

## Report of the Head of Planning & Enforcement Services

**Address** LONDON SCHOOL OF THEOLOGY GREEN LANE NORTHWOOD

**Development:** Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/ 707 dated 14/07/2009: Erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part outline application - Phase 2.)

**LBH Ref Nos:** 10112/APP/2010/2915

**Drawing Nos:** Report on Phase 1 Desk Study, Ref. 51127, dated May 2008  
Report on Phase 2 Site Investigation, Ref. 51127C, dated June 2008  
Transport Statement, August 2008  
1628.S.01  
1727 PL 002 Rev: A  
1727 PL 003 Rev: C  
1727 PL 101 Rev: B  
1727 PL 300 Rev: B  
Planning Document, April 2009  
1727 PL 301 Rev: B  
1727 PL 102 Rev: B  
1727 PL 004 Rev: B  
1727 PL 005  
1727 PL 200 Rev: B  
1727 PL 400 Rev: A  
1727 PL 401  
Flood Risk Assessment, October 2008  
Arboricultural Implications Assessment, November 2008  
Archaeological Desk-based Assessment, April 2008  
Preliminary Ecological Assessment, April 2008  
Bat Scoping Survey, July 2008  
Bat Survey, October 2008  
Preliminary Arboricultural Method Statement, November 2008  
Report on Phase 1 Site Investigation, Ref. 51127D, dated June 2008  
1628.S.01  
Addendum Access Statement  
Covering Letter dated 15/12/2010  
1727 PL 100 Rev. E

**Date Plans Received:** 17/12/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 14/01/2011

### 1. SUMMARY

This application seeks to extend the time limit of a hybrid application (part outline, part full application) for the erection of a two storey teaching block to the north west side of the main college buildings (Phase 1 - Full) and a new chapel and foyer to the south east side of the main college buildings and ancillary highway works to Green Lane to provide improved site access and layout (Phase 2 - Outline) that was presented to the North Planning Committee meeting on the 23rd June 2009. Following the completion of a S106

Agreement, permission was granted on the 14th July 2009.

The proposed extensions to the main college buildings are of an appropriate design and are sufficiently separated from surrounding residential properties so that their amenities would not be adversely affected. Significant trees on site would be adequately protected and the landscape and ecology of the site would be enhanced through the provision of a landscape masterplan and ecology management plan. The proposal would not result in additional pupil numbers attending the school complex and a green travel plan would seek to minimise overall use of the private car. The highway works would improve pedestrian access to and from the site from Green Lane and are acceptable.

## **2. RECOMMENDATION**

**That delegated powers be given to the Head of Planning, Trading Standards and Environmental Protection, to grant planning permission, subject to the following:**

**a) That the Council enter into a deed of variation with the applicants to ensure this s73 planning application is tied into the original s106 Agreement to ensure:**

**(i) 10 Year Green Travel Plan in accordance with TfL guidance.**

**(ii) Highway improvements, to include a separate footpath at the entrance of the site on Green Lane.**

**b) That the applicant meets the Council's reasonable costs in the preparation of the deed of variation and any abortive work as a result of the deed of variation not being completed,**

**c) That officers be authorised to negotiate and agree the detailed terms of the proposed deed of variation,**

**d) That if by 15th April 2011, the deed of variation has not been completed, delegated powers be given to the Director of Planning and Community Services to refuse planning permission for the following reason:**

**1. The development is not considered to have made adequate provision, through planning obligations, for a Travel Plan and junction improvements. Given that a legal agreement or unilateral undertaking has not been secured to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document for Planning (Adopted July 2007).**

**f) That on completion of the deed of variation, the application be deferred for determination by the Head of Planning, Trading Standards and Environmental Protection under delegated powers,**

**g) That the application is approved, subject to the conditions outlined below.**

**1 T8 Time Limit - full planning application 3 years**

Phase 1 - Full Permission

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

REASON

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

**2 OUT1 Time Limit- outline planning application**

Phase 2 - Outline Permission

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

**3 OUT2 Reserved matters - submission**

Phase 2 - Outline Permission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

**4 OUT4 Reserved matters - submission and approval**

Phase 2 - Outline Permission

Plans and particulars of the reserved matters referred to in condition 3 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

**5 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.

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).

**6 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 suitably qualified body acceptable to 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).

**7 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).

**8 OM13 Demolition Protocols**

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

**REASON**

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

**9 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.

**10 OM19 Construction Management Plan**

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works and the dates for re-instatement of any land used for the storage of plant or materials;
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours);
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing;
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities);
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours);
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process;
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

#### REASON

To safeguard the amenity of surrounding areas and to ensure any disturbance to the playing fields on site is minimised, in accordance with Policies OE1 and R4 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **11 H10 Parking/Turning/Loading Arrangements - Commercial Devs.**

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

#### REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

#### **12 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 R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

#### **13 NONSC Non Standard Condition**

Development shall not begin until a detailed surface water drainage scheme for the site, based on the principles set out in the Flood Risk Assessment (FRA) for the site dated October 2008, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

#### 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, improves and protects water quality, improves habitat and amenity, and ensures future maintenance of the surface water drainage system, in accordance with Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12, 4A.13 and 4A.17 of the London Plan (February 2008) and PPS25.

#### **14 NONSC Non Standard Condition**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

#### REASON

To prevent pollution to controlled waters in accordance with policy 4A.17 of the London Plan (February 2008).

#### **15 NONSC Non Standard Condition**

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site, based on the Phase 1 Habitat and Protected Species Scoping Survey dated February 2009. This should include the following elements:

- (i) Agreement and implementation of best practice techniques identified to avoid impacts during construction
- (ii) Detailed design of mitigation enhancement, including species, numbers and grades
- (iii) Completion of a detailed Landscape Management Plan incorporating the ecological mitigation strategies identified above.
- (iv) Provision for future management of the site to maintain its biodiversity interest.

