



HILLINGDON

LONDON

A

North Planning Committee

Date: THURSDAY, 14 JULY 2011

Time: 7.00 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

Meeting Details: Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
David Allam
Jazz Dhillon,
Michael Markham
Carol Melvin
David Payne
John Morgan

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal.

There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting held on 23 June 2011
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Highgrove House, Eastcote Road, Ruislip 10622/APP/2010/1822	Eastcote & East Ruislip;	Variation of Condition 3 / Minor material amendment to planning permission ref: 10622/APP/2009/2504 dated 11/02/2010: Refurbishment and conversion of listed building to 12 residential units and erection of 4 two-bedroom mews dwelling houses and associated works (time extension of planning permission ref: 10622/APP/ 2006/2490 dated 11/01/2007) to allow alterations to the siting and design of the two blocks of mews housing (Retrospective application). Recommendation: Approval	7 - 34

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Land at 216 Field End Road, Eastcote, 6331/APP/2010/2411	Cavendish ;	Erection of a part three storey, part four storey building comprising a ground floor Class A1 (Retail) unit and 3, one-bedroom flats and 8, two-bedroom flats above with first floor rear roof garden and third floor terrace on front elevation. Recommendation: Approval	35 - 74
8	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2011/1119	Eastcote & East Ruislip;	Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development) Recommendation: Approval	75 - 88

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
9	12 Eastbury Road, Northwood, 1901/APP/2011/174	Northwood ;	Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side. Recommendation: Refusal	89 - 102
10	26 Acre Way, Northwood 67605/APP/2011/358	Northwood Hills;	Retention of a single storey detached outbuilding to rear Recommendation: Refusal	103 - 108

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page

11	RAF Eastcote, Lime Grove, Ruislip 10189/APP/2007/3383	Eastcote & East Ruislip;	<p>Variation of condition 40 (to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street) of outline planning permission ref:10189/APP/2004/1781 dated 09/03/2006 'redevelopment for residential purposes at a density of up to 50 dwellings per hectare, including affordable housing, live-work units, a community facility and open space '</p> <p>Recommendation: The application be deferred for determination by the Head of Planning, Trading Standards and Environmental Protection under delegated powers</p>	109 - 116
12	39 Wentworth Drive, Eastcote 7038/APP/2011/946	Eastcote & East Ruislip;	<p>Single storey rear extension.</p> <p>Recommendation: Approval</p>	117 - 124
13	Land O/S Sorting Office Junction East Way and Park Way, Ruislip 59076/APP/2011/1406	Manor;	<p>Replacement of existing 12.5 metre high monopole mobile phone mast with a 12.5 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)</p> <p>Recommendations:</p> <ol style="list-style-type: none"> 1. That prior approval of siting and design is required. 2. The details of siting and design are refused. 	125 - 132
14	Mount Vernon Treatment Centre, Rickmansworth Road, Northwood 3807/APP/2011/1031	Northwood ;	<p>Installation of exhaust flues to north elevation</p> <p>Recommendation: Approval</p>	133 - 140

Other

				Page
15	S106 Quarterly Monitoring Report		Up to 31 March 2011	141 - 150
16	Any Items Transferred from Part 1			
17	Any Other Business in Part 2			

Plans for North Planning Committee

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Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

23 June 2011



HILLINGDON
LONDON

Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW

	<p>Committee Members Present: Councillors Allan Kauffman Michael White Tim Barker Carol Melvin David Payne John Morgan David Allam Jazz Dhillon</p> <p>LBH Officers Present: James Rodger (Head of Planning) Meg Hirani (North Team Leader) Syed Shah (Principal Highways Engineer) Rory Stracey (Planning Lawyer) Charles Francis (Democratic Services)</p> <p>Also Present: Malcolm Ellis (Vice-Chairman Standards Committee)</p>	
195.	<p>APOLOGIES FOR ABSENCE (Agenda Item 1)</p> <p>Apologies had been received from Cllr Edward Lavery with Cllr Michael White as substitute and also Cllr Michael Markham with Cllr Tim Barker acting as substitute.</p>	
196.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (Agenda Item 2)</p> <p>Councillor Carol Melvin declared a prejudicial interest in Item 6 – Former Reindeer Public House, Maxwell Road, Northwood and left the meeting whilst the item was discussed.</p> <p>Councillor Michael White declared a prejudicial interest in Item 7 – Southbourne Day Centre, 161 Elliot Avenue, Ruislip and left the meeting whilst the item was discussed.</p>	
197.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 19 MAY 2011 AND 2 JUNE 2011 (Agenda Item 3)</p> <p>Were agreed as accurate records by the Committee and were signed by the Chairman.</p>	

198.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT <i>(Agenda Item 4)</i></p> <p>None.</p>	
199.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE <i>(Agenda Item 5)</i></p> <p>All items were considered in Public with the exception of Item 12 which was considered in Private.</p>	
200.	<p>FORMER REINDEER PUBLIC HOUSE, MAXWELL ROAD, NORTHWOOD - 18958/APP/2011/873 <i>(Agenda Item 6)</i></p> <p>At the beginning of the item the Planning Officer introduced the report and drew the Committee's attention to amended recommendation 2 as set out in the Addendum.</p> <p>In accordance with the Council's constitution a representative of the petitioners in objection to the application addressed the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • In the planning inspectors report it advised that the proposal would not impact on the character of the area if proper attention was paid to achieving good design. Later in the report the turrets were mentioned as unusual design. It was the petitioner's contention that the planning inspector had expressed personal opinion rather than apply relevant planning rules in this case. • In relation to amenity space, the design could only meet the requirement of 330m² by including a proportion of the front of the development and balcony space. Since these spaces would not be available to all residents, the design was not complaint with amenity space requirements. • The design did not incorporate outside space for children to play. The closest play space was 500m way and it was unreasonable to expect children to cross two major roads to use it. • The proposed design was flawed as it created an overlooking environment within the development and breached the 21 m rule. <p>The agent made the following points:</p> <ul style="list-style-type: none"> • The proposal takes account of the Council supplementary planning guidance. • The pitch and form of the roof will add to the character of the area. • The scale and bulk of the design meets Council requirements. • With respect to the points raised by the petitioner, the following comments were made: <ul style="list-style-type: none"> I. The turret design was passed by the inspector II. The amenity space was deemed sufficient 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>III. The use of the site was acceptable and the lack of amenity space available would be a judgement call for any prospective purchaser to make.</p> <p>IV. Overlooking concerns had been addressed in the design.</p> <p>In discussing the application, the Committee agreed that it was a substantial site but the issues concerning the turret design and amenity space had been addressed in the inspectors report. Officers confirmed that the proposal complied with the aims of Saved Policy BE4 of the Unitary Development Plan.</p> <p>The recommendation for Approval subject to a Section 278 Agreement was moved, seconded and on being out to the vote was unanimously agreed.</p> <p>Resolved – That the application be Approved for the reasons set out in the officer's report and Addendum.</p>	
201.	<p>SOUTHBORNE DAY CENTRE, 161 ELLIOTT AVENUE, RUISLIP - 66033/APP/2011/918 (Agenda Item 7)</p> <p>At the beginning of the item the Planning Officer introduced the report and drew the Committee's attention to the amendments the Addendum.</p> <p>The Committee agreed the landscaping proposals contained within the report would enhance the development.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be Approved as set out in the Officer's report and Addendum.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
202.	<p>LAND REAR OF 74 HALLOWELL ROAD, NORTHWOOD - 67679/APP/2011/651 (Agenda Item 8)</p> <p>In accordance with the Council's constitution a representative of the petitioners in objection to the application addressed the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • The petition had been signed by over 60 local residents which showed the strength of feeling against the proposed development. • The size, scale and bulk of the proposal was inappropriate. • The development would be out of character with the area. • The petitioner felt that not all alternative sites had been assessed e.g. the Northwood Underground station car park or close by industrial area • The height of the proposed mast had been increased from 20 metres to 21.75 metres and there was concern that this might be increased still further. • Surrounding trees would not be tall enough to obscure the mast. The mast would therefore adversely affect the local street 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>scene.</p> <ul style="list-style-type: none"> • The proposed development had been sited just outside an area of special character otherwise this application would not have been permitted. <p>The agent made the following points:</p> <ul style="list-style-type: none"> • The proposed telecommunications mast was an integral part of an upgrade programme which aimed to improve track safety. • The proposed development site was the only one which London Underground had made available to Network Rail. • The proposal had tried to make use of surrounding features to limit its visual impact. <p>In discussing the application, the Committee asked about the scope and scale of the Network Rail improvement project. The Committee heard that approximately 2,500 masts were required nationally to complete this and at present 1,500 were in place.</p> <p>The Committee was informed that the reason the proposed mast needed to be located close to the rail side was to ensure the necessary coverage to drivers and to provide a security of access for any emergency maintenance required. In response to a query about mast heights, the Committee heard the reason this was so high was to ensure the signal could be transmitted the required distance having taken factors such as the curvature of the track and topographic changes into consideration.</p> <p>While Members agreed that rail safety was important, there was the view that more sensitivity could be given to the local area and suggestions included the potential to explore either alternative mast locations and or the use of a greater number of smaller, less intrusive masts to achieve the desired coverage.</p> <p>Having discussed the application in detail, the Committee agreed that the application be refused owing to its siting, size, scale and bulk and the detrimental affect this would have on the visual amenity on surrounding residential properties.</p> <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer's report.</p>	
203.	<p>41, THE CHASE, EASTCOTE - 67626/APP/2011/412 (Agenda Item 9)</p> <p>In introducing the report, officers drew the Committee's attention to the changed plans in the Addendum sheet.</p> <p>Officers confirmed that the proposed two storey side extension complied with the Council's guidelines.</p> <p>The recommendation for Approval was moved, seconded and on being</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>out to the vote was unanimously agreed.</p> <p>Resolved – That the application be Approved for the reasons set out in the officer's report and the changes set out in the Addendum.</p>	
204.	<p>THE STABLES, MANOR FARM COMPLEX, PINN WAY, RUISLIP - 38669/APP/2011/982 (Agenda Item 10)</p> <p>The Committee noted that the site was in a designated Archaeological Priority Area and was located within the Ruislip Village Conservation Area. In introducing the report, officers confirmed that English Heritage had been consulted on the proposed development.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be Approved as set out in the Officer's report.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
205.	<p>THE STABLES, MANOR FARM COMPLEX, PINN WAY, RUISLIP - 38669/APP/2011/923 (Agenda Item 11)</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be Approved as set out in the Officer's report.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
206.	<p>ENFORCEMENT REPORT (Agenda Item 12)</p> <p>Resolved</p> <ol style="list-style-type: none"> That the enforcement actions as recommended in the officer's report be agreed. That the Committee resolved to release their decision and the reasons for it outlined in the report to be released into the public domain, solely for the purpose of issuing the formal enforcement notice to the individual concerned. 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
	<p>The meeting, which commenced at 7.00 pm closed at 8.15 pm</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Agenda Item 6

Report of the Head of Planning & Enforcement Services

Address	HIGHGROVE HOUSE EASTCOTE ROAD RUISLIP
Development:	Variation of Condition 3 / Minor material amendment to planning permission ref: 10622/APP/2009/2504 dated 11/02/2010: Refurbishment and conversion of listed building to 12 residential units and erection of 4 two-bedroom mews dwellinghouses and associated works (time extension of planning permission ref: 10622/APP/ 2006/2490 dated 11/01/2007) to allow alterations to the siting and design of the two blocks of mews housing (Retrospective application).
LBH Ref Nos:	10622/APP/2010/1822
Drawing Nos:	1134 18 Rev. B 1134 25 (Block A relationship has been amended by Drw. No. 1134 3: received 03/05/11) 1134/27 Addendum to Approved Design & Access Statement 1134 33 Drawing Extract of Planning Approved Site Layout overlaid with Surveyor Position of 28/29 Kent Gardens 1190 (Survey Drawing) MCA0310/01D DS13100902.01 Rev. D 5 Year Landscape Management Plan, March 2010, Revised June 2011 Arboricultural Method Statement, Rev. A dated 27/06/11 1134 20 Rev. B Ecological and Construction Management Plan, Rev. A, July 2011 Material Samples - Wienerberger Warnham Red/Orange Blend brick, Marley Eternit Clay plain tile, buff sample of resin bonded gravel, Marshall Drivesett Tegula, Traditional paviours and Bitmac surfacing within new courtyard Demolition and Construction Plan Method Statement: Badgers, February 2011 Email from Alan Beaumont dated 22/02/11 Method Statement: Great Crested Newts, September 2011 Letter from AA Environmental LLP dated 15/10/11 Email from agent dated 12/05/11 at 12:37 Unilateral Undertaking dated 8th November 2011 1134 09 Rev. Q 1134 14 Rev. H 1134 15 Rev. G 1134 16 Rev. E 1134 17 Rev. D J06.055/ D(00)-03 Rev. A J06.055/ D(20)-61 J06.055/ D(20)-62 J06.055/ D(20)-63 J06.055/ D(20)-64 J06.055/ D(20)-65 J06.055/ D(20)-66

