies AM7 and AM14 of the UDP.

7.11 Urban design, access and security

Urban design issues are dealt with in Section 7.03 of this report.

7.12 Disabled access

Issues relating to disabled access have already been addressed in the previous approval, in accordance with London Plan Policies 3A.5 and 4B.5 and the Hillingdon Design and Accessibility Statement (HDAS) Accessible Hillingdon. No fresh disabled access issues arise from the inclusion of the proposed garages.

7.13 Provision of affordable & special needs housing

As part of the previous approval, the applicant did not offer any affordable housing. The applicant submitted a financial appraisal (Three Dragon's toolkit) to demonstrate that no affordable housing can be afforded on this site. The financial appraisal was independently verified and this confirmed that no affordable housing could be delivered as a result of the scheme. The inclusion of the two garages in the approved scheme will not change the number of units, tenure or unit mix of the development. No new affordable housing issues therefore arise in connection with this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPE

Policy BE38 of the Unitary Development Plan Saved Policies states, amongst other things that development proposals will be expected to retain and utilise topographical and landscape features of merit.

The Tree and Landscape Officer notes that the approved Landscape Masterplan makes provision for lines of trees between the rows of houses, at the front of the site and on the northern boundary. The revised Landscape Masterplan shows a reduced number of trees in the area of the proposed garages, such that the tree lines are curtailed/broken and there are three individual trees in that area. However, it appears that this (revised) scheme could accommodate two additional trees along the northern boundary, so that the linear feature would be maintained, and one additional tree in garden of plot 2, so that the row would be extended.

The Tree/Landscape Officer considers that the revised scheme is on the whole acceptable, subject to the inclusion of the additional trees referred to above, and the relevant tree-related and landscaping conditions imposed on the main planning permission. The application is therefore considered acceptable in terms of Saved Policy BE38 of the UDP, subject to relevant tree/landscape conditions, modified to take into account tree protection information already provided with the original application.

ECOLOGY

Saved policy EC2, EC3 and EC5 relate to ecological considerations. Planning Policy Statement 9: Biodiversity and Geological Conservation aims to protect and enhance biodiversity. London Plan Policy 3D.14 states that where development is proposed which would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature

conservation value of the site and if that is not possible, to minimise such impact and seek mitigation of any residual impacts.

The previous application was approved, subject to conditions requiring the submission and implementation of an ecological management plan, an external lighting strategy and retention/provision of trees and enhancement of landscaping on the site.

Condition 36 (ecological management plan) of planning permission ref: 6157/APP/2009/2069 has already been discharged for the main site. It is not considered that the inclusion of the two garages would affect the ecological interests of the area, in accordance with Saved Policies OL3, OL5, EC1 and EC3 of the Unitary Development Plan, relevant London Plan policy and national guidance.

7.15 Sustainable waste management

The dwellings would incorporate in their design, storage provision for waste and recyclables. The details of these facilities can be secured by a condition, in the event of an approval. The proposed amendments do not affect the delivery of these facilities.

7.16 Renewable energy / Sustainability

A Sustainability Statement was submitted in support of the approved scheme. This statement sets out how the proposals would comply with the relevant renewable energy planning policies, in accordance with Policy 4A.3 of the London Plan. The proposals would include a number of energy efficient design measures including enhanced insulation for walls, floors and windows as well as low energy light fittings. These measures would help reduce carbon dioxide emissions from the new development by nearly 20%, when compared to the current regulatory baseline. The Energy Statement, identified the installation of photovoltaic panels onto the pitched roofs to all houses and blocks A & B and to install air source heat pumps into the 18 apartments comprising block B. In addition, a Code for Sustainable Homes Pre-Assessment has been carried out which show that all homes would achieve Code for Sustainable Homes level 3. This is secured by condition.

The inclusion of the garages would not have any renewable energy and sustainability implications. It is therefore recommended that the condition requiring details of how the renewable energy can be implemented as part of the development be re-imposed. Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation of and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with relevant London Plan (February 2008) policies.