The scheme shall be carried out in accordance with the approved Ecological Management Plan.

#### REASON

To ensure that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

#### **16 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) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

## 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).

### **17 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority 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.

### **18 TL3 Protection of trees during site clearance and development**

Phase 1 - Full Permission

No site clearance works or development shall be commenced until the protective fencing, shown on Plan Ref. 486.1/0010/KG included as part of the Preliminary Arboricultural Method Statement, dated November 2008 (HAD ref. 486.1) has been erected in accordance with these 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).

### **19 TL5 Landscaping Scheme - (full apps where details are reserved)**

Phase 1 - Full Permission

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 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,
- Details of the levels/contours and landscaping/tree planting on the area between the proposed building and the adjacent protected group of trees.

## 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).

### **20 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 or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority 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).

**21 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).

**22 NONSC Non Standard Condition**

Phase 1 - Full Permission

Prior to the commencement of works on site, a detailed Demolition, Construction and Tree Protection Method Statement shall be submitted to and approved by the Local Planning Authority. The Phase 1 development shall be carried out in strict accordance with the approved statement.

**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).

**23 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. 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).

**24** TL4 **Landscaping Scheme (outline application)**

Phase 2 - Outline Permission

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No. \*

The scheme 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).

**25** NONSC **Non Standard Condition**

Phase 2 - Outline Permission

Prior to the commencement of works on the Phase 2 development, a detailed Demolition, Construction and Tree Protection Method Statement shall be submitted to and approved by the Local Planning Authority. The Phase 2 development shall be carried out in strict accordance with the approved statement.

**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).

**26** NONSC **Non Standard Condition**

All construction traffic associated with the proposed development shall access and exit the site from Green Lane.

**REASON**

To safeguard highway safety, in accordance with policy AM7 of the adopted Hillingdon

Unitary Development Plan Saved Policies (September 2007).

**27 NONSC Non Standard Condition**

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

**REASON**

To safeguard the amenity of the surrounding area, in accordance with policy OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

**28 NONSC Non Standard Condition**

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

**REASON**

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**29 NONSC Non Standard Condition**

Before any part of the development is commenced, the applicant shall carry out and submit details of a gas survey for the ground at the development site. Some of the gas tests within the survey shall be taken below the proposed footprint of any new building. If gas is found, the applicant shall submit remediation measures to prevent gas ingress to any buildings on the development site, to be approved in writing by the Local Planning Authority and thereafter the applicant shall implement the approved remediation measures.

**REASON**

The gas survey information submitted with the application is incomplete. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works, which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 4A.33 of the London Plan (February 2008).

**30 NONSC Non Standard Condition**

Prior to the commencement of works on site, a Site Waste Management Plan, to include details of covered and secure separate waste and recycling facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**REASON**

To ensure that adequate facilities are provided, in accordance with 4A.22 of the London Plan (February 2008).

**31 SUS1 Energy Efficiency Major Applications (full)**

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled Energy and Sustainability Statement, incorporated within the Planning Document, dated April 2009 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).

**32 NONSC Non Standard Condition**

10% of all parking provision on site shall satisfy the Council's disabled parking space standards.

**REASON**

To ensure that adequate facilities are provided, to ensure that people with disabilities have adequate access to the development in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5 and the Council's adopted car parking standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).

**33 NONSC Non Standard Condition**

Prior to the commencement of works on site, details including levels, of the interface between the Phase 1 development/surrounding terrace and the adjoining landscaped grounds shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

**REASON**

To ensure that the development presents a satisfactory appearance in its landscape setting and protected trees are safeguarded, in accordance with policy BE13 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

**INFORMATIVES**

**1 152 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).

**2 153 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.

PPS1	Delivering Sustainable Development
PPG13	Transport
PPG17	Planning for Open Space, Sport and Recreation
PPS9	Biodiversity and Geological Conservation
PPS10	Planning for Sustainable Waste Management
PPS22	Renewable Energy
PPS25	Development & Flood Risk
LP	London Plan (February 2008)
EC5	Retention of ecological features and creation of new habitats
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE10	Proposals detrimental to the setting of a listed building
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R4	Proposals that would involve the loss of recreational open space
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	HDAS 'Accessible Hillingdon, January 2010'
SPD	Planning Obligations Supplementary Planning Document, July 2008

### **3            11            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**            **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).

**5**            **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.

**6**            **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).

**7**            **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.

**8**            **114**                            **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).

**9**            **115**                            **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

A) Demolition and construction works 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.

## **10            118                    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).

## **11**

You are advised that in order to discharge condition 11, the Environment Agency will also require any scheme to include the following:

a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other SUDS features. 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 on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.

d) 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.

e) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change in line with Planning Policy Statement 25. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.

## **12**

Advice on conditions 29 and 30 should be obtained from the Council's Environmental Protection Unit on 01895 250155 or alternatively, in the case of the latter, from the

Building Control Officer.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site has an area of approximately 3.14ha and is situated on the north side of Green Lane, some 35m to the west of the edge of the Northwood Town Centre. It comprises an existing theology college located in extensive grounds, which has occupied the site since 1970, although the existing main buildings were erected in the 1950s. More recent buildings comprise the octagonal chapel, student centre, periodicals room on the western side of the building and the Guthrie building adjacent to the tennis courts at the north-west side of the site. A detached building, No. 15 Green Lane and known as Aldis Hall on the eastern side of the site is also locally listed.

The site has a 220m frontage along Green Lane although the main buildings are set well back from the road and is bounded to the sides and rear by predominantly residential development in Green Lane, Rickmansworth Road, College Way, Dene Road, Firs Walk and Welcote Drive. The main vehicular access to the site is from Green Lane, although there is a secondary access from College Way which is presently not used. There is a significant change in levels across the site, with the higher ground to the north. The site is located approximately 400 metres from Northwood underground station and has a Public Transport Accessibility Level of 2 on a scale of 1 to 6 where 1 represents the lowest level of public transport accessibility.