J06.055/ D(20)-67
Design and Access Statement
1134/13 Rev. B
1134/19 Rev. C
1134/28 Rev. A
1134/29 Rev. D
1134/31
1134/REP/1
Agent's email dated 26/11/10
Un-numbered R.P.T. Joinery Ltd. Existing door sections
Un-numbered R.P.T. Joinery Ltd. Existing sash sections
Un-numbered R.P.T. Joinery Ltd. Proposed sash sections
Un-numbered R.P.T. Joinery Ltd. Section through sash stile & glazing bar
Un-numbered R.P.T. Joinery Ltd. Cross Section of horn detail for box sash windows
Un-numbered horizontal section through panel door with 12mm mortice
Un-numbered R.P.T. Joinery Ltd. Proposed casement window sections
Un-numbered R.P.T. Joinery Ltd. Proposed door sections
Landscape Specification dated March 2010
Schedule of External, Remedial and Maintenance/Repair Works Rev. A dated February 2010
Sustainability Statement Rev. A dated January 2010
Report on the Code for Sustainable Homes Pre-Assessment, Ref. E075-CSHPA-00
4 BRE Certificates
Ecological Appraisal
Brickwork Condition Survey
Ecological Appraisal - Appendix 2 - Great Crested Newt Assessment

Date Plans Received: 03/08/2010

Date(s) of Amendment(s):

18/11/2009

Date Application Valid: 20/09/2010

18/03/2010

19/04/2010

25/06/2010

14/07/2010

28/07/2010

03/08/2010

20/09/2010

14/10/2010

21/10/2010

08/11/2010

26/11/2010

24/02/2011

14/03/2011

16/03/2011

03/05/2011

12/05/2011

25/06/2011

27/06/2011

1. SUMMARY

Members may recall planning and listed building applications on this site for the refurbishment and conversion of Highgrove House to provide 12 residential units and the erection of 4 two-bedroomed mews houses with associated amenity space, off-street parking and landscaping, involving the demolition of the stable building. Permission was originally granted at the North Planning Committee meeting on the 09/01/07 (refs. 10622/APP/2006/2490 and 2491) and time limit extensions were granted at its meeting on the 04/02/10 (refs. 10622/APP/2010/2504 and 2506). Works have commenced on site, including work on the mews houses with their revised siting, the subject of this application

This application as originally submitted was for a revised siting and design of the mews housing. It has since come to light that the original plans submitted were inaccurate in terms of the siting of the adjoining properties in Kent Gardens. Accurate plans have now been submitted. Furthermore, this application seeks to up-date the details which have now been approved in connection with the conditions attached to the renewed planning permission (ref. 10622/APP/2009/2504).

It is considered that as the revised siting of the mews housing does not bring the blocks any nearer to the listed Highgrove House and the alterations to their design are not extensive and are acceptable, its setting would not be adversely affected. For similar reasons, the alterations would not materially harm the amenities of future residents on the site. In terms of the impact upon adjoining residents on Kent Gardens, it is considered that the revised siting and design of the mews housing would have a neutral impact, and with the planting of a laurel hedge on the boundary, possibly a reduced impact in terms of the existing planning permission as approved.

The application is recommended for approval.

2. RECOMMENDATION

1 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/BE15 [as appropriate] of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 OM11 Floodlighting

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

REASON

To safeguard the amenity of surrounding properties and the character and appearance of the listed Highgrove House in accordance with policies BE8 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

3 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the mews houses hereby approved facing the residential properties on Kent Gardens.

REASON

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

4 RPD2 Obscured Glazing and Non-Opening Windows (a)

The ground floor north facing secondary lounge window on the western mews house in the southern block shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

5 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with policy BE21 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 H3 Vehicular access - construction

The development hereby permitted shall not be occupied until the vehicular means of access has been constructed in accordance with the approved plans. Thereafter, the vehicular means of access shall be retained and kept open for users of the building.

REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

8 H4 Pedestrian/cyclist's access - construction

The development hereby permitted shall not be occupied until the means of access for pedestrians and cyclists has been constructed in accordance with the approved plans. Thereafter, this means of access shall be retained and kept open for pedestrians and cyclists using the buildings.

REASON

To ensure that safe and convenient access is provided for pedestrians and cyclists prior to the occupation of the building in accordance with Policies AM8 and AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

9 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.

10 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place 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).

11 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant

planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPS9	Biodiversity and Geological Conservation
PPS5	Planning for the Historic Environment
LP	London Plan (February 2008)
LP SPG	London Plan: Interim Housing Supplementary Planning Guidance, April 2010
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
BE8	Planning applications for alteration or extension of listed buildings
BE9	Listed building consent applications for alterations or extensions
BE10	Proposals detrimental to the setting of a listed building
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact

AM7	on congestion and public transport availability and capacity
AM8	Consideration of traffic generated by proposed developments.
AM13	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	HDAS: Residential Layouts and Accessible Hillingdon
SPD	Planning Obligations Supplementary Planning Document, July 2008
SPG	SPG: Community Safety by Design

3 I3 Building Regulations - Demolition and Building Works

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

4 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building. Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

5 I6 Property Rights/Rights of Light

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

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 contractor 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.

8 115 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.

9 116 Directional Signage

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

10 117 Communal Amenity Space

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

this planning permission.

11 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

12 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

13 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

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

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

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

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

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

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

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

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

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

15 I47 Damage to Verge

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

16 I48 Refuse/Storage Areas

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

17

The applicant is encouraged to re-use materials from the stable block for the building works hereby approved.

18

The applicant is advised that localised flooding can occur around the location of the mews housing.

3. CONSIDERATIONS

3.1 Site and Locality

The 0.41 hectare application site comprises Highgrove House, together with its grounds, located to the south east of Eastcote Road and west of Kent Gardens. The application site previously formed part of a larger site, including land to the north of the access road. This has now been redeveloped to provide a sheltered housing scheme known as Yew Tree Lodge.

Highgrove House is a two storey Grade II listed building, which dates from 1881, but was gutted by fire in 1978. Following use by Hillingdon Council to provide bedsits, the building had been vacant for a number of years, but is now being redeveloped for residential use, including the conversion of the listed building to flats, together with the erection of two blocks of mews housing, implementing the extant planning and listed building permissions.

Access is from an internal access road from Eastcote Road. The access road sweeps around into the site, between Highgrove House and the adjoining recently constructed Yew Tree Lodge to the north, providing an access and adjoining parking for both buildings. Yew Tree Lodge is a purpose built two storey L-shaped building, with 12 units of sheltered accommodation for people with learning difficulties, together with office and staff accommodation. Planning permission for this building was approved at the same time as the original applications on the application site and formed part of the wider redevelopment proposals for the Highgrove House site.

The site slopes gently from east to west. It contains a number of trees which are more dense on the south and west boundaries, where the site abuts the wooded area of the Highgrove Site of Importance for Nature Conservation (SINC). To the east, the site adjoins two storey houses on Kent Gardens, while to the north, beyond a public footpath, is the former RAF Eastcote site which is currently being developed for residential purposes.

The majority of the application site forms part of the developed area, although the lawn area to the west of the house is designated as being a Nature Conservation Site of Borough Grade II or Local Importance as identified in the saved UDP.

3.2 Proposed Scheme

This application seeks permission for the revised siting and design of the 2, two-storey blocks of mews housing. As the relationship of the mews houses with the adjoining properties in Kent Gardens was incorrectly shown on the plans approved as part of the original permission, this application has now been amended to show the correct relationship. Works have already commenced on site, including work on the mews housing in their revised positions, therefore this application is retrospective. The developers have however signed a legal undertaking, in which they undertake not to allow further construction/development of Block A without the benefit of planning permission.

As compared to the siting previously approved as part of the original permission (refs. 10622/APP/2006/2490 and 2009/2504), the whole of the L shaped building (Block A) would move slightly further north, by about 150mm and its northern limb would increase in width from some 5.1m to 5.8m. The gable end elevation facing Kent Gardens would be sited approximately 1.5m further to the west, away from the rear boundary with residential properties on Kent Gardens. The whole of Block B would move by approximately 1m to the west.

The elevations of these blocks had not been worked up in detail on the original application, which necessitated the imposition of condition 11 requiring the submission of the detailed design, fenestration and materials of the mews housing. From the approved detailed plans, the main changes show that the previously proposed flat roofed half dormers would now have pitched roofs and the roof area comprising solar panels has been reduced, with one panel for each house, and in positions on the roof slopes that do not face the listed Highgrove House. Further amended plans have also been received which show the northern wing of Block A with a half-hipped roof. Furthermore, on the north elevation of Block A, in addition to the shortening of this elevation, the juliette balcony with French doors

would be switched to the eastern window, the two separate window openings below have been joined and one of the first floor windows in the gable has been omitted. On the eastern elevation, a door to the gable end and a skylight window in the internal angle of the roof has been added and a ground floor window has been omitted on the western wing. On the south elevation, a door and first floor window have been added to the northern wing. As regards Block B, two rooflight windows have been added to the south elevation and on the north elevation, a first floor Juliette balcony with French doors has replaced a window at its eastern end.

This application also includes the details, up-dated as necessary, which have previously been submitted to and approved, discharging all but one of the pre-commencement conditions.

3.3 Relevant Planning History

Comment on Relevant Planning History

Applications for planning permission and listed building consent (refs. 10622/APP/2006/2490 and 2491) were originally presented to the North Planning Committee meeting on the 09/01/07 for the refurbishment and conversion of Highgrove House to 12 residential units comprising 1 studio, 6 one-bedroom, 2 two-bedroom and 1 three-bedroom flats and 2 two-bedroom maisonettes, together with the erection of 4 two-bedroom mews dwellinghouses in two blocks on the eastern boundary of the site. The works included associated amenity space, off-street parking and landscaping and involved the demolition of a detached stable building at the rear of Highgrove House. Members resolved to grant permission and listed building consent and these were issued on the 11 and 12/01/07 respectively.

Also presented to this committee was application ref. 10622/APP/2006/2494 on the adjoining site to the north of the access road for the erection of a two storey building to provide 12 residential flats for people with learning difficulties, communal amenity space, ancillary office and staff accommodation and landscaping (involving the demolition of the existing hostel building). This was also granted on the 11/01/07 and the scheme has been implemented on site.

Subsequently, applications seeking to extend the time limits of the un-implemented planning permission and listed building consent at Highgrove House were presented to the North Planning Committee meeting on the 04/02/10 and these were approved on the 11 and 12/02/10 respectively (refs. 10622/APP/2009/2504 and 2506).

In total, four applications have been submitted seeking to discharge the various pre-commencement conditions attached to the renewed planning and listed building consent permissions, namely:

10622/APP/2010/657 - Details in compliance with conditions 2 (external materials), 5 (demolition and construction plan), 7 (cycle storage), 8 (storage of refuse), 17 (parking arrangements), 24 (parking provision) and 34 (protected species) of planning permission ref: 10622/APP/2009/2504 was approved on 12/05/11.

10622/APP/2010/887 - Details in compliance with conditions 4 (existing and proposed levels), 6 (fencing and gates), 10 (fenestration), 11 (detailed design and layout of mews housing), 18 (tree survey), 20 (protective fencing), 21 (landscape scheme), 23 (landscape maintenance), 26 (elevations), 32 (sustainability measures and renewable energy) and 35 (sustainable homes assessment) was approved on 31/05/11.

10622/APP/2010/1179 - Details in compliance with condition 7 (building protection measures) of Listed Building Consent: 10622/APP/2009/2506 dated 12/02/2010 - Approved 11/05/11

10622/APP/2010/2583 - Details in compliance with conditions 27 (improvement of community facilities), 28 (education contribution), 29 (improvements to local healthcare provision), 30 (enhancements to Highgrove Woods) and 31 (provision of construction training) of planning permission ref: 10622/APP/2009/2504 dated 11/02/10 - Approved 17/05/11.

It was first brought to the attention of the Local Planning Authority that works had commenced on the mews houses at the end of March 2011. A temporary stop notice was served on the 14/04/11 requiring the cessation of works to Block A. On 11 May 2011, the developers agreed to enter into a legal undertaking preventing the developers from undertaking further works on Block A until planning permission for the re-siting of the mews blocks had been obtained. No further enforcement action has been taken.

4. Planning Policies and Standards

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 5: Planning for the Historic Environment

Planning Policy Statement 9: Biodiversity and Geological Conservation

Planning Policy Statement 22: Renewable Energy

Planning Policy Guidance 13: Transport

London Plan (February 2008)

London Plan: Interim Housing Supplementary Planning Guidance, April 2010

Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)

HDAS: Residential Layouts

HDAS: Accessible Hillingdon

Planning Obligations Supplementary Planning Document, July 2008

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.15 To enable the conversion of residential properties to create more units, provided the additional units are suitable to live in and the character of the area and amenities of the adjoining occupiers are not harmed.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.