7.17 Flooding or Drainage Issues

Saved Policies Policies OE7 and OE8 of the UDP seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

A Flood Risk Assessment was submitted in support of the approved application taking into consideration the principles of Planning Policy Statement 25 (PPS25) and other relevant regional and local policies.

The Environment Agency recommend the submission and approval of a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, in order to prevent the increased risk of flooding and to improve and protect water quality. In addition, the development should be designed to achieve a whole home water efficiency standard of 105 litres/head/day in order to comply with the Mayor's maximum water use target for residential development. This has been covered through a suitable planning

condition, which should be re-imposed.

The Highway Engineer also requested that the hardstandings should be designed and constructed so that surface water from the private land should not be permitted to drain onto the highway or into the highway drainage system. This has been covered through a suitable planning condition which should be re-imposed.

Subject to the recommended conditions, it is considered that development would not increase the risk of flooding, the water quality will be preserved and protected and the statutory functions of the Environment Agency will not be compromised, in accordance with Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies 2007, Policy 4B.6 of The London Plan (February 2008) and Planning Policy Statement 25: Development and Flood Risk.

7.18 Noise or Air Quality Issues

A noise assessment was submitted as a part of the previous application. The assessment was prompted due to the proximity of a busy road adjoining the site. The development site was found to be located in Noise Exposure Categories A and B, in which noise should be taken into account when determining planning applications and, where appropriate, noise protection conditions imposed.

The noise assessment contains recommendations which, if implemented, would reduce noise to levels that comply with reasonable standards of comfort. The Council's Environmental Protection Unit advised that the applicant will need to submit a scheme giving the actual details of the type of sound insulation to be used, prior to development commencing. It is therefore considered that the issue of sound insulation can be addressed by re-imposing the condition. Subject to compliance with this condition, it is considered that the scheme is in compliance with Saved Policy OE5 of the UDP.

With respect to the noise impact the development may have upon surrounding residents, traffic to the proposed development would utilise a new access from Bury Street, close to the position of the existing access. It is not considered that the vehicle movements associated with the proposed garages would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Saved Policy OE1 of the UDP.

7.19 Comments on Public Consultations

The concerns raised in relation to the planning issues are dealt with in the main body of the report.

7.20 Planning Obligations

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals.

A S106 Agreement was completed as part of the approved scheme, securing a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of education, healthcare, open space, community and libraries. A contribution was also secured in respect of project management and monitoring. The inclusion of the proposed garages would not affect the level of planning benefits which have already been secured, which are considered adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP.

However, it will be necessary to complete a Deed of Variation, in order to insert the new planning reference number into the existing Agreement attached to planning permission Ref:6157/APP/2009/2069.

7.21 Expediency of enforcement action

There are no enforcement issues relating to this site.

7.22 Other Issues

CONDITIONS

Conditions 5(demolition protocol), condition 16 (demolition and construction management plan) and condition 36 (ecological management plan) of planning permission ref: 6157/APP/2009/2069 have already been discharged for the main site and have therefore not been included in the suggested conditions for this S73 application.

There are no other relevant planning issues relating to this site.

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.

10. CONCLUSION

There is no objection in principle to the inclusion of individual garages to serve the approved development, whilst the addition of 3 extra parking spaces to the approved scheme would not exceed the maximum London Plan and Council standards.