A small corner of the site adjoining Firs Walk on the northern boundary forms part of the Dene Road Area of Special Local Character as does the adjoining Sunshine House School on this boundary. The remainder of the site forms part of the 'developed area' as identified in the UDP (Saved Policies) and it is also covered by TPO\_481. On the opposite side of Green Lane, residential properties form part of The Glen Conservation Area.

#### **3.2 Proposed Scheme**

The application is a hybrid application and seeks full planning permission for the demolition of a number of existing buildings on site and the erection of a two storey teaching block to the north side of the main college buildings (Phase 1) and outline planning permission for the erection of a new chapel and foyer to the south east side of the main buildings and ancillary highway works to Green Lane, involving the creation of a separate pedestrian footpath into the site (Phase 2). With respect to the outline part of the application, details of access are supplied for determination, with appearance, landscaping, layout and scale being reserved for subsequent approval.

The applicant has advised that the primary objective of the proposals is to provide new teaching facilities and a new chapel as the existing chapel is not sufficient to allow the whole of the school to meet in one place. The acoustics and internal environment are also poor and the existing building is considered to be inflexible. The proposed chapel, foyer and teaching facilities would provide more flexible accommodation and improved facilities for both staff and students.

The proposed teaching block would be located to the north west of the existing library and chapel involving demolition of an existing single storey teaching block. The proposed chapel would be located at the south eastern end of the main college buildings and be a maximum of two storeys in height. It would occupy land currently used as car parking. A



single storey foyer is also proposed which would link the new chapel to the main entrance of the college. The proposal would result in a net increase in floor space of 940 sq metres and a net reduction in car parking spaces on site from 122 to 100, to include 2 disabled spaces.

The applicant has submitted various technical papers that describe the development and assess various impacts of the proposal. These are summarised below:

\* Planning Document

This document incorporates a planning statement, design statement, energy and sustainability statement, an environmental noise survey and access statement. The planning statement provides a description of the site and surroundings; details of the planning history of the site; a description of the proposal; the relevant planning policy framework; and the planning issues arising from the proposal. The design and access statement provides a brief written and diagrammatic history of the site and describes in diagrammatic terms how the layout and design approach to the development has evolved and details the key design principles of the scheme. The energy and sustainability statement provides an energy analysis for the proposed development and advises that the buildings would incorporate ground source heating systems in order to meet the Council's requirement for 20% of the development's energy needs to be met from renewable sources. The environmental noise survey presents the results of a survey to establish existing background noise levels on the site and proposes appropriate noise levels in relation to mechanical plant and building envelope design. The access statement describes existing access to the site. As regards Phase 1, the teaching block has been design to provide level access to existing and adjacent buildings. To achieve this, the ground floor level of the building would be 500mm above the external ground level to the south, where the main entrance would be located. Here, ramp and stairs would be provided. Currently there is no disabled access to the first floor of the library, although an access lift in the lobby provides access to most of the first floor. The new teaching block would allow a second lift to be provided, providing access to the first floor which would link through to the first floor of the library. The Phase 2 development is in outline only, but given the differences in ground level, a ramped and steeped approach will be required.

\* Preliminary Ecological Assessment

This report provides a preliminary ecological assessment of the site. It describes the site and the methodology used. It concludes that whilst the majority of the site appears to be of negligible nature conservation importance, the numerous scattered mature trees which occur across the site are of local nature conservation importance which should be retained within the landscape structure of the proposed development. Subject to appropriate enhancement measures, such as the provision of bat and bird boxes within the retained trees, there are considered to be no overriding nature conservation constraints precluding development of the site.

\* Bat Scoping Survey

This report describes a bat scoping survey of the site. It concludes that a number of buildings and trees within the site have the potential to support roosting bats. It therefore recommends that a series of further surveys are carried out to determine whether bats are using buildings and trees for roosting and the importance of the site for foraging and commuting bats.

\* Bat Survey

This report describes a bat activity survey of the site. It concludes that no bats were seen emerging from, or entering parts of buildings, affected by the development proposals and therefore it is considered highly unlikely that bats are roosting within these parts of the buildings or are likely to occupy these areas in the near future. It therefore considers that no mitigation or licensing is currently required for works to these areas with respect to bats. However it advises that the development should give consideration to maintaining future opportunities for roosting bats that would otherwise be lost, for instance through the installation of bat roosting units on new buildings and the creation of gaps between tiles, fascias and soffit boxes.

\* Archaeological Assessment

This desk-based assessment forms an initial stage of archaeological investigation of the area of the proposed development. It recommends that a programme of archaeological evaluation should take place in order to determine more fully the survival, character and extent of any archaeological deposits, structures and features which may remain on the site.

\* Phases 1 and 2 Site Investigation and Phase 1 Desk Study Reports

These reports provide an assessment of ground conditions on the site and advise on an appropriate remediation strategy during the course of development.

\* Transport Statement

This report seeks to address the traffic, access and parking issues arising from the proposed development. It concludes that the proposed development would have no discernable impact on either the operation of the local highway network or the environmental condition of the surrounding area, as there would be no increase in traffic compared to the existing use on the site.

\* Flood Risk Assessment

This report examines the potential risk of flooding to the site, discusses methodology and assesses the potential increase in site runoff from the proposed development. It considers SUDS techniques to reduce surface water runoff. It concludes that the development complies with Planning Policy Statement 25 (Development and Flood Risk) and therefore there is no reason to prevent the development from proceeding from a flooding perspective.

\* Tree Survey

This report describes the results of a tree survey carried out on the site.

\* Arboricultural Implications Assessment

This report describes the results of a tree implications assessment of the site and advises on the impact on existing trees as a result of the proposed development.