PT1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network or cycle routes through the Borough to promote safer cycling and better conditions for cyclists.

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

PPS3 Housing

PPS9 Biodiversity and Geological Conservation

PPS5 Planning for the Historic Environment

LP London Plan (February 2008)

LP SPG London Plan: Interim Housing Supplementary Planning Guidance, April 2010

EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves

EC2 Nature conservation considerations and ecological assessments

EC3 Potential effects of development on sites of nature conservation importance

EC5 Retention of ecological features and creation of new habitats

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE12 Proposals for alternative use (to original historic use) of statutorily listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE18 Design considerations - pedestrian security and safety

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.

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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

	area
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H7	Conversion of residential properties into a number of units
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.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	HDAS: Residential Layouts and Accessible Hillingdon
SPD	Planning Obligations Supplementary Planning Document, July 2008
SPG	SPG: Community Safety by Design

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 neighbouring properties in Kent Gardens have been consulted. Two petitions with 23 and 53 signatories and responses from 10 neighbouring occupiers and interested parties have been received.

The first petition with 23 signatures states:

'We the undersigned wish to be represented at the North Planning Committee meeting re. 10622/APP/2010/1822 Highgrove House, Eastcote. The changes to the footprint will cause loss of light to amenity space and rooms of neighbouring properties.'

The second petition with 53 signatures states:

'Petition to object to planning application to erect 4 new 2-3 storey town houses immediately behind maisonettes in Kent Gardens.'

The planning application details are:

Planning ref 10622/APP/2006/2490 and listed building consent (ref 10622/APP/2006/2491) granted for the conversion of Highgrove House into 12 residential units, together with 4 new mews houses (located to the east and south east of the main house) on 11th January 2007. The approvals were renewed on 12 February 2010 (refs 10622/APP/2009/2504 and 10622/APP/2009/2506). A further application ref 10622/APP/2010/1822 relating to minor changes to the design and positioning of the new houses is currently under consideration.

Reason for objection

Planning permission had been granted to the developer to erect 4 town houses in the surrounding grounds of Highgrove House. Over the course of the last six months building work has gone on behind the properties in Kent Gardens to put up the 2-3 storey town houses. These properties are being built directly up against the back garden fences and along the pathway leading to the back gardens and alongside garages. These buildings not only will block out natural light but will intrude on the privacy of affected properties and be an eyesore, not to mention significantly devalue the properties.

The developer has also illegally cut down 'screening' trees between properties and the new development which were protected under a preservation order.

We would like to get the original planning permission revoked and the part-built houses taken down and new, established trees replanted in the original positions.

Please sign below if you object to the new town houses and are in support of our request.'

The individual responses raise the following points:-

- (i) There is a very active and extensive badger sett close to the site. The original planning documents did not refer to a badger sett at all and now have an Ecological and Construction Management Plan (ECMP) which has comprehensive details showing Block B within single figure metres of badger holes, although main badger sett is close to boundary fence, not as shown in the ECMP. I believe a mistake (or worse) was made in granting permission for a building so close to an active sett that is in a nature reserve. Not sure whether changes are better or worse;
- (ii) The proposed site plan is inaccurate, like that of Wimpey's on the RAF site;
- (iii) Highgrove House is only 22m from 28 Kent Gardens and to squeeze 2 two-bedroom semi-detached houses within 22m represents overdevelopment;
- (iv) Location of mews housing has changed significantly from original plans. The re-siting of these blocks will have a significant detrimental impact upon the enjoyment of residents in Kent Gardens due to overlooking and overdominance. Adjoining residents understood that building would not encroach more than 1m past the adjoining garages next door to Nos. 28/28a Kent Gardens. If building is allowed to continue, Nos. 28 - 29 Kent Gardens would lose natural light and the building will overlook their bedrooms/kitchens, as well as generally being sited uncomfortably close to these properties. Block A would only be 7m from corner of 28 Kent Gardens which is unacceptable and insufficient to accord with guidelines;
- (v) New buildings will intrude on privacy and block natural light to No. 27 Kent Gardens;
- (vi) Proximity of building will result in noise pollution to adjoining residents;
- (vii) On 25/03/11, the Council was made aware that Block A was being built approximately 1.5 metres nearer to 28 Kent Gardens than shown on the original plans. The building work was stopped for a short time but has proceeded at pace. Advice to builder to stop has fallen on deaf ears, because he knows that once building is erected, even though illegally, the chances of him being ordered to take it down are nil. A temporary stop notice should be served immediately;
- (viii) The only way the developer can agree a way forward with the Council is if they say how and when they intend to remove the building. A full stop notice should be served by the committee, and no member of that committee should be allowed to have an opinion without first having visited 28

Kent Gardens and reminding themselves of the following - Paragraph 4.9 of the HDAS: Residential Layouts advises that all residential developments and amenity space should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impacts of overbearing and overshadowing. Where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination. Generally, 15m will be the minimum acceptable distance between buildings and furthermore, a minimum 21m overlooking distance should be maintained;

(ix) Developer has ignored the original planning permission for commercial gain in hope that neighbours would not complain;

(x) Proposal will set precedent for future developers to build first and worry about permissions later;

(xi) HSE precautions are lacking on site;

(xii) Brickwork is poor;

(xiii) Buildings are an eyesore;

(xiv) Works may have been alleviated if the trees that backed onto adjoining properties and were protected had been left alone instead of being ripped down, along with a small colony of bats that had been living in them for many years;

(xv) Neighbours have had to overlook a building site for some time now and have to leave blinds down and curtains closed throughout the day due to privacy concerns with builders being on site from 7:00am;

(xvi) Works will significantly devalue adjoining property and rental values;

(xvii) Eastern gable elevation of Block A has been built closer to the boundary than the 2m that the amended plans suggest;

(xviii) Revised plans show no alteration to siting of Block A, just only correct the original error made to the positioning of the properties in Kent Gardens. If Kent Garden properties had been shown correctly, original application would not have been granted. Despite my initial objection back in 2006, you now expect me to accept the error made which means from now on I must be completely deprived of daylight and privacy and live with an eyesore for the rest of my life. My garden at No. 28 is less than 15 foot long so this has a massive impact.

NICK HURD MP:

I have been contacted by several constituents who are very concerned about the above building application.

I understand that a temporary stop notice has been issued regarding Block A. As you are no doubt aware, the rear of this building is extremely close to 28 Kent Gardens - in fact it will probably mean that this ground floor maisonette will have virtually no daylight coming in to the rear of the property.

I am writing to request that the North Planning Committee make a site visit before a determination is reached.

WARD COUNCILLOR:

First Response:

Initially requested application be considered by committee given proposal to install electronic gates but request was withdrawn following omission of these gates.

Second Response:

You will remember that I was on the committee that approved the original application for this site. The current works are in a completely different location and are not acceptable. In fact these building works are actually in a different location to that outlined in the new application. I'm surprised that a stop notice has not been served, as the development is now too close to the neighbouring properties

and could affect the listed building next door.

On a personal note, I have no doubt that the committee will not approve the current works and if officers visited the site it would be perfectly clear to them that a new application for the current site would not receive their recommendation for approval, especially as it's being built contrary to the amended plans.

We need to be more pro-active in these matters and prevent developers from doing whatever they want, and they must be told, in no uncertain terms (via a stop notice if necessary) that these particular works are unacceptable.

If we continue to use the excuse that we may be held liable for wrong decisions, even if those decisions were made in good faith, we are failing in our duty and are letting the residents down, which once again is not acceptable.

If we make a decision to halt inappropriate works, which for whatever reasons are then allowed on appeal, then at least we can say we've tried which will, without doubt, attract the support of the residents we're trying to serve, rather than their continued anger at our inability to take positive action.

Note: Comments were also made by the Ward Councillor regarding an application in Rushdene Road and have been omitted from the above comments.

Third Response:

The above planning application refers to a development to the rear of Highgrove House, Lidgould Grove, Eastcote. This application is just one of a series of applications that have resulted in the building of two blocks of houses that fail to comply with the original permissions.

As a result, the LPA have served a series of 'stop notices' on the developers and the above application now awaits determination.

I ask that this matter be determined by the North Planning Committee and that before any decisions are made, the committee carry out a site visit to investigate the impact these unlawful buildings have already made on the area in general and the houses and residents of Kent Gardens, situated to the rear of the development, in particular.

EASTCOTE VILLAGE CONSERVATION PANEL:

First Response

Many of the changes are being made at the request of the Principal Conservation & Urban Design Officer, LBH, and we support all of this officer's requests.

However, we are extremely concerned with the new proposal to add electronic gates. Highgrove House is a Grade II listed building, and has considerable historic interest. It is not acceptable to shut this building away from the community. This action would also shut away the assisted housing unit, already occupied on the site. Have the occupants of this building and their families been consulted. Surely this will cause them all great inconvenience.

If there are concerns regarding security, may I suggest that the applicants ask advice from Frank Freeman, Crime prevention Design Advisor, Metropolitan Police Service. I believe at the outline stage of this development Mr. Freeman recommended a very workable plan.

We would ask that the electronic gates be refused.

Second Response

The matter of disturbance to a long standing badger sett was raised at the last meeting of the Friends of Warrender Park/Highgrove Woods MAG. Can this be looked at within the current planning application?

Third Response

This application is to alter the position slightly of blocks A & B, and to date has not been determined

Building work has started on both of these blocks which is giving great cause for concern.

Block A.

Situated to the rear of 28 Kent Gardens. I visited the site today and block A is definitely being built approximately 1.5 meters nearer to 28 Kent Gardens than shown on the drawings. The drawings are also incorrect as they show 28 Kent Gardens as having a much longer garden than it actually has. I believe that a line has been missed out showing the rear building line of 28.

The current position of Block A will block the light from 28 Kent Gardens which is a ground floor maisonette, also from the amenity space which is no more than 3 metres in length. This is no acceptable.

I attended the site visit when Outline Planning Permission was being sought. Members of the North Planning Committee were assured that these new buildings would be situated behind the Kent Garden Garage Block, and partly across the driveway to the garages and would not take light from the existing dwellings.

Block B.

This block was causing problems with the established badger sett in Highgrove Woods, although Natural England have approved the recently submitted mitigation plan, now that building works have started, without planning permission, please can the positioning etc be checked to ensure that no harm is being made to the sett.

Please can we ask that a stop be put on these elements of the project immediately, until matters are resolved.

RUISLIP, NORTHWOOD & EASTCOTE LOCAL HISTORY SOCIETY:

First Response:

Concern expressed that they have not been consulted on this application, even though it concerns a listed building and the apparent lack of public consultation. The Society may wish to respond on this application.

Second Response:

The footprint of one block has been adjusted to be further away from the boundary fence with Kent Gardens. But our opinion is still, as was stated in our original letter of 9 January 2007, that both blocks are very close to Highgrove House. This will be detrimental to the appearance and setting of this Grade II listed building. We are pleased that it has been specified that the materials to be used for the new houses are to be in keeping with those used for Highgrove House. We would like to

stress how important it is that this is monitored so that the development is sympathetic to a historical site.

We are also pleased to note that pitched dormer roofs have been added so that they will be more in keeping with Highgrove House. However we would question whether the provision of juliet balconies on the mews houses will be sympathetic with the appearance of Highgrove House.

Our main concern is the addition of steel entrance gates for both pedestrians and vehicles, which will cut off the whole site including the recently constructed supported housing unit and Highgrove House. This was not part of the original application and we feel such a major change should not be proposed now. They will detract from the overall look of the site and be out of keeping with the setting for an important historical building. Such an area should be part of the community not barricaded behind security gates and fences.

Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER:

COMMENTS: The minor changes to the position of blocks A and B would not have any significant impact on the setting of Highgrove House. The changes to the roof form of Block A would again have little impact on the setting of the main house or the architectural quality of the new block. The introduction of solar panels to the roof slopes of both of the new buildings would now be acceptable in the positions shown as they can not be viewed with the listed house.

The drawings of the gates and piers to the main entrance are no longer relevant and no longer form part of this application.

CONCLUSION: No objection to revised design or siting.

TREE OFFICER:

Original Comments:

The revised layout and associated details of tree protection and landscaping are described in the plans and documents attached to the applicant's e-mail of 13 May 2011 (see below). In relation to the approved scheme and hence the remainder of the site (other than Block A), the tree-related and landscaping details are approved. Therefore, these observations relate specifically to the revised layout of Block A.

The revised layout, tree protection and landscaping plans show existing trees (part of groups G5 and G6) retained. However, these trees no longer exist.

The plans should, therefore, be revised to show the current situation and to show additional landscaping including new small trees, where appropriate, taking account of the site constraints, in replacement of the trees in groups 5 and 6 and a row of 3m-high laurels along the site boundary between the end/flank wall of Block A and the boundary fence of the neighbouring properties in Kent Gardens.