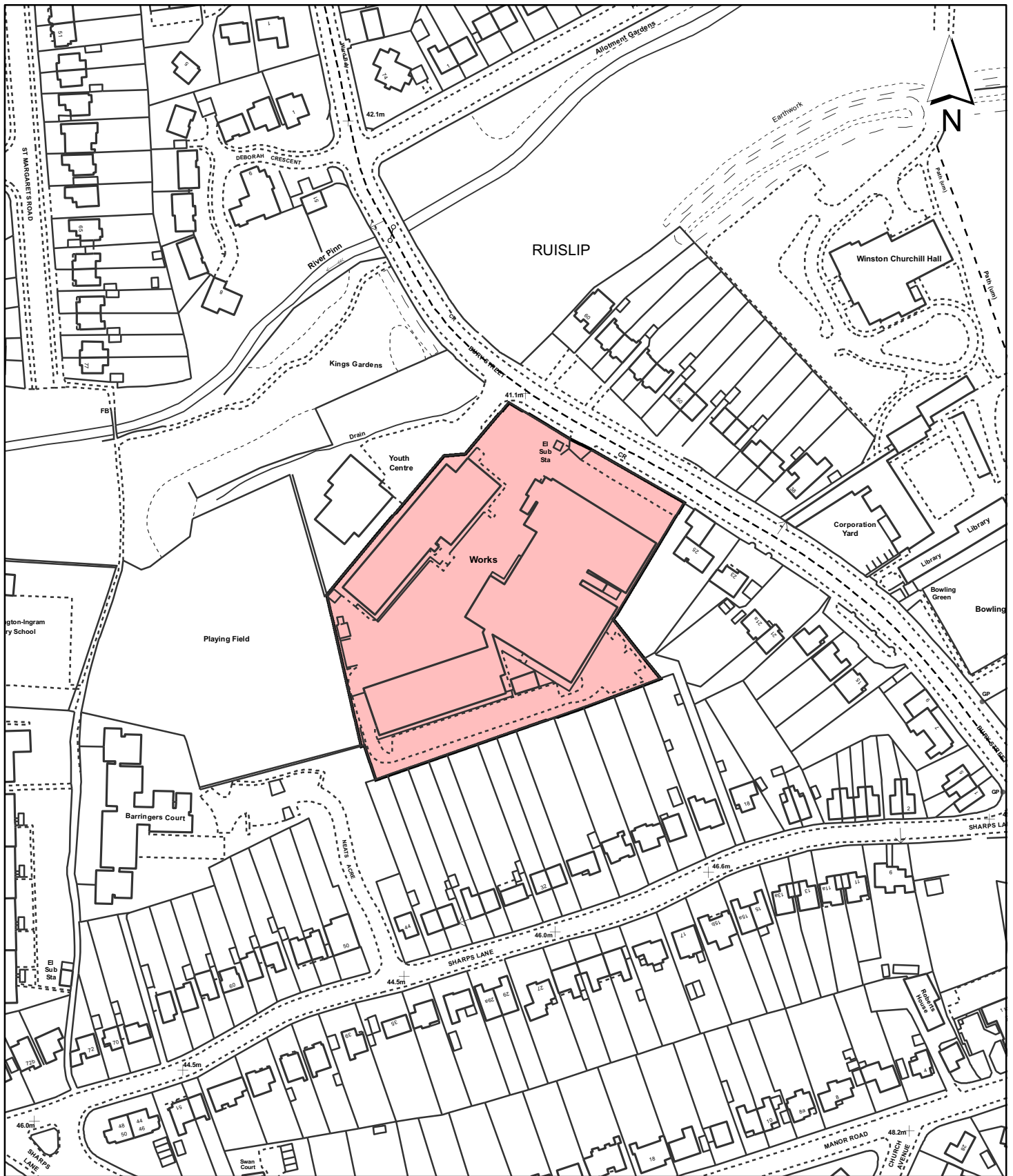
It is considered that the proposed garages will integrate successfully with the approved development in terms of siting and are consistent with the design ethos of the wider site. The garages would be in keeping with their surroundings and would be sympathetic to the character and appearance of the Ruislip Village Conservation Area. In addition, the amendments sought would not detract from the amenities of future or surrounding occupiers.

11. Reference Documents


Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Statement 3 (Housing)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Statement 15 (Planning and the Historic Environment)
London Plan Consolidation (February 2008)
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Hillingdon Design and Accessibility Statement (HDAS)
Council's Supplementary Planning Guidance Community Safety by

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Former Mill Works Bury Street Ruislip	
Planning Application Ref:	Scale
6157/APP/2010/2384	1:2,000
Planning Committee	Date
North	January 2011

LONDON BOROUGH OF HILLINGDON

Planning, Environment & Community Services

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