\* Arboricultural Method Statement

This report provides a preliminary arboricultural method statement highlighting the issues that will be considered and the sequence of operations that will be undertaken in order to safeguard the existing trees on site during the course of development.

\* Addendum Access Statement

This has been prepared to support the renewal application in response to recent legislation and design guidance, namely the Equality Act 2010 and the Council's HDAS: 'Accessible Hillingdon, January 2010'. It advises that the Equality Act 2010 brings together nine pieces of separate legislation together and aims to simplify and strengthen the law. The implications for the proposal of the Council's new HDAS: 'Accessible Hillingdon, January 2010' are described, as well as a commentary of how these will be satisfied.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

The original application for this development (10112/APP/2009/707) was approved on the 14th July 2009.

A previous application (10112/APP/2008/2564) was refused on the 3rd March 2009, but this scheme also included a multi-use games area and two houses on the site, the impacts of which resulted in the application's two reasons for refusal. These elements have been omitted from the original application (10112/APP/2009/707) which this application is seeking to renew.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- |        |   |
|--------|---|
| PT1.10 | To seek to ensure that development does not adversely affect the amenity and the character of the area.   |
| PT1.7  | To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.  |
| PT1.9  | To seek to preserve statutory Listed Buildings and buildings on the Local List.   |
| PT1.12 | To avoid any unacceptable risk of flooding to new development in areas already liable to flood, or increased severity of flooding elsewhere.  |
| PT1.30 | To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.   |
| PT1.31 | To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps. |
| PT1.39 | To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.  |

Part 2 Policies:

PPS1	Delivering Sustainable Development
PPG13	Transport
PPG17	Planning for Open Space, Sport and Recreation
PPS9	Biodiversity and Geological Conservation
PPS10	Planning for Sustainable Waste Management
PPS22	Renewable Energy
PPS25	Development & Flood Risk
LP	London Plan (February 2008)
EC5	Retention of ecological features and creation of new habitats
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE10	Proposals detrimental to the setting of a listed building
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R4	Proposals that would involve the loss of recreational open space
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	HDAS 'Accessible Hillingdon, January 2010'
SPD	Planning Obligations Supplementary Planning Document, July 2008

## 5. Advertisement and Site Notice

**5.1 Advertisement Expiry Date:- 16th February 2011**

**5.2 Site Notice Expiry Date:- Not applicable**

## **6. Consultations**

### **External Consultees**

159 neighbouring properties have been consulted, the application has been advertised in a local paper and a site notice has been displayed on site.

2 responses have been received, making the following comment:

(i) As stated previously, we would not object to the proposal providing that College Way is not used for construction traffic and any traffic thereafter as it is unsuitable and its use would have associated risks. Subject to this control/condition, we would not object to the proposal.

Dene Road Residents' Association: No response received.

Northwood Residents' Association: No response received.

Sport England:

It is understood that the development is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or is on land that forms part of, or constitutes a playing field, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (SI 2010/2184) Schedule 5. Sport England responds to this application as a statutory consultee on the basis that the land has been used as a playing field at any time in the last five years and remains undeveloped; or has been allocated for use as a playing field in a development plan; or involves replacement of the grass surface of a playing pitch on a playing field with an artificial surface.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The Policy states that:

"Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies".

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

This being the case, Sport England does not wish to raise an objection to this application subject to the following condition(s) being attached to the decision notice (if the Council are minded to approve the application):

"Prior to the commencement of development, details of construction compounds and phasing to be

erected on site shall be submitted to and approved in writing by the Local Planning Authority and provided to Sport England for consultation. Such a document must detail the dates of phasing and included the date of removal of any construction compound created for construction purposes and the land uses for such purposes returned to original use."

If the Council decided not to attach the above condition(s), Sport England would wish to maintain/lodge a statutory objection to this application. Should the Council be minded to approve the application without the above conditions, then in accordance with the Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Government Office.

If you wish to amend the wording of the conditions or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

Natural England:

This consultation is in respect of an application for a new planning permission to replace extant planning permission reference 10112/APP/2009/707 dated 14 July 2009, and to ensure compliance with the Equality Act 2010, together with the Hillingdon Accessibility Supplementary Planning Document January 2010. After careful consideration of the information provided it is our opinion that this proposal does not affect any priority interest areas for Natural England, therefore we do not object to the proposal. However, we would remind the Council of their duty under Section 40 of the Natural Environment and Rural Communities Act 2006, which imposes an important duty on all public authorities to have regard to biodiversity.

#### **Internal Consultees**

URBAN DESIGN/CONSERVATION OFFICER:

Background: The site is in the vicinity of a locally listed building, Aldis Hall, also part of London School of Theology. Designed in Arts and Crafts style, it is a two storey brick building with tiled roof included bonnet details to the ridges.

Comments: Phase 1 of the development proposed is to the rear of the main building of the school, and would have no impact on the setting of the locally listed building. There are, therefore no objections to the renewal of the planning permission for the same.

The proposed Chapel as part of the Phase 2 of the development is much closer to the locally listed building, and would need to be assessed once details are submitted.

Conclusion: No objections to the renewal of planning permission ref- 10112/APP/2009/707.

TREES AND LANDSCAPE OFFICER (Original Comments on 10112/APP/2009/707):

Many of the trees on the site are protected by TPO 481, and many trees and groups of trees are features of merit that should be retained (saved policy BE38 of the UDP).

The application includes a comprehensive (November 2008) tree survey report and information about the root protection areas, which is translated to the layout plan. The layout/design of the scheme has been informed by this report and the arboricultural (tree) implication assessment (AIA - November) to BS 5837. Furthermore, the application includes a tree protection plan (based on the report and the AIA) (TPP - November), which is relevant to the Phase 1 works (layout determined), and a preliminary arboricultural method statement (AMS - November) to BS

5837. The Masterplan scheme retains most of the trees, and where lower value (category C) trees (not protected by TPO 481) are lost they will be replaced.