The laurels should be allowed to grow to a height of 3.5-4m and thereafter be maintained at a height of 3.5-4m. Such tree/shrub planting would provide a low-mid level (3.5-4m high) screen/buffer in that location.

Given the site constraints, in particular the limited space (2.4m-wide strip of land, with a path/ramp to the back/side door in the end/flank of Block A), there is no scope for tree planting in that location.

Hence, the planting of large evergreen shrubs (laurel) is suggested.

If necessary, the landscape management plan should be amended to reflect these changes to the landscaping scheme.

Revised Comments:

These amended plans address the TLP points raised in my observations (e-mail) of 23 June 2011.

The revised scheme is acceptable in terms of Saved Policy BE38 of the UDP.

SUSTAINABILITY OFFICER:

Following Natural England's confirmation that the latest details submitted in order to discharge condition 34 (protected species) of planning permission ref: 10622/APP/2009/2504 are adequate to safeguard protected species, particularly the adjoining badger sett, I have no objections to the proposed variation.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This scheme was originally granted permission in January 2007 and renewed in February 2010. As such, this application to amend the siting and design of the mews housing does not raise any in principle matters.

7.02 Density of the proposed development

This scheme does not alter the unit or habitable room density of the original development previously approved.

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

The amended siting of the mews housing would not result in the new blocks being sited any nearer to the Grade II Listed Highgrove House. Furthermore, the revisions to the design of the blocks are considered to be acceptable. On this basis, the Council's Conservation and Urban Design Officer does not raise any objection to the revisions.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The revisions to the siting and design of the blocks would have minimal impact upon the character and appearance of the surrounding area. The re-siting of the blocks would reduce the front garden areas to the north of Block A and west of Block B and in the case of Block A, it would be very marginally more conspicuous as you entered the site but these changes would have a negligible impact, given the secluded nature of the site and the siting of the blocks, at the rear of the site and largely screened by Highgrove House.

7.08 Impact on neighbours

The approved plans of the original permission on this site show two, two storey blocks sited at the rear of the site, close to the maisonettes on Kent Gardens.

At its nearest point, Block A was shown to be sited within 8m of the rear elevation of 28/28a

Kent Gardens and 9m from the rear elevation of 27/27a. Although the officer's report on the renewal application ref. 10622/APP/2009/2504 noted that these distances are less than the 15m distance advocated by guidance, the report went on to advise that the block would be sited immediately to the rear of the garage block on Kent Gardens sited between these properties. As such, the 45° line of sight taken from the nearest rear facing habitable room windows would only be breached at relatively acute angles, so that the properties would maintain essentially unrestricted views down their rear gardens. The report also noted that there were mature trees and vegetation on the site boundaries that would provide screening.

The southern mews block (Block B) would have been sited some 16m from the rear elevations of Nos. 26-27 Kent Gardens. The report went on to advise that the proposed block would result in the overshadowing of the end of the rear garden of No. 27, but this impact would be minimal and would not constitute a ground for refusal.

The revised siting involves moving the whole of Block A very slightly north, by approximately 150mm, with the width of the northern wing of the L-shaped block increased from approximately 5.1m to 5.8m. This results in the northern side elevation of the block being sited some 850mm further to the north. The revised siting also involves setting the gable end of the northern wing some 1.4m further back from the boundary with properties in Kent Gardens. As regards Block B, the proposed resiting involves moving the whole block some 950mm further to the west, away from residential properties in Kent Gardens. If this were the only issue involved, it is considered that the revised siting of the blocks would be beneficial to adjoining properties in Kent Gardens as compared to the approved scheme as the blocks would be sited further away from the site boundaries, with the only adverse impact being that the side elevation of the northern wing of Block A would be moved 850mm further north to encroach further into the rear field of view from Nos. 28/28a, but this would be compensated by moving the nearest part of the building, its gable end elevation, 1.4m further back into the site.

However, since works have commenced on the mews blocks in their revised, albeit currently unauthorised positions, (works which have also involved the removal of a number of trees and shrubs along this boundary), complaints have been received that the blocks are too close to adjoining houses and do not accord with the submitted plans. Measurements taken on site reveal that the blocks have been sited correctly in terms of their positioning relative to Highgrove House, but it is the siting of surrounding properties that have been shown incorrectly within the original application. In particular, the maisonette block comprising Nos. 26/26a/27/27a was shown some 1m further to the east and some 1.3m further to the north and the maisonette block comprising Nos. 28/28a/29/29a was shown 2.06m further north and 0.9m further east than their actual positions. In such circumstances, it would be difficult to argue that the mews blocks had not been positioned correctly to accord with the approved plans. The issue lies with the siting of those properties outside of the application site which were incorrectly depicted and approved as part of the original application.

As a consequence, planning permission was granted for Block A in a position which at its nearest point would be sited 6.15m from the rear elevation of Nos. 28/28a Kent Gardens to the north of the garage court and it would encroach further into its rear outlook. The proposed revised siting would bring the block a further 950mm across so that the side elevation of the block roughly aligns with the side elevation of 28/28a Kent Gardens, but the separation distance would increase to 7.5m. As regards Nos. 27/27a Kent Gardens to the south of the garage court, permission was actually granted for Block A at its nearest point

some 8.4m from the nearest corner of the adjoining maisonette block although with the correct siting of these properties, the proposed block would encroach less into their rear field of view.

As regards the impact upon privacy, no first floor windows are proposed in the gable end elevations of the mews housing blocks facing Kent Gardens. Furthermore, the northern side elevation of Block A has moved further north, but further away from the rear boundaries of Nos 28 - 29 Kent Gardens and it is considered that overall, there would be no appreciable increase in the potential for overlooking. The additional windows are skylights proposed would also be to building elevations that would not face the adjoining properties in Kent Gardens. The only exception to this would be the new skylight window on Block A, but this would directly face the adjoining garage court. A submitted cross section plan shows that the internal floor height would not allow overlooking of adjoining properties. Furthermore, the potential view of the rear elevation and garden at Nos. 28/28a would effectively be screened by the roof of the northern limb of the building and the window would be sited at too acute an angle to afford any potential to overlook the rear elevation and garden of No. 27 Kent Gardens. As such, the proposed alterations would not have any significant implications for the privacy of adjoining properties.

A meeting was held with the developers where possible mitigation measures were discussed. The roof has changed on Block A from full gable ends to a half gabled roof. As a result, its roof bulk would reduce and the distance between the highest part of the building at its ridge and the rear elevations of Nos. 28/28a Kent Gardens would increase from 6.8m as the scheme was approved with the maisonettes in their correct position to 9.8m. Sun on the ground diagrams have been also been prepared, comparing the approved scheme with the revised siting. They show that the extent of the overshadowing in the rear garden of No. 28 Kent Gardens is similar, with most of the rear garden being overshadowed by 2:00 in the afternoon, although the rear elevation of No. 28 would begin to be overshadowed slightly later in the afternoon from about 2:30 as opposed to 2:00 with the approved scheme, although on the revised scheme, slightly more of the rear garden is affected, particularly at the end of the garden. However, if the trees previously on site are taken into account then it is clear that 28/28a Kent Gardens was already overshadowed by the trees more than the impact of the proposed building. This is very important when considering the impact of the building on the amenity of the occupiers of 28/28a Kent Gardens.

Furthermore, the scheme as approved, although it did show trees to be retained along the boundary with Kent Gardens with only a 1.0m separation distance between the gable on Block A and the boundary with Kent Gardens, it did not allow for any landscaping to screen the nearest part of the building, particularly as the side gap was shown to provide rear access. The Tree Officer advises that the increased separation distance would allow for some screening to be provided in this space and although the space would still not support tree planting, a problem compounded by the presence of a sewer, a laurel hedge could be planted with 3m high shrubs that could be allowed to grow to a height of 3.5 to 4.0m to provide some screening to the development along this boundary. It is considered that this screening would not be likely to result in any greater overshadowing of adjoining properties than the trees and shrubs that have been removed. An amended landscape plan has been received to show this detail, together with a number of replacement trees along this boundary.

It is therefore considered that the proposed revisions would have at least a neutral impact and with the laurel screen, possibly a reduced impact upon adjoining properties in terms of the planning permission that has been granted.

7.09 Living conditions for future occupiers

The proposed alterations to the siting of Block A would not significantly alter the internal floor area of the houses, which would retain floor areas in excess of 90sqm which satisfies the 63sqm. minimum space required by design guidance. The internal floor areas in Block B would not alter.

As regards private amenity space, there would be little material change, with a very slight increase in the size of rear gardens to these properties.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The revision to the siting of these blocks would not affect parking arrangements.

7.11 Urban design, access and security

These issues are dealt with in Sections 7.03, 7.07 and 7.22.

7.12 Disabled access

The proposed changes do not impede disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Although Groups G5 and G6 at the rear of the site on the boundary with Kent Gardens have been removed and were previously shown to be retained, the Tree Officer has not raised any objection to their loss subject to replacement planting. An amended Landscape Scheme has been submitted which shows a laurel hedge along this boundary, with 3m high specimens to be planted and allowed to grow to a height of 3.5 to 4.0m. Two replacement trees would also be planted. On this basis, the Tree Officer does not raise any objection to the scheme.

An initial concern raised to the scheme in general was the impact upon an adjoining badger sett in Highgrove Woods. This was investigated and closely monitored and a number of additional ecological reports and information were submitted, the end result of which is that English Nature were satisfied with the mitigation measures proposed and condition 34 of 10622/APP/2009/2504 which required a detailed ecology assessment was able to be discharged.

As regards one of the neighbours concerns that the removed trees on the boundary with Kent Gardens did contain bats, this would be a civil matter and for it to be taken any further, sufficient evidence would need to be available that this was indeed the case.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Previous conditions relating to renewable energy and sustainability have been discharged and the details, revised as necessary, have been included within this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The development is for the revised siting and design of the mews housing. Given the nature of the revisions, no noise or air quality issues are raised by this application.

7.19 Comments on Public Consultations

The points raised by the petitioners have been dealt with in the main report.

As regards the individual comments, points (i) to (viii), (xiii), (xiv) and (xviii) have been dealt with in the main report. Points (ix) and (xv) are noted. As regards point (x), each application has to be considered on its individual merits. Points (xi) and (xvi) do not raise a material planning considerations. In terms of Point (xii), it is considered that the quality of the brickwork is acceptable. As regards point (xvii), the siting has been measured by officers on site and professionally surveyed since inaccurate plans came to light and is accurate.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

A Unilateral Undertaking was signed on the 8th November 2010 as part of the renewal application (ref. 10622/APP/2009/2504) in order to discharge conditions 27 to 31 and the financial contributions sought in order to improve community and education facilities, local healthcare provision, enhancements to Highgrove Woods and construction training have been paid. There is therefore no need for a deed of variation as the requirements of this development under Policy R17 of the saved UDP have been satisfied.

7.21 Expediency of enforcement action

As it is considered that the revised siting and design of the mews blocks are acceptable, there is no requirement for further enforcement action.

7.22 Other Issues

The only pre-commencement condition which has not been discharged is Condition 33 of 10622/APP/2009/2504 which requires the submission of a CCTV scheme before work commences. The applicants advise that they do not intend to instal a CCTV scheme and given that this is a residential scheme, where it is not standard practice to require such a security measure, it is considered that the condition should not be attached to any new permission, as a CCTV scheme could be intrusive for future residents.

8. Observations of the Borough Solicitor

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which

means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

9. Observations of the Director of Finance

10. CONCLUSION

The revised siting and design of the two mews housing blocks would not be detrimental to the setting of the listed Highgrove House.

The revised siting of Block B represents an improvement in terms of the approved scheme as it moves the block further away from adjoining residential properties.

Although the revised siting of Block A in relation to adjoining residents, particularly Nos. 28 and 28a Kent Gardens is less than ideal, as planning permission has already been granted for Block A in a position that has a greater adverse impact upon adjoining properties, the revised siting, coupled with the mitigation measures proposed as part of this application, is considered to represent an improvement in terms of the permission that has been granted.

The application is recommended accordingly.

11. Reference Documents

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 5: Planning for the Historic Environment

Planning Policy Statement 9: Biodiversity and Geological Conservation

Planning Policy Statement 22: Renewable Energy

Planning Policy Guidance 13: Transport

London Plan (February 2008)

London Plan: Interim Housing Supplementary Planning Guidance, April 2010

Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)

HDAS: Residential Layouts

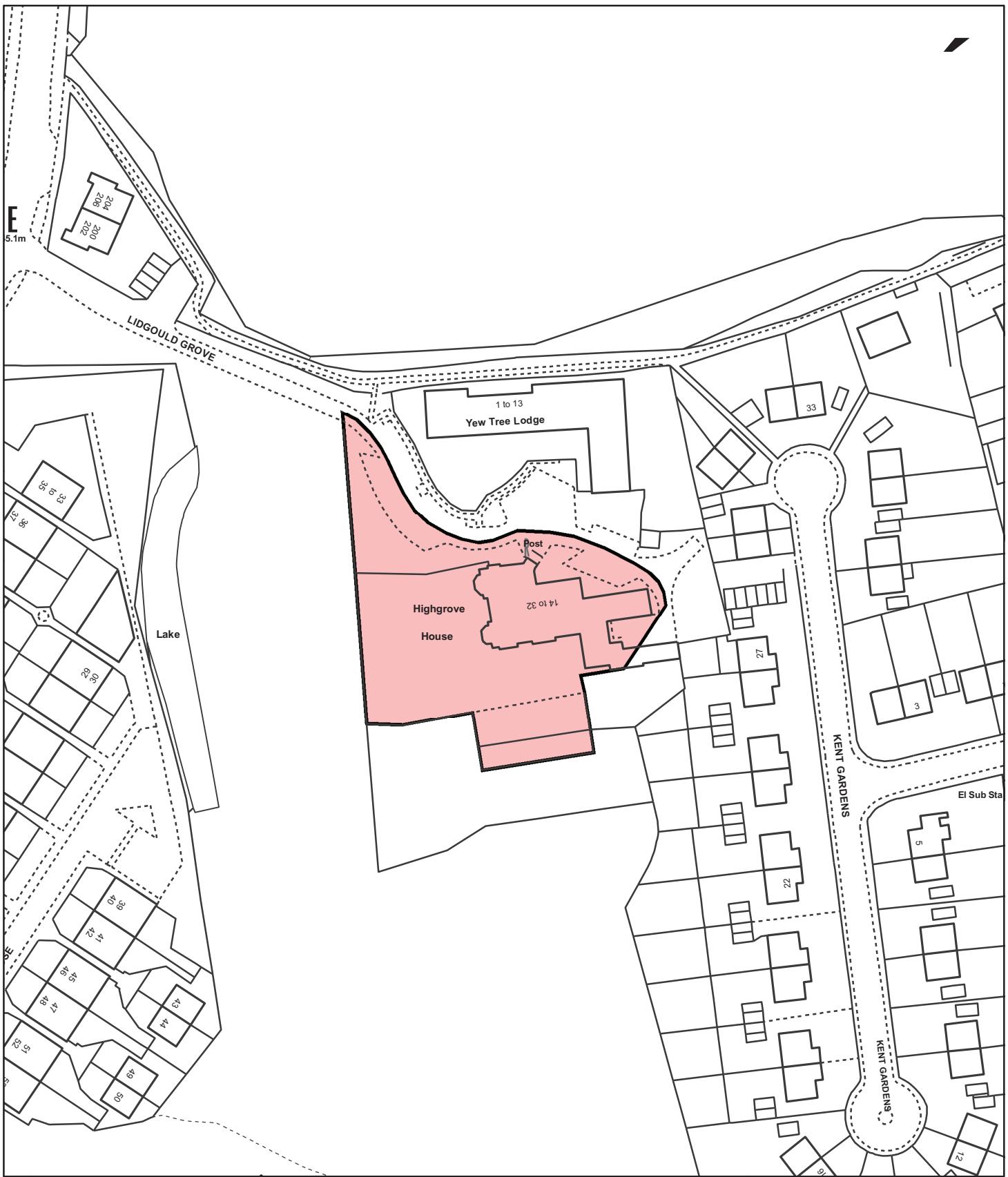
HDAS: Accessible Hillingdon

Planning Obligations Supplementary Planning Document, July 2008

Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Highgrove House
Eastcote Road
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

10622/APP/2010/1822

Scale

1:1,250

Planning Committee

North Page 34

Date

July 2011



HILLINGDON
LONDON

Agenda Item 7

Report of the Head of Planning & Enforcement Services

Address: LAND AT 216 FIELD END ROAD EASTCOTE

Development: Erection of a part three storey, part four storey building comprising a ground floor Class A1 (Retail) unit and 3, one-bedroom flats and 8, two-bedroom flats above with first floor rear roof garden and third floor terrace on front elevation.

LBH Ref Nos: 6331/APP/2010/2411

Drawing Nos:

- 1215-P100
- 1215-P101
- Un-numbered Drainage Plan
- Design and Access Statement Rev D
- Planning Statement, October 2010
- Environmental Noise Report 4th November 2010
- Phase 1 Environmental Review, March 2010
- Energy Assessment, 8th October 2010
- Affordable Housing Viability Assessment
- Technical Note, Ref: PCJ/10/1126/TN01
- 1215-P102 rev F
- 1215-P103 rev G
- 1215-P104 rev G
- 1215-P105 rev F
- 1215-P106 rev C
- 1215-P110 rev F
- 1215-P111 rev F
- 1215-P112 rev D
- 1215-P113 rev D
- Technical Note Ref: PJC/10/1126/TN02, April 2011
- Agent's email dated 20/05/2011 and attached plan showing extent of land to be dedicated to the Council
- Agent's email dated 01/06/2011
- Agent's email dated 08/06/2011

Date Plans Received: 14/10/2010 **Date(s) of Amendment(s):** 15/10/2010

Date Application Valid: 05/11/2010 **Date(s) of Amendment(s):**

- 05/11/2010
- 09/03/2011
- 16/03/2011
- 15/04/2011
- 20/05/2011
- 01/06/2011
- 08/06/2011

1. SUMMARY

This application seeks planning permission for a new four storey building on this currently vacant site. It would comprise a new convenience store covering most of the ground floor and 3 one-bedroom and 8 two-bedroom flats above. The scheme would be car free.

The proposed uses are acceptable in policy terms and the scheme would benefit the town centre in terms of bringing a vacant prominent town centre site back into productive

use. The scheme has been revised in terms of the building's siting and design and it is now considered to present a satisfactory appearance on Field End Road, which respects the scale and harmonises with surrounding buildings. The proposal is not considered to harm the setting of the Grade II listed Eastcote Underground Station sited on the opposite side of the road. The proposed building would not be detrimental to the amenities of surrounding residents.

One of the flats is below the minimum unit size advocated by design guidance, but the shortfall is minimal and would not justify a refusal of the scheme. The amenity space proposed is considered acceptable in this town centre location. As regards noise, the Council's Environmental Health Officer advises that adequate safeguards and attenuation measures would ensure that an adequate residential environment is achieved. Since the scheme has been amended to include a lift to all residential floors, the Council's Access Officer advises that the scheme is acceptable.

As the site has no rear access, servicing and deliveries would be at the front of the store. Works to the highway include a new loading/unloading bay that would be available to surrounding retail units, remodelling of the adjoining lay-by to provide three additional on-street parking spaces and the area to the front of the store would be paved and two new trees and seating provided and the area would be dedicated to the Council. The Council's Highway Officer advises that delivery arrangements are acceptable, subject to control of delivery times to avoid peak hours and that the car free scheme is acceptable. Although no disabled car parking space is provided, given the constraints on site and the scale of the development proposed, no objection is raised.

An Affordable Homes Viability Assessment demonstrates that the scheme would not be viable if such housing was included having regard to other s106 commitments. It is considered that the scheme does provide a full range of S106 contributions. It is recommended for approval.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

1. That the Council enter into a legal agreement with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Sections 38 and 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure:

- (i) Highway improvements to provide a new loading/unloading bay and remodelling of adjoining lay-by and to secure dedication of land at front of the site**
- (ii) A financial contribution of £23,535 towards education places**
- (iii) A financial contribution of £4,320.40 towards health care facilities**
- (iv) A financial contribution of £10,000 towards community facilities**
- (v) A financial contribution of £458.62 towards libraries**
- (vi) A financial contribution of £5,000 towards construction training**
- (vii) In-kind works to the front of the site including new tree planting, paving and seating,**
- (viii) A Delivery Management Plan**
- (ix) The applicants pay a sum to the Council of 5% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).**

2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.
3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.
4. That if the application is approved, the following conditions be attached:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 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, including details of balconies, 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).

3 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).

4 OM2 Levels

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

REASON

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

5 OM19 Construction Management Plan

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

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

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

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

6 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage, changing facilities, lockers and showers for staff of the retail store, customer cycle storage and 11 resident's cycle spaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

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

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall 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).

8 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).

9 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).

10 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be

provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

11 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

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

REASON

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

12 HLC5 Industrial and Commercial Development

The retail unit shall not be used except between 07:00 and 23:00 hours on any day.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 NONSC Non Standard Condition

With the exception of newspapers, deliveries and collection, including waste collections, shall be restricted to the following hours:

10:00 to 16:00 hours and 19:00 to 21:00 hours Monday to Friday,

07:00 to 21:00 hours Saturday, and

08:00 to 16:00 hours Sundays, Bank and Public Holidays

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties and safeguard highway safety in accordance with Policies AM7 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Non Standard Condition

The development shall not begin until a sound insulation scheme that specifies the provisions to be made for the control of noise transmission from the commercial use hereby approved to adjoining dwellings, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

Reason:

To ensure that the amenity of the occupiers of the proposed development is not

adversely affected by noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

15 NONSC Non Standard Condition

The rating level of the noise emitted from plant and equipment hereby approved shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential premises in accordance with British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

Reason:

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

16 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting the proposed development from road and rail traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason:

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

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

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

Reason:

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

18 NONSC Non Standard Condition

Prior to the commencement of development a detailed energy assessment shall be submitted in writing to and approved by the Local Planning Authority. This assessment

shall demonstrate the specific carbon reduction details that will be used to reduce carbon emissions by 20% from renewable energy. The details shall include types and locations (including roof plans if necessary) of technologies and the impacts on the baseline (2010 building regulations) development. The scheme shall be completed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure compliance with London Plan policy 4A.7 by reducing the amount of carbon emissions through the use of renewable energy.

19 NONSC Non Standard Condition

Prior to the commencement of development, the applicant must provide a certified BRE design stage certificate confirming the residential development can meet the Level 3 of the Code for Sustainable Homes. Prior to occupancy of the development, the applicant must submit a BRE completion stage certificate confirming the residential units have been built to Level 3 of the Code for Sustainable Homes. If no completion stage certificate is received then the Local Planning Authority will seek compensation.

Reason

To ensure the proposals provide certified sustainable development in accordance with London Plan policy 2A.1.

20 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

21 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.

22 SUS5 Sustainable Urban Drainage

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

REASON

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

23 OM5 Provision of Bin Stores

The covered and secure facilities to be provided for the screened storage of refuse bins within the site shall be provided in accordance with the approved details prior to the occupation of the building and thereafter the facilities shall be permanently retained.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
H4	Mix of housing units
H5	Dwellings suitable for large families
H8	Change of use from non-residential to residential
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	Residential Layouts Accessible Hillingdon

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I3 Building Regulations - Demolition and Building Works

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

6 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not

empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

7 I15 Control of Environmental Nuisance from Construction Work

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

- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 I45 Discharge of Conditions

Your attention is drawn to condition(s) 2, 4, 5, 6, 7, 9, 10, 14, 16, 17, 18, 19, 21 and 22 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

9

The sound insulation and ventilation scheme required by condition 16 shall meet acceptable internal noise criteria. The local authority's supplementary planning document on noise contains advice on noise design criteria. Wherever practicable, indoor noise levels should be met with windows open. an example of a performance standard for glazing and ventilation designed to achieve satisfactory internal noise levels is given in the executive summary and chapter 4.0 of environmental noise report prepared by Cundall Acoustics environmental noise report job no. 1002325, dated 4th November 2010.

Habitable rooms (bedrooms and living rooms) facing a noise source can be given some protection by an external balcony, reducing the received noise level by approximately 5dB(A). The balcony front and sides should be imperforate and as tall as possible. Where stacked vertically, the underside of each balcony above should have a sound-absorbing finish, such as sprayed vermiculite.

Other noise affecting proposed dwellings - Service yard access:

Conditions have been proposed to restrict the delivery and waste collection activities to daytime hours Monday to Saturdays only, plus shortened hours on Bank Holidays to enable re-stocking to take place. The enclosed design will prevent the new dwellings from being directly exposed to noise from these activities, however the adjoining parade of existing commercial premises will have their own delivery and waste collection requirements which are noted to contribute to the existing background noise levels.

Kitchen extract vent serving Village Pizza 214 Field End Road.

The existing side vent is subject to a recent application to reposition the termination point of the flue such that it vents to the west of 214 (at the rear of the premises) (35503/APP/2010/2047). It is noted that this has been approved subject to EPU approved odour control measures on the 9th December 2010.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located within the Eastcote Town Centre, on the western side of Field End Road, immediately to the north of the Metropolitan/ Piccadilly Underground line, opposite the Grade II Listed Eastcote Station and some 40m to the south of the traffic lighted junction with Elm Avenue and North View. The roughly rectangular shaped plot has a 26m frontage onto Field End Road and an approximate depth of 38m. The site, although relatively flat, is at a lower level than the adjoining road and pavement as here, Field End Road gently rises to bridge the adjoining railway line which at this point runs within a cutting under the road.