The layout of the Phase 1 development (teaching block) retains (and protects) all of the valuable trees, including the individuals and groups protected by TPO 481, and reserves space for large-scale tree planting and landscaping.

Subject to conditions TL1 (excluding tree protection), TL2, TL3 (modified to refer to the approved tree protection plan), TL5, TL6 and TL7, and conditions requiring the submission to and approval by the LPA (prior to works commencing) of a detailed 'Demolition, Construction and Tree protection' method statement (for Phase 1) and that the Phase 1 works be carried out in accordance with the approved statement, Phase 1 of the masterplan scheme is acceptable in terms of saved policy BE38 of the UDP.

Phase 2 (only access to be determined at this stage) of the development (chapel, foyer and car parks) makes provision for the retention of the best trees, including the mature Oak (T38 on TPO 481) and others covered by the order, and for tree planting and landscaping to integrate the proposed buildings into the existing landscape setting. The access, shown in the access statement, involves the modification of the existing pavement to the main entrance to the site (off Green Lane). The layout shown on the 'illustrative' plans for phase 2 indicates that a few low grade trees forming part of larger groups (not protected by TPO 481) are lost, and identifies areas of potential development impacts on trees. Whilst there is no objection to the loss of a few low value trees, the actual retention/removal of trees would depend on the design of the layout (and associated changes in levels, and the extent of hard-standing), which should avoid the impacts on trees and secure the long-term retention of the features of merit.

Subject to conditions OUT2 (d), OUT3 (landscaping), OUT4, TL1, TL2, TL3, TL4, TL6 and TL7, and conditions requiring the submission to and approval by the LPA (prior to Phase 2 works commencing) of a 'Demolition, Construction and Tree protection' method statement (for Phase 2) and that the Phase 2 works be carried out in accordance with the approved statement, the Phase 2 access is also acceptable in terms of saved policy BE38 of the UDP.

The comprehensive landscaping scheme for the site should be based on a landscape masterplan/strategy, which should be required by a condition based on TL4. Furthermore, if the Masterplan for the development of the site is approved, a long-term management plan for the site should be secured by condition (based on model condition 31 of the Circular - 11/95?).

Additional Comments on 10112/APP/2009/707 (following receipt of detailed levels adjacent to Phase 1 proposal):

Whilst the revised proposal is an improvement on the previous scheme for this part of the site (with a very steep bank between the trees and the new block), it still involves a significant change to the natural slope, which is undesirable in landscape terms. However, this impact could be mitigated by extensive landscaping/tree planting on the 1:2 slope and the existing bank, which would mask the change.

The one proposed spot height (72.200, existing 72.400) appears to be wrong, and should in any event be the same as the existing spot height so that there is no change to the contour. This information (together with the landscaping referred to above) could, however, be required by a condition or as part of the landscaping condition (TL5 modified to include details of the levels/contours and landscaping/tree planting of this part of the site).

HIGHWAYS ENGINEER (Comments on 10112/APP/2009/707):

Relevant comments on the previous application (10112/APP/2008/2564) were as follows:

The proposals for the college are intended to improve facilities for existing students rather than attracting additional students. Car parking on site is being reduced from 122 spaces to 100 and with the implementation of a travel plan no significant impact on traffic generation on the adjoining highway network is envisaged.

The main site access off Green Lane is to be improved including the provision of a 2 metre wide footway. A legal agreement under Section 278 of the Highways Act 1980 is required for the delivery of the off-site highway works.

All construction access must be off Green Lane, and this should be secured by an appropriate planning condition.

ENVIRONMENTAL PROTECTION OFFICER:

No objection is raised to this proposal and would advise that EPU's comments remain unchanged as per the memo submitted dated 27th May 2009 in response to 10112/APP/2009/707.

Should planning permission be granted, please ensure the Construction Site Informative (I15) is added in respect of the construction phase;

Original Comments on 10112/APP/2009/707:

EPU does not wish to object to this application.

Should planning permission be recommended for approval, I would wish to see the following recommended condition applied:

1. The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of physical, administrative and other measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

Reason: To safeguard the amenity of the surrounding area.

Contaminated Land

I note that the applicant has ticked Part 15 of the application form to indicate contamination is present. I have raised this with my colleagues in Contaminated Land who may contact you under separate cover.

Also the Construction Site Informative is recommended.

EPU (Land Contamination)

Soil Contamination

The investigation was quite limited, with four window samplers and two boreholes. The only contamination of significance identified in the report was an area of organic contamination in shallow soils indicating elevated Polycyclic Aromatic Hydrocarbons (PAHs) levels including elevated Benzo(a)pyrene and slightly elevated hydrocarbons in the vicinity of WS4. The report



suggests no remediation of this hot spot is required, as the development will result in the area being covered in hard standing.

Note: further information is required in respect to this as the maps provided do not indicate the location of WS4, or the nature of the development proposed in this area (building, hard standing or soft landscaping).

#### Gas Monitoring

Two rounds of gas monitoring were undertaken on the 2nd and the 18th June 2008, all at atmospheric pressure of and above 1000mB. Flow rates were recorded as 0 l/hr. Slightly elevated carbon dioxide were recorded in both boreholes, the highest recorded level being 4.6% v/v. The risk from ground gas appears to be low based on limited information, however at least one more round of monitoring is required at low/falling pressure as a minimum.

Note: further information is required in respect to the gas monitoring as the maps provided do not indicate the location of BH1 and the report acknowledges further monitoring is needed.

It would be preferable if they can provide the above information before planning permission is given, as the attachment of conditions for land contamination may be onerous. If this is not possible, the following conditions can be attached as a minimum to deal with the residual contamination and to ensure the remaining gas monitoring information is provided and gas protection measures are incorporated into the building, if required.