The site is currently vacant and somewhat overgrown and it is believed that the last use of the site was as a garden centre. It comprises extensive areas of hardstanding, the former buildings having been demolished with the site perimeter protected by steel galvanised palisade fencing. To the north, a three storey retail parade adjoins the site, the upper floors of which are predominantly in residential use, with a lay-by at the front and a service road at the rear which is accessed from Elm Avenue. The site projects forward by approximately 9m from the front of the adjoining parade. At the rear, the site is adjoined by the rear garden of No. 5 Elm Avenue.

The application site forms part of the secondary shopping area of the Eastcote Town Centre as designated by the adopted Hillingdon Unitary Develop Plan Saved Policies (September 2007).

3.2 Proposed Scheme

This application seeks permission for a part three storey, part four storey flat roofed building comprising of a 428 sq.m gross internal floor area ground floor retail unit (Class A1) and 3 one-bedroom and 8 two bedroom flats above. The ground floor of the building would cover much of the whole site, with the floors above being 'L'-shaped, adjoining and aligning with the front elevation of the neighbouring retail parade and extending in depth along the southern side of the site which abuts the underground line. The remaining space above the ground floor shop at the rear would provide a roof terrace.

The building would have a 14.45m wide frontage onto Field End Road, retaining a 1.5m gap to the southern side boundary of the site and would have a maximum depth of 19.2m, leaving a 1.5m deep covered yard area at the rear. It would have a main height of 8.3m. The building would be of a modern design, with the third floor predominantly contained

within a zinc clad flat roof element, which would be set back and pitched along the front elevation. This would be stepped at the rear so that it would be set in 4.6m from the projecting three storey wing of the building. The main three storey bulk of the building would be in brick, with a 8.6m high white rendered panel on its southern elevation at the front of the building. Access to the shop would be from the right hand side of the building with the flats also accessed from the front, on the left hand side of the building, via a glazed stairwell with lift access behind. A small recessed balcony would be provided on the front elevation to one of the flats on the fourth floor. Storage for refuse from the store is shown in the covered rear yard area with residential refuse storage within the building at the side of the residential entrance. Cycle storage for the residents is also integral to the building at the side, with cycle racks for retail customers provided at the front of the shop. A small energy sub-station would also be incorporated into the southern side of the building. Energy collectors are proposed on the roof of the projecting southern wing of the building, on both the third and fourth floors.

The proposed development would be car free, with servicing and deliveries taking place at the front of the site. The siting of the building allows a 7.5m deep forecourt area to be provided, which would be gifted to the Council. In this area, an HGV service bay would be provided at the front with a pedestrian area at the rear, incorporating two street trees and benches beneath. Also, the off-street parking outside the adjoining parade would be re-configured to accommodate an additional 3 parking spaces to supplement the existing disabled parking bay and motorcycle parking bay.

The application is supported by a number of reports, namely:

Planning Statement:

This provides the background to the planning application. The site is described, together with the surrounding area and its buildings. It acknowledges that whilst there is a narrow lane to the rear of the neighbouring properties, there is no legal right of access along this route into the site. The proposal is described, and the history of the site. It then goes on to assess the various aspects of the proposal against relevant national, regional and local policies. It concludes that the proposed uses and design of the scheme are appropriate for the site and the development will make a positive contribution to Eastcote town centre, both in terms of environmental quality through the revitalisation of a brownfield site and its viability and vitality with the creation of new job opportunities.

Transport Assessment:

This provides the background and the policy context for the development. The site is described, together with its accessibility for the various modes of transport. Current travel patterns and travel habits of the surrounding population are assessed. The report then goes on to discuss the proposed access and service arrangements and assesses the traffic demand from the new convenience store. The report concludes that the convenience store would not generate significant primary traffic on the local road network with the majority of trips being 'pass-by' trips which would not impact upon the safe operation or capacity of the local highway network. Car parking demand generated by the convenience store is considered acceptable and could be accommodated within the existing and improved Stop and Shop facilities in the vicinity any parking demand from the residential element would be minimal and can be managed through the current Parking Management Scheme. Servicing and refuse collection, including larger HGVs will be accommodated within the site.

Technical Note Ref: PJC/10/1126/TN01, March 2011:

This provides detailed points of clarification to various issues raised by the Council's Highway Engineer regarding deliveries, refuse, car parking, trip rates, traffic and land dedication. It concludes by stating that the note demonstrates that there are practical benefits of the proposed loading/unloading bay, adjacent to the site in both serving the site and adjacent retailers and civic amenity in terms of providing a safe area for refuse vehicles to wait, clear of the highway. If bay is occupied Sainsbury's vehicles will move on, to return later which can be dealt with through a store management plan for deliveries. Furthermore, whilst there is no resident's parking, the site is well located to take advantage of good public transport links and where any resident parking demand may exist, it is not unreasonable to consider this minimal which can be accommodated locally, either on or off-street. Majority of customer trips will be on foot, but the three additional parking bays will absorb some of any additional parking demand in an area where parking restrictions already encourage a high turnover of spaces.

Technical Note Ref: PJC/10/1126/TN02, April 2011:

This provides additional supporting detail in respect of the issues raised by the Highway Engineer, in particular matters relating to delivery/servicing, transport data and parking.

Environmental Noise Report:

This provides a context for the noise report and describes the noise survey undertaken. It discusses the results and makes recommendations for noise attenuation measures on the building facades.

Energy Assessment:

This describes the development and provides the policy context for the energy assessment. It researches the various technologies available and the viability of these to serve the retail and residential elements of the proposal. It concludes that two energy strategy options are available to reduce carbon dioxide emissions by a minimum of 20%, involving photovoltaic panels and solar thermal water heating.

Phase 1 Environmental Report:

This provides the context for the desk top assessment of the potential for land contamination on site. The history of the site is researched, based upon historical maps. In 1868, the site was shown as undeveloped open land but by 1914, a small unidentified building had been erected on the eastern part of the site. Further structures were added over the years until 1960, when these structures had been replaced with an unidentified building of commercial/industrial appearance. By 1972, this structure had been replaced by a large greenhouse associated with the former use of the site as a garden centre. By 2006, the site had been cleared and left vacant. Environmental databases are then considered and the risk assessed of possible land contamination. It concludes that the site has a low potential for significant or widespread contamination but there is potential for localised 'hot spots' of contamination.

Affordable Housing Viability Assessment:

This provides a financial appraisal of the development.

3.3 Relevant Planning History

North Planning Committee - 14th July 2011

PART 1 - MEMBERS, PUBLIC & PRESS

Comment on Relevant Planning History

There is no relevant planning history on this site.

4. Planning Policies and Standards

Planning Policy Statement 1: Delivering Sustainable Development

Planning Policy Statement 3: Housing

Planning Policy Statement 4: Planning for Sustainable Economic Growth

Planning Policy Statement 5: Planning and the Historic Environment

Planning Policy Statement 22: Renewable Energy

Planning Policy Guidance 13: Transport

Planning Policy Guidance 24: Planning and Noise

London Plan (Consolidated with Alterations since 2004)

London Plan Interim Housing Supplementary Planning Guidance (April 2010)

Supplementary Planning Guidance - Community Safety by Design

Supplementary Planning Guidance - Noise

Supplementary Planning Guidance - Air Quality

Supplementary Planning Guidance - Planning Obligations

Supplementary Planning Guidance - Residential Layouts

Supplementary Planning Guidance - Accessible Hillingdon

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.

PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

PT1.17 To seek to ensure the highest acceptable number of new dwellings are provided in the form of affordable housing.

PT1.18 To maintain, enhance and promote town centres as the principle centres for shopping, employment and community and cultural activities in the Borough.

PT1.19 To maintain a hierarchy of shopping centres which maximises accessibility to shops and to encourage retail development in existing centres or local parades which is appropriate to their scale and function and not likely to harm the viability and vitality of Town or Local Centres.

PT1.20 To give priority to retail uses at ground floor level in the Borough's shopping areas.

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.

PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.

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:

- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE26 Town centres - design, layout and landscaping of new buildings
- BE28 Shop fronts - design and materials
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- H8 Change of use from non-residential to residential
- 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 Residential Layouts
Accessible Hillingdon

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 1st December 2010

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

165 surrounding properties were consulted and site and press notices have been displayed. 8 responses (2 from same objector) have been received, making the following comments:

- (i) The site is currently an eyesore but proposed plans are of an excessive density and not in keeping with the character and style of the surrounding architecture and the notable street scene, which includes the listed Charles Holden designed Eastcote Underground Station opposite. All adjoining shops and flats combine with its style and materials to form a consistent harmony with the 1930s period, with the tallest building being three floors with tiled and pitched roof. The proposal would be taller than its neighbours, at four storeys with a flat roof and would be dominant and unattractive with energy panels on the roof increasing its height. The windows do not align with the adjoining building giving a haphazard and eccentric sight line. It would be detrimental to the street scene and the Grade II listed station;
- (ii) Retail outlets in Field End Road comprise mainly small independent shops, including two small grocer stores opposite. One pound in every 8 is spent in a chain store and two of the largest chains are already represented within 100 yards of the site, namely Budgens and Tesco. A third major supermarket chain would not be sustainable and drive out the small traders, resulting in empty retail properties as has happened at Ruislip Manor and hasten the demise of Eastcote as a varied and lively shopping environment;
- (iii) Some 90 per cent of all planning permissions given to shops in 2009 went to the big four supermarkets: Tesco, Asda, Sainsbury's and Morrisons;
- (iv) No residents or disabled parking is being provided and just because it is claimed that the site has good transport links does not mean residents will not own cars as most young people have cars. Nearby roads and industrial estates will be used instead. Increase in residents will result in considerable additional traffic at this already busy junction;
- (v) Deliveries and refuse collection will be at the front of the premises which is on a major road, just over a brow of a hill and close to busy crossroads which is in constant use. No account appears to have been taken of proposed alterations/access to Eastcote Station, including a pelican crossing and opposite a bus stop. Does not appear to be a 'pick-up and drop-off' facility. Proposal will be dangerous;
- (vi) Some flats are very small;
- (vii) No provision has been made for lift access to the flats;
- (viii) Front balconies are not needed and would overlook a major road junction;
- (ix) With new housing estate on Lime Grove and so many houses being knocked down to build flats, this development is not required.

Eastcote Residents' Association: We ask that this application be rejected in its current form.

We would welcome a sensitive and appropriate redevelopment of this derelict land. However, we object to the current proposal for the following reasons:

* The height of the proposed building, at 4 storeys, is out of keeping with the immediately adjacent 3 storey buildings, running from 214 Field End Road to Elm Avenue. The proposed building will be over dominant in juxtaposition,

* The architectural style does not blend in with these buildings, which, in turn, very much reflect the 1930's 'Metroland' style of the other buildings in the Eastcote Village area, going along either side

of Field End Road, towards Eastcote Road/Eastcote High Road,

* The number and size of the flats and retail space represent significant overdevelopment of this site,

* Car parking facilities are not provided, either for the flats or for the retail outlet,

* Despite the proximity of the tube and buses, some residents of the proposed 11 flats will inevitably have cars, as might employees of the retail outlet. These cars require off-street parking to avoid exacerbating the existing on-street parking problems that already exist in nearby residential streets,

* For the retail unit it is completely unacceptable not to provide rear access for loading/unloading - all other significant retail outlets in Eastcote have rear loading/unloading access,

* The proposed vehicular access at the front of the building is very limited and does not, of itself, seem acceptable. The only loading/unloading area for heavy goods vehicles proposed is on the edge of the main road within the limits of a proposed pedestrian crossing outside Eastcote Underground Station. This is completely unacceptable,

* Regarding the large retail unit - although it is appreciated that this may not represent a reason for rejection, we feel that it could well be argued that there is already a surplus of retail space in Eastcote shopping area, as witnessed by the number of empty shops. It is not a sensible approach to add to this problem,

* Amenity space: It is considered that the development has insufficient amenity space and that the space available is of poor quality being sited on top of the retail space or on the roof,

* Accessibility:

* Whilst the flats are shown as being built to Part M standards in a number of regards and the required 1500mm wheelchair turning circle is being provided in living/dining areas, the only access to flats is via a staircase, ie no lift access, to allow wheelchair users to access the flats,

* Refuse store and collection:

* The store for refuse is to the rear of the building. However, as there is no rear access to the site, all such refuse will have to be brought to the front of the building for collection.

Ruislip Residents' Association (although site is not within their area):

Although the application site is in Eastcote Residents Association area, there are aspects of the proposal, which are of concern to our Association. Apart from the impact the development would have on its immediate surroundings, it is likely that approval would encourage other developers to submit similar proposals in the wider area. Features of the proposal which are of particular concern include:

* The height, size and profile of the proposed building would be over dominant on the adjacent buildings. Also the flat roof, third floor balconies and large windows on the east elevation do not harmonise with the adjacent building (Nos. 202 - 214). The result would have a detrimental impact on the character of the whole parade.

* The lack of any car parking (Including disabled bays) for both the retail unit and apartments would inevitably result in more vehicles parking on the already congested local streets.

* The location of the parking bay for delivery vehicles in close proximity to the junction of two distributor roads (Field End Road and North View/Elm Avenue) is likely to impede traffic flow in Field End Road. Recent experience in Ruislip, where Tesco rely on deliveries from the adjacent street, have had this effect.

Eastcote Village Conservation Area Advisory Panel:

Eastcote is a minor town, of predominately residential use. The town developed with the coming of the Metropolitan Line. Therefore, most of the architecture, including Eastcote Station (Grade II listed) can be described as a 'Metroland', set within a suburban town setting.

This area of land is situated near to the Morford Way Conservation Area, opposite Eastcote Underground Station, (Grade II listed) and is adjacent to the railway line, on the rise to the brow of the bridge.

Neither the primary nor the secondary retail areas of Eastcote have balconies or terraces fronting onto the shopping area. They are three storey buildings with retail units at ground floor level with flats above. All with pitched, tiles roofs, in true 'Metroland' style.

Numbers 202-214 Field End Road from the site to Elm Avenue are in keeping with the architecture of the Morford Way Conservation Area on the opposite side of Elm Avenue, and the 'Metroland' street scene in general.

The developments on the other side of the railway bridge, consisting of mainly office accommodation, are more modern. These developments are set back from Field End Road, all are three storey. They are situated on a lower land level and are not predominant within the street scene.

Whilst it is evident that this derelict site is an 'eyesore' and re-development will be welcome, to replace it with another 'eyesore' is not acceptable. The proposed building is 4 storeys fronting onto Field End Road, with a flat roof and the addition of energy saving panels, which will add to the overall height, which is far higher than the adjacent buildings. With the rising land levels this building will be overdominant and detrimental to the surrounding area. Three storey buildings are the normal style for Eastcote.

Density

Page 9 of the submitted Planning Statement states at 4.18 that the development site is at the boundary of a PTAL Zone 4. Therefore we must assume we are dealing with a PTAL of 3. It then follows that this proposal exceeds the density matrix for hr/ha.

Traffic Matters

There are proposals to re-configure the area around Eastcote Station, including the addition of a Pelican Crossing at the brow of the bridge. These proposals have not been taken into account when designing the frontage and the heavy goods vehicles access to the front of the unit. Mr David Knowles is the officer in charge of these alterations and his observations should be sought on the matter.

It is proposed that there will be 10 staff employed at the retail unit, there is no parking available and only 8 cycle places at the front of the store. It must be noted that staff from other retail outlets in Eastcote already park their cars in the surrounding residential roads, causing considerable inconvenience to residents.

The proposal will generate at least 38 residents (3 x 1 bedroom, 2 persons flats and 8 x 2 bedroom, 4 person flats). In this suburban setting (PTAL 3) car parking places for this development will be required, so as to avoid adding to the congestion in the surrounding residential roads.

Refuse Store for Retail Unit

The store for refuse for the retail unit is situated at the rear of the building, at the furthest point away from the front entrance. There is no rear entrance to the site, therefore, all refuse will need to be moved to the front of the building for collection. The distance from store to collection point does not comply with LBH requirements.

Living Conditions for Future Residents

LDF, Accessible Hillingdon SPD, adopted January 2010 gives minimum requirements for floor areas, note 6 adds 'applicants should seek to provide larger floor areas in developments, where possible'. This development will provide 5 out of 11 flats with a floor area below the minimum requirement, this is not acceptable.

Shared or private amenity space should be usable. The terrace on the 3rd floor fronts onto Field End Road, which is the main road through Eastcote, use of this terrace will not be private, and it will be very noisy and affected by traffic fumes, as the traffic is often at a stand still here, caused by the traffic lights at the Elm Avenue junction. This cannot be classed as usable amenity space. Therefore, the proposal cannot claim to supply the minimum amenity space required for this size of development. The roof garden will be affected by the noise from the railway line.

It is stated that the flats can be classed as Lifetime homes. However, there is only access to 3 residential floors via a staircase, no lift is provided. None of these dwellings would be accessible to a disabled person.

This proposal, is overdominant, architecturally out of keeping with the street scene, lacks sufficient parking and cycle provision, does not provide suitable accommodation for future residents.

We ask that this application be refused in its current form, and a more sympathetic proposal be submitted.

Ruislip, Northwood and Eastcote Local History Society:

The Society is very concerned about the proposed development at 216, Field End Road. The suggested structure of part three storey part four storey with an energy collector on the roof will be higher than all the buildings nearby and will be over dominant. This dominance will be very obvious bearing in mind the site's prominent position just by the bridge over the railway line.

The site is opposite the Grade ii listed Eastcote station designed by Charles Holden and as such any building there should present a more sympathetic impression since it is the first thing many people will see on using the station. Close by there is the Morford Way Conservation Area, which includes some of the shops on Field End Road. Also nearby are 177-195 and 184 Field End Road all of which have recently been included on the borough's Local List of Buildings of Architectural or Historic Importance. All these buildings are in the 'Metroland' style on a small domestic scale of no more than three storeys with pitched roofs, which are in keeping with a suburban town centre. Similarly the adjoining parade of shops from the site to Elm Avenue is three storeys high and conforms to the same style with pitched roofs.

The proposed building with its flat roof will not harmonise with the existing street scene nor will it enhance the area. It is too large for a small town centre and represents an over development.

London Underground Ltd:

We can confirm that the planning applicant is in communication with London Underground engineers with regard to the development above. Subject to the applicant fulfilling the legal requirements in place and formed under agreement with London Underground, we have no objection to make on this application.

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

ORIGINAL PLANS:

Background: The existing site is a vacant plot adjacent to the railway line, and prominently visible from the railway bridge on Field End Road. The site is located opposite Eastcote Underground station which is listed at grade II. The area is characterised by 1930-50s terraces with shops at ground floor and flats on the upper floors, some of which is set back from the main highway.

The terrace immediately adjacent to the site is in brick with a tiled pitched roof. A number of properties within the terrace have single storey extensions to the rear. There are also a couple of two storey extensions. These are used for either storage or residential accommodation. Beyond the town centre, the residential dwellings are mainly two storeys and semi-detached with spacious rear gardens.

Any new development at this site should be in keeping with the street scene of the area in terms of scale, bulk and massing and should respect the setting of the listed building. There have been pre-app discussions and meeting re the proposal.

Comments: The scheme proposes a four storey building, with the ground floor covering the whole plot, and the upper storeys forming an L-shaped block. The building would accommodate a retail unit at ground floor and 11 flats (1 and 2 bedroom) at first, second and third floors. Concerns re the scale of the proposed building were raised during the pre-app discussions.

The submitted scheme is different from that discussed during pre-app meetings, and the new scheme is now higher than the adjacent block to the front. This, in addition to the depth of the proposed building would result in a larger mass and bulk which would not relate to the scale of adjacent buildings in this area.

Whilst the front of the new building sits in line with the adjacent terrace, it is higher than the established ridge height of the adjacent block. To the side, the southern elevation, fronting the railway line, extends to the end of the plot, and would be highly visible. It would have an overbearing and dominant impact when viewed from Field End Road. Given the depth and height of the building, it would appear overly large and bulky, and would be considered visually intrusive and detrimental to the character and appearance of the area.

The scheme proposes a central amenity area at first floor level, with the flats looking on to it. It is felt, however, that the depth and height of the western elevation would project beyond the established rear elevation of the block, and as such would relate poorly to it. The bulk and height of the building to the rear, in particular the projecting wing would be highly visible from Elm Avenue and would have a dominating impact on the street scene of the area. It would also be visible from the rear of the residential properties in the immediate vicinity, and would be again, considered visually intrusive to the area.

In terms of design, it is felt that the building could contribute more to the street scene and appearance of the area. The front elevation appears bland and could be improved by the addition

of vertical architectural elements. This could be achieved by incorporating details from the adjacent terraces. It is also suggested that the width of the windows and Juliet balconies should be reduced by one bay (the covered timber clad element).

On the ground floor, the proposed timber clad section would appear solid and would not sit comfortably with the shop fronts. It is suggested that the shop front sub-division should be continued, possibly in glass with a metal back, to lighten its appearance.

The scheme proposes a flat roof to the third floor with energy collectors. These would be placed at an angle of 30-40 degrees and would be highly visible from the railway bridge on Field End Road and from the other areas. This would be considered visually intrusive within the street scene and would be detrimental to the appearance of the area, and would be unacceptable.

It is also felt that appropriate landscaping to the frontage would considerably improve the street elevation and appearance of the area.

The bulk, massing and scale of the proposed building and its poor relationship with adjoining terrace, would be visually intrusive and detrimental to the character and appearance of the area. The design of the building would not contribute positively to the street scene and general appearance of the area. Overall, it is felt that the development would be detrimental to the wider setting of the listed building and would be unacceptable in design terms.

Conclusion: Unacceptable

FIRST AMENDMENT:

The revised scheme is considered to be an improvement. Due to the reduction in height, the southern and northern elevations appear less intrusive and bulky. The proposed introduction of trees is welcomed as this would enhance the street elevation of the building. The comments re the continuation of the shop-front fascia have been incorporated.

Whilst the pitched roof is considered better in design terms, we need to see how it would relate to the southern section of the roof and the adjacent building- 214 Field End Road. Cross sectional details and a roof plan should be provided to clarify the same.

As discussed in the previous meeting, the canted section of the western elevation (facing the rear gardens) remains unresolved, and should be partly set back to be in line with the rear wall of no 214. It is also felt that the sheer height of the western elevation could be broken by setting back the top floor and cladding it with the same materials as the front roof.

SECOND AMENDMENT:

These have been amended in accordance with our discussions and are acceptable. Samples of all external materials should be submitted prior to works commencing and this should be conditioned.

HIGHWAY ENGINEER:

The application is to develop a vacant area of land at 216 Field End Road, Eastcote to provide a 428sqm GIA Sainsbury's Local Store and 11 No. 1 and 2 bed flats above.

A Transport Assessment has been submitted in support of the application.

The proposals include the provision of a Loading/Unloading bay to the front of the store to provide for the Sainsbury's Local service requirements and provide additional delivery/service infrastructure

for adjacent stores to improve the facilities available to local businesses in an area which currently lacks such a facility.

The proposed delivery bay is designed to accommodate up to 14.25m Articulated Lorries (and has been tested through Auto Track). It is proposed that the bay would be subject to a suitable Traffic Regulation Order limiting the period during which any one vehicle can wait in the bay to load and unload. The details of the TRO can be agreed at a later stage. The delivery vehicle size and routing cannot be relied upon to remain as proposed throughout the life of the development and are likely to change in case the occupier changes in the future. However, overall the proposed delivery bay and its future use are considered acceptable.

The applicant is proposing to provide an additional 3 on-street parking bays through the remodelling of the parking area immediately to the north of the application site.

The applicant has demonstrated through additional information submitted in support of the proposals that the public parking facilities nearby are suitable for the commercial element of the development. No car parking spaces are proposed for the residential element of the site. Given the type/size and location of the proposed development, it is considered acceptable to apply a lower parking standard of 0.5 per unit, which would result in a demand of 5-6 residential parking spaces. The surrounding streets are considered suitable to accommodate this level of car parking.

The applicant is proposing to undertake deliveries from 7am, the duration of which would be around 40-45 minutes. Newspaper delivery is proposed to take place prior to that time. The applicant has said that they will instruct third parties to deliver within specified times, outside of peak periods as part of their supply contract. This would form part of their Delivery Management Plan. The proposed delivery times, avoiding peak hours, are acceptable from a highways point of view.

It is proposed that loading and unloading bays, and parking bays will be incorporated within the current Eastcote Parking Management Scheme/'stop and shop' scheme. The developer is proposing works on the existing highway and proposing to dedicate the land up to the front of the building as highway land. The developer will be required to enter into a s38/s278 agreement with the Council and all costs including the Council's costs should be covered by the developer. The development shall not be occupied until the highway works are substantially completed.

The following items should be covered through suitable planning conditions and/or legal agreement:

1. Provision of disabled parking bay (subject to this issue being resolved by the applicant)
2. Cycle parking (residential and commercial)
3. Delivery Management Plan
4. Travel Plans (residential and commercial)
5. Highway works s38/s278
6. Construction Management Plan

TREE/LANDSCAPE OFFICER:

ORIGINAL PLANS:

Background: The site is a vacant plot at the end of a terrace of shops, immediately to the north of a wooded embankment above a railway cutting. Apart from the embankment, this part of Field End Road is essentially urban/suburban in character.

There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

Proposal: The proposal is to build retail unit with flats above. The elevation of the flats will form an L shape along the Field End Road (east boundary) and the railway (south boundary), leaving an area of amenity space in the form of a roof garden above the shop. The development has been subject to pre-application discussions which include landscape advice.

Landscape considerations: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

* In this case there are no trees or landscape features of merit which will be affected by the development. Drawing No. 1215-P103 Rev B indicates that there is potential to create an attractive and useable communal garden and amenity space subject to detail. The space should be designed to provide privacy to ground floor windows and include large shrubs/small trees which will contribute to the landscape quality. These details should be secured by condition.