#### Condition to minimise risk of contamination from garden and landscaped area

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

#### REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### Landfill gas condition for use for Major and Minor Applications where gas risk is considered significant and monitoring is required

Before any part of the development is commenced, the applicant shall carry out and submit details of a gas survey for the ground at the development site. Some of the gas tests within the survey shall be taken below the proposed footprint of any new building. If gas is found, the applicant shall install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority. The condition will not be discharged until verification information has been submitted for the remedial works.

#### REASON

The gas survey information submitted with the application is incomplete. A gas survey is required to clarify the gas issues at the new development site to determine the remedial works, which may be required, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). Advice on this condition can be obtained from the Environmental Protection Unit on 01895 250155 or the Building Control Officer.

Accessibility Officer:

In light of the Addendum Access Statement received 14/01/2011 and the issues considered and addressed within, the application is satisfactory from an accessibility viewpoint.

Sustainability Officer:

There are no objections to the proposed development as submitted.

S106 Officer:

Proposal: Application for a new planning permission to replace extant planning permission ref: 10112/APP/2009/707 dated 14/07/2009: erection of two storey teaching block to north west side of existing building (Phase 1) and new chapel and foyer to south east side of existing building (Phase 2) (Works involve the partial demolition of existing buildings) (Part Outline Application - Phase 2).

Proposed Heads of Terms: Transport: in line with the SPD a s278 may be required to address any and all highways matters please liaise with Syed Shah in the first instance. Also given that this is a learning facility there may be a need to update or establish, if there isn't one already, a travel plan for the entire school. Please liaise with Emma Chapman in the first instance on this matter.

Construction Training: in line with the SPD if the construction period is to exceed 3 months and the construction cost exceeds £2m then a contribution towards construction training may be required. Please advise as to the size of the development proposal and the time for construction.

Project Management and Monitoring: In line with the SPD if a s106 agreement is entered into then a contribution equal to 5% of the total cash contributions should be secured to enable the management and monitoring of the resulting agreement.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

It was previously considered that the existing buildings to be demolished were of little or no historical interest and no objections were raised to their demolition.

Furthermore, Policy R10 of the UDP Saved Policies September 2007 generally encourages the provision of new education buildings.

Policy R4 states that planning permission will not normally be granted for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space. The proposal would mainly involve currently developed land and only involves a small area of land, less than 10m<sup>2</sup>, that provides ancillary playing space that can not be used for playing field purposes. On this basis, Sport England still raise no objection to the proposal, subject to the imposition of a condition requiring that any use of the playing fields for demolition and construction storage is controlled.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

As regards archaeology implications, English Heritage previously advised that the site is situated in an area where archaeological remains are known to be present, mainly due to

the presence of a 13th century medieval monastic grange to the immediate west of the site. Map and documentary regression shows that the Northwood area gradually developed throughout the medieval period, although the site was likely to have formed pasture or used as arable land for much of that period. They advised that in order to safeguard the archaeological position, an appropriate condition should be attached to any permission. An appropriate condition has been attached.

In terms of the impacts of the development upon the locally listed Aldis Hall, the adjoining Dene Road Area of Special Local Character and The Glen, Northwood Conservation Areas, the proposed development would be too far removed to have any material impact. The Council's Urban Design/Conservation Officer raises no objection to the proposal. As such, the proposal complies with Policies BE4 and BE10 of the saved UDP.

#### **7.04 Airport safeguarding**

There are no airport safeguarding implications for this application.

#### **7.05 Impact on the green belt**

The application site does not form part of or adjoin any Green Belt land.

#### **7.06 Environmental Impact**

These have been discussed in the other relevant sections of this report.

#### **7.07 Impact on the character & appearance of the area**

Policies BE13 and BE19 of the Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development complements and improves the character and amenity of the area.

It was previously advised that the site does not fall within a conservation area although it is situated adjacent to the Dene Road Area of Special Local Character. With regard to the proposed two storey teaching block (Phase 1), full details have been provided for determination. With regard to the new chapel and foyer (Phase 2), details of appearance, landscaping, layout and scale are reserved for subsequent approval. However the illustrative details submitted with the application enable an initial assessment to be made of the impact of both phases of the scheme on the character and appearance of the area. The proposed teaching block would be located towards the rear of the site and would not be readily visible from Green Lane. It would be situated to the rear of existing dwellings in College Way and therefore have no impact on the street scene in this road. The siting and design of the proposed chapel and foyer at the front of the site are considered appropriate and would not adversely impact on the street scene in Green Lane. The Urban Design Officer was previously of the view that both phases of the development would be well integrated into the existing building pattern and topography of the site. Subject to a condition requiring the submission of details of materials, no objection was therefore raised in terms of the impact of the scheme on the character and appearance of the area. There has been no change in circumstance to suggest that such a consideration is no longer appropriate and the Council's Urban Design/Conservation Officer raises no objects to this application to extend the time limit of the permission.

#### **7.08 Impact on neighbours**

It was previously considered that with respect to Phase 1 of the scheme, the proposed 2 storey teaching block would be sited approximately 42m from the rear boundary of properties in College Way and approximately 48m from the flank boundary of No.9 Green Lane, the nearest residential properties to this phase of the proposal. These distances greatly exceed the guidelines in the Supplementary Planning Document HDAS: Residential Layouts and are sufficient to avoid any loss of light, outlook or privacy to the occupiers of these properties. With respect to Phase 2 of the scheme, the new chapel and foyer would be separated from neighbouring residential properties in Firs Walk by the

main college buildings and service yard and therefore there would be no undue impact on the amenities of the occupiers of these properties. There has been no change in policy or site circumstances to suggest that such an assessment is no longer appropriate. As such, the scheme complies with Policies BE20, BE21 and BE24 of the saved UDP.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The applicant has advised that given the nature of the proposed extensions to the college buildings, which are intended to improve facilities for existing students rather than attracting additional students, there would be no increase in student numbers. On this basis the Council's Highways Engineer raised no objection to the development in terms of the traffic generated on the highway network or the proposed reduction in car parking spaces on the site from 122 to 100. This would be subject to the implementation of a Green Travel Plan for the site which would be secured by a S106 Agreement.

With regard to the construction of the proposed development, previously the Highways Engineer had requested that all construction traffic be from Green Lane. A condition has been added to require that all vehicular traffic accessing the site be taken from Green Lane.

No objections are raised to the extension of a pedestrian footpath along the main access into the site which would improve highway and pedestrian safety.

#### **7.11 Urban design, access and security**

The proposed teaching block would be two storeys in height and have a rectangular footprint sited to the west of the octagonal chapel building, between the two storey 'Laing' block to the north and the library building to the south, but extending beyond them to the west. The building would remain separate from the surrounding blocks, only joined to the north and south blocks by two storey glazed links. The building would be set into the sloping ground, which rises to the north and would be surrounded by hardstanding with steps to the north providing access to the higher ground.

It was previously considered that the building would appear visually separate from the surrounding blocks, which assists with the integration of the block with the modern block to the north and the more traditional library building to the south by providing a visual break between these contrasting elements. The building would have a contemporary, understated design, which sits well between the two blocks, matching the eaves height of the modern block, but below the more imposing library building so as not to detract from it.

The proposed foyer and new chapel building would be sited to the east of the building, at the other end of the Laing building. Although these elements have been submitted in outline form, with only access to be determined at this stage, a proposed site plan and perspective drawing shows the new chapel to have a similar footprint and height to that of the new teaching block, with a single storey foyer extension linking this with the existing main teaching block. The buildings would integrate satisfactorily with the siting, mass and scale of existing buildings on site and whilst the proposed chapel building would be visible from Green Lane, it would still be set back from the site's frontage and offers an opportunity to create a more dramatic entrance to the site.

Revised plans have been received which show the levels at the eastern end of the building. The Urban Design/Conservation previously was satisfied that the building would sit comfortably within the landscape and raised no further concerns with the scheme. There has been no change in this assessment.

### **7.12 Disabled access**

No objections were previously raised to the scheme on accessibility grounds.

There have been recent changes to legislation since the previous submission in the form of the Equality Act 2010 and the Council's HDAS: 'Accessible Hillingdon', and to this end, an Addendum Access Statement has been submitted as part of the renewal application. This advises that the scheme will include a new pedestrian footpath into the site; at grade entrances and where this is not possible, ramped entrances; internal layout of all buildings to provide for disabled access; a new platform lift to provide access to first floor library and disabled parking close to entrances. The Council's Accessibility Officer advises that with the latest submission, no objections are raised.

### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

### **7.14 Trees, Landscaping and Ecology**

The Trees and Landscape Officer previously considered that the scheme makes adequate provision for the protection and long-term retention of the existing trees on the site as part of the development subject to conditions relating to the protection of the trees during construction and the provision of a landscaping scheme. No objection was therefore raised to the proposal on trees and landscaping grounds. The only previous issue involved the re-modelling of the site's slope adjoining the new teaching block and adjoining hardstanding area and the protected group of trees to the west. The tree survey condition has been amended seeking further details on this point.

Policy EC5 of the Unitary Development Plan Saved Policies September 2007 seeks to retain on-site ecological features in new developments and to enhance the nature conservation and ecological interest of sites through the use of appropriate planning conditions. Whilst the ecological assessment accompanying the application concludes that the majority of the site appears to be of negligible nature conservation importance, it recommends a number of enhancement measures to safeguard and enhance wildlife interest on the site. It is therefore considered appropriate to require an ecological management plan for the site to be submitted to, and approved by the Local Planning Authority in the event of planning permission being granted. Based on the information submitted, Natural England does not raise any objection to the proposal and the Council's Sustainability Officer also raises no objection on biodiversity grounds. Subject to the imposition of the suggested condition, there are considered to be no reasons to withhold planning permission for the scheme on tree protection or nature conservation grounds.

### **7.15 Sustainable waste management**

A condition has been added covering this issue.

### **7.16 Renewable energy / Sustainability**

Policy 4A.7 of the London Plan (Renewable Energy) requires major developments to show how the development would generate a proportion of the site's electricity or heat needs from renewables, wherever feasible. In line with advice from the Greater London Authority, the Council requires major developments to meet 20% of energy needs from renewable sources. The application is accompanied by an energy statement which includes proposals for renewable energy measures to provide at least 20% of the predicted energy requirements for the development. This requirement can be secured by an appropriate planning condition.

### **7.17 Flooding or Drainage Issues**

Policy OE8 seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding.

A Flood Risk Assessment has been submitted as part of the application taking into consideration the principles of Planning Policy Statement 25 (PPS25) and other relevant regional and local policies.

The assessment identifies the site to be within Flood Zone 1, an area with little or no risk of flooding with an annual probability of flooding of less than 0.1% a year. It states that given that the site is outside of the extreme event flood plain, the development will have no impact on flooding elsewhere. The surface water drainage system will be designed to prevent flooding of the site itself and designed to enable a small decrease in peak flows passing to the existing public surface water drain. To this end, it reviews SUDS techniques and suggests that permeable pavements on the car parking areas and access road will have a very limited impact in reducing peak flows, given the low permeability of the underlying clay. Storage ponds and basins are also not appropriate on the site, given the lack of available land space. It concludes that underground tanks with swales are the only viable SUDS solution.

Previously, the Environment Agency advised that the proposal is acceptable, subject to details of the surface water drainage scheme based on the principles of the Flood Risk Assessment being submitted and that no further contamination, not previously identified is found.

These conditions are recommended and the scheme is therefore considered to be acceptable, in accordance with policy OE8 of the saved UDP, policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) and PPS25.