* During the pre-application discussions the design of the building and site layout was amended to ensure that the wide forecourt in front of the building was designed to accommodate delivery vehicles as well as safe pedestrian movement within an attractive urban landscape which includes appropriate street furniture enhanced by street trees. According to the submitted plans a wide area of paving has been provided without the benefit of soft landscape enhancement.

Recommendations: No objection in principle. However, the scheme as presented is unacceptable due to the lack of tree planting on the front forecourt, without which the development would be harmful to the local amenity character and appearance of the area. It also fails to reflect pre-application advice from the local planning authority.

Amended Plans:

BACKGROUND: The site is a vacant high street plot of land to the north-west of Eastcote Station. There are no landscape features close enough to the proposed development to pose a constraint. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL: The proposal is to build a small supermarket at street level with residential flats above. Landscape enhancements include a roof garden for the use of residents and enhancements to the public domain in the form of street tree planting and public seating within the paved area to the front of the shop.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

* The submitted proposal has evolved as a result of pre-application discussion. No trees or other landscape features will be affected by the development and the proposed new building includes landscape enhancements (at roof level) for the benefit of residents and at ground level, urban landscape improvements are proposed. It is understood that the high street enhancements are due to be adopted by the local (highway) authority.

* In addition to the preparation and agreement of all hard and soft landscape proposals by condition, the management and maintenance of the communal roof garden should be secured by condition.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions TL5, TL6 and TL7.

ACCESS OFFICER:

ORIGINAL PLANS:

In assessing this application, reference has been made to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Document 'Accessible Hillingdon' adopted January 2010.

The scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. In addition, 10% of new housing should be built to wheelchair home standards and should accord with relevant policies, legislation and adopted guidance.

The following access observations are provided:

1. Details of level access should be provided for both the residential and retail elements of the proposed development.
2. Based on the details submitted, it would appear that the proposed development does not incorporate one apartment built to wheelchair home standards, as required by the above policy.
3. Plans submitted appear not to include a passenger lift to permit access to the upper floors, and at least one lift is required as prescribed by the above SPD.
4. To ensure that access to the amenity space is provided for all, including wheelchair users, further details should be submitted in regard to the raised podium and courtyard.

Conclusion: Unacceptable

AMENDED PLANS:

With the exception of one minor alteration that would be required within the wheelchair standard dwelling on the first floor, the proposal would now be satisfactory from an access point of view.

Within a Wheelchair Standard Home, an entrance lobby of 1500 x 1800 should be provided. This may be possible, in this instance, by removal of the store cupboard directly opposite the front door.

S106 OFFICER:

Heads of Terms sought:

1. Transport: to enter into a s278 and/or s38 agreement to secure a dedication of land at the front of the site. A s278 agreement to secure works on the existing highway.
2. Education: a contribution in the sum of £23,535 (£11,697 towards primary; £7,546 towards secondary and £4,292 towards post 16 education).
3. Health: a contribution equal to £4,320.40 is sought.
4. Community Facilities: a contribution in the sum of £10,000 towards improvements to Eastcote House Gardens
5. Libraries: a contribution in the sum of £458.62.
6. Construction Training: a financial contribution in the sum of £5,000.
7. Public Realm: in-kind works to the front of the site including new tree planting, paving and seating

8. Delivery Management Plan: A delivery Management Plan for the supermarket is to be prepared and adhered to.

9. Project Management and Monitoring: a contribution equal to 5% of the total cash contributions (£2,165.70).

SUSTAINABILITY OFFICER:

Energy Comments: I have no objections to the proposed development subject to the following conditions and comments:

The energy assessment sets out a couple of strategies for reaching carbon reduction levels from renewable energy and in line with the Code for Sustainable Homes.

These strategies will need to be developed further to ensure the detail design stages properly accommodate carbon reduction measures. The following conditions are therefore required:

1. Prior to the commencement of development a detailed energy assessment shall be submitted in writing to and approved by the Local Planning Authority. This assessment shall demonstrate the specific carbon reduction details that will be used to reduce carbon emissions by 20% from renewable energy. The details shall include types and locations (including roof plans if necessary) of technologies and the impacts on the baseline (2010 building regulations) development. The scheme shall be completed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

Reason

To ensure compliance with London Plan policy 4A.7 by reducing the amount of carbon emissions through the use of renewable energy.

2. Prior to the commencement of development, the applicant must provide a certified BRE design stage certificate confirming the residential development can meet the Level 3 of the Code for Sustainable Homes. Prior to occupancy of the development, the applicant must submit a BRE completion stage certificate confirming the residential units have been built to Level 3 of the Code for Sustainable Homes. If no completion stage certificate is received then the Local Planning Authority will seek compensation.

Reason

To ensure the proposals provide certified sustainable development in accordance with London Plan policy 2A.1

ENVIRONMENTAL HEALTH OFFICER:

I do not wish to object to this proposal.

Mixed use developments require adequate protection be afforded to occupiers of the residential dwellings to ensure protection of amenity. Should planning permission be granted I would recommend the conditions relating to the hours of operation of the retail unit, hours of delivery and collection, sound insulation between the commercial and residential elements and controlling the level of noise from plant and equipment be applied to protect the amenity of the area.

Road and railway traffic noise:

I refer to the Cundall Acoustics Environmental Noise Report Job No 1002325, dated 4th November 2010.

The proposed residential units forming part of the development would be exposed to noise from road and rail traffic. The noise report contains an assessment of the suitability of the site for such residential use having regard to the Noise Exposure Categories (NECs) defined in PPG24 Planning and Noise.

The noise report summarises the results of noise monitoring over a 24 hour period at Measurement positions 1 at the road fronting facade to the east and 2 to the rear of site to the south-west. The measured noise levels at position 1 are 74 dB L(A)eq, 16hr daytime, and 66 dB L(A)eq, 8hr night-time, where road traffic noise predominates. Position 2 in the south-west of site is exposed to road traffic noise to some extent but here the rail traffic predominates.

It must be noted that the 24 hour measurement that commenced on the 2nd November at 15:06 hours was affected by the tube strike that commenced at 19:00 hrs that same day. Therefore the results at position 2 are affected by this atypical noise climate, and the authors of the acoustic assessment have acknowledged this in the final paragraph of Chapter 3.0. The daytime measurement has therefore been split in to two measurements and it is the 'before 19:00' measurement that is to be used to represent both daytime and night-time noise levels at position 2.

As Chapter 3.0 of the noise report acknowledges, this places the site into the lower end of NEC category D at position 1 (road-fronting facade) and the upper end of NEC category B at position 2 (rail-fronting facade).

The relevant advice in PPG24 for NEC category D is: 'Planning permission should normally be refused'.

However, the Environmental Noise Report satisfactorily demonstrates a combination of measures, predominantly the use of internal layout to protect habitable rooms (bedrooms and lounge) alongside the railway from unacceptable noise exposure. In addition the following condition is recommended to control the specification of acoustic glazing and mechanical ventilation on the road-fronting facade:

In order to provide satisfactory noise levels inside the proposed residential units having regard to road and rail traffic and other outdoor noise, use of the following condition and informative is recommended:

Development shall not begin until a scheme for protecting the proposed development from road and rail traffic noise has been submitted to and approved by the Local Planning Authority (LPA). The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the LPA. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on the site.

Reason: To safeguard the amenity of surrounding areas.

Informative 1

The sound insulation and ventilation scheme required by condition 1 shall meet acceptable internal noise criteria. The Local Authority's Supplementary Planning Document on Noise contains advice on noise design criteria. Wherever practicable, indoor noise levels should be met with windows open. An example of a performance standard for glazing and ventilation designed to achieve satisfactory internal noise levels is given in the Executive Summary and Chapter 4.0 of Environmental Noise Report prepared by Cundall Acoustics Environmental Noise Report Job No. 1002325, dated 4th November 2010.

Habitable rooms (bedrooms and living rooms) facing a noise source can be given some protection by an external balcony, reducing the received noise level by approximately 5dB(A). The balcony front and sides should be imperforate and as tall as possible. Where stacked vertically, the underside of each balcony above should have a sound-absorbing finish, such as sprayed vermiculite.

Other noise affecting proposed dwellings - Service yard access:

Conditions have been proposed to restrict the delivery and waste collection activities to daytime hours Monday to Saturdays only, plus shortened hours on Bank Holidays to enable re-stocking to take place. The enclosed design will prevent the new dwellings from being directly exposed to noise from these activities, however the adjoining parade of existing commercial premises will have their own delivery and waste collection requirements which are noted to contribute to the existing background noise levels.

Kitchen extract vent serving Village Pizza 214 Field End Road.

The existing side vent is subject to a recent application to reposition the termination point of the flue such that it vents to the west of 214 (at the rear of the premises) (35503/APP/2010/2047). It is noted that this has been approved subject to EPU approved odour control measures on the 9th December 2010.

ENVIRONMENTAL HEALTH OFFICER (LAND CONTAMINATION):

I refer to the above application for the Sainsburys 'local' store and flats on what is derelict brownfield land.

As regards the past use of the land this is not fully clear. Two buildings are present on map epoch 1959-1976. This was replaced by one hatched building on map epoch 1962-1989. The applicant indicates that the last use was as a garden centre, and the hatched building on 1962-1989 may indicate a plant nursery use as well. The aerial maps from 2001-2003 show a large building which looks like it has a factory use however this roof must be the roof of the garden centre. I think that the past use is not fully clear. Although I do not suspect a highly contaminative use at this location I would advise that a contaminated land condition is applied to ensure that the soil is investigated for chemical contamination in addition to the geotechnical survey for the large building. A geo-environmental survey is required. This will ensure that any necessary soil remediation is undertaken and clean soils are imported. Soil remediation if necessary may involve removing contamination derived from the previous use or buried demolition material. I have recommended the condition below to be applied to any permission.

Please contact me if you want to discuss the site or the type of contaminated land condition most applicable to this development.

Condition:

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

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

Note: The Environmental Protection Unit should be consulted when using this condition. The Environment Agency, EA, should be consulted when using this condition. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land.

WASTE SERVICES:

The waste arrangements are acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the secondary shopping frontage of Eastcote Town Centre as designated in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007). A main thrust of UDP policy is to ensure that retail uses have priority on the ground floor of shopping areas. There is also a requirement to ensure that retail development is appropriate to the scale and function of the centre and would not harm the viability and vitality of town or local centres.

The 428 sqm. retail unit would be appropriate to the size of the town centre and would be comparable to a number of existing units within the town. As such, no objections are raised to the principle of the retail use. National Planning Guidance encourages competition between retailers and does not have any policies which could be used to prevent a store of the size proposed in what is considered to be a town centre location.

As regards the residential use, national policy is supportive of residential uses within town centres as a means of improving their vitality and viability. Policy H4 of the saved UDP also advises that one and two-bedroom units will be preferable within town centres. As such, no objections are raised to the principle of the proposal.

7.02 Density of the proposed development

Policy 3A.3 of the London Plan (February 2008) seeks to maximise the potential of sites, having regard to local character and its accessibility by public transport, in line with Table 3A.2 which advises of an appropriate residential density range.

The site is considered to have an urban setting given its town centre location and has a PTAL score of 4. The average unit size of the units at 2.3 habitable rooms per unit is below the range cited in Table 3A.2. The smallest average unit size range cited in the Table is 2.7 - 3.0 and for this unit size, guidance suggests an appropriate range of 70 - 260 u/ha and 200 - 700 hr/ha. The scheme would achieve a residential density of 147 u/ha and 342 hr/ha, well within the Mayor's guidance. However, this proposal is for a mixed scheme where the normal density guidelines are not directly applicable. The London Plan Interim Housing Supplementary Planning Guidance, April 2010 at Para. 3.35 advises that in mixed use developments where more than 35% of the total floor space is for uses other than residential such as this scheme, density is more appropriately assessed in line with guidance on commercial developments. Paragraph 4.105 of the London Plan states that commercial developments should fulfil Policy 3A.3 by maximising plot ratios, and average site densities of at least 3:1 should be achieved wherever there is good public transport accessibility and capacity. This scheme would achieve a plot ratio

of 2.5:1. However, Paragraph 4.105 goes on to state that the ability of plot ratios to be maximised will depend on the local context, including built form and character, and given that this site forms part of the Ruislip Village Conservation Area and has been designed to mimic the existing built form on site, it is considered that a higher density and a reason for refusal would not be appropriate.

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

The proposal would not be likely to impact upon any archaeological remains, not being sited within an Archaeological Priority Area and the site is not located within or sited on the fringes of a conservation area or area of special local character, the nearest such designation being the Eastcote (Morford Way) Conservation Area some 80m to the north. The Eastcote Underground Station opposite is Grade II listed, but the proposal, due to it being sited a sufficient distance away on the opposite side of a busy road and of an appropriate scale and