#### **7.18 Noise or Air Quality Issues**

The Council's Environment Protection Unit recommends that a condition be attached to control noise emanating from the site. This has been attached. As the proposed development would not involve increased pupil numbers at the site, there are no implications for air quality.

#### **7.19 Comments on Public Consultations**

As regards the responses received from neighbouring properties, condition 27 would prevent construction traffic using College Way.

#### **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'.

Should the application be approved, a planning obligation would be sought to mitigate the impact of the development which would cover the provision of a Green Travel Plan and improvements to the Green Lane junction, to provide a separate pedestrian footpath.

The applicant has agreed to the proposed Heads of Terms, which are to be secured by way of a S106 Agreement/Unilateral Undertaking/S278 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP and relevant supplementary planning guidance.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

There are no other issues raised by this application.

## **8. Observations of the Borough Solicitor**

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

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

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

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

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

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

This application is to extend the time limit of the permission originally granted on the 14th July 2009. There has been no change in legislation or site circumstances to suggest that the grant of permission is no longer appropriate and it is recommended for approval.

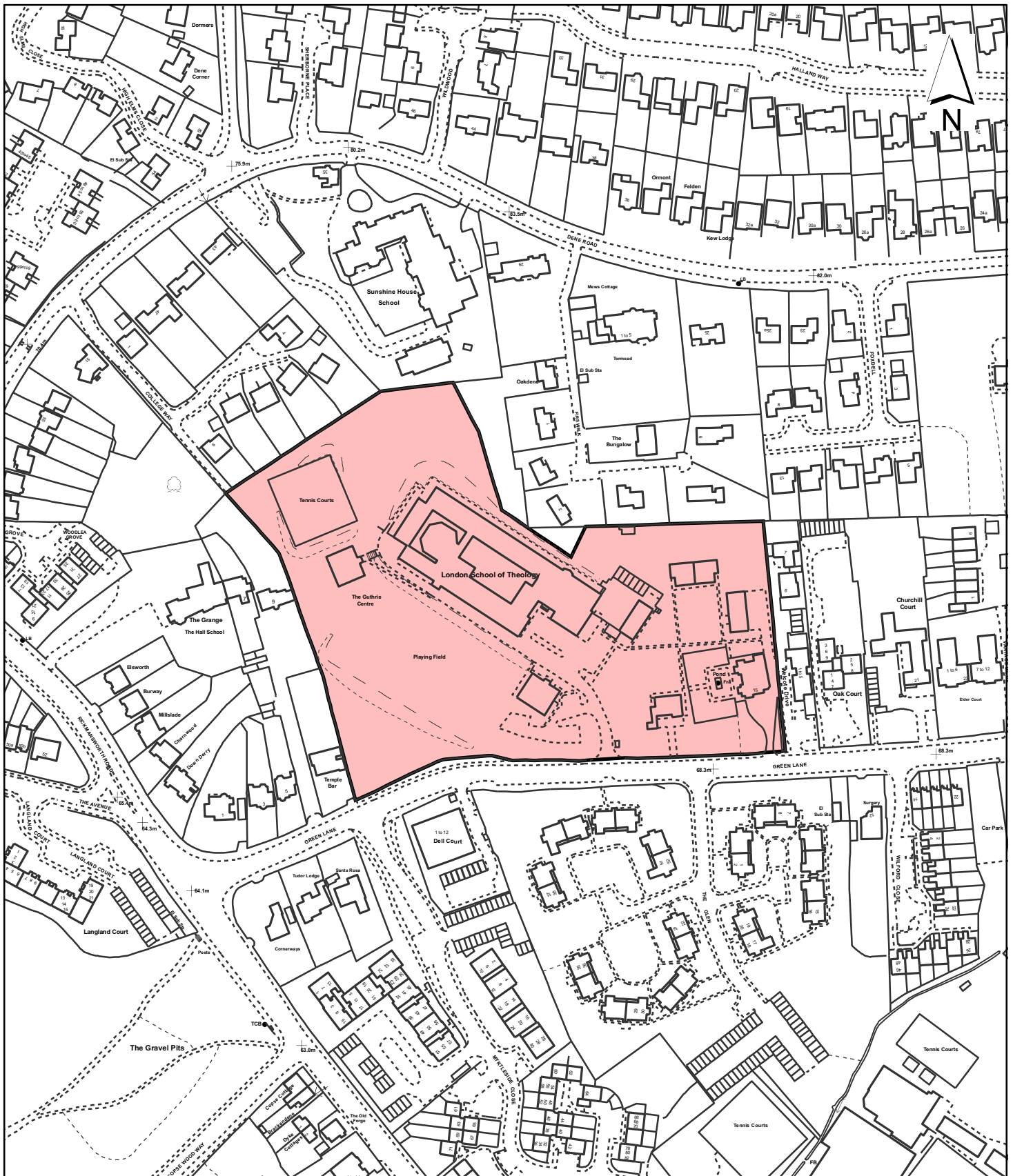
## **11. Reference Documents**

London Plan (February 2008)  
Planning Policy Statement 1: Delivering Sustainable Development  
Planning Policy Statement 9: Biodiversity and Geological Conservation  
Planning Policy Guidance Note 13: Transport  
Planning Policy Guidance Note 17: Open Space, Sport and Recreation  
Planning Policy Statement 25: Development and Flood Risk  
Hillingdon Unitary Development Plan Saved Policies (September 2007)  
Hillingdon Design and Accessibility Statement: Accessible Hillingdon  
Hillingdon Supplementary Planning Document, July 2007: Planning Obligations  
Letters making representations


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**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>London School of Theology Green Lane Northwood</b>	
Planning Application Ref:	Scale
<b>10112/APP/2010/2915</b>	<b>1:2,500</b>
Planning Committee	Date
<b>North</b>	<b>March 2011</b>

**LONDON BOROUGH OF HILLINGDON**

**Planning, Environment & Community Services**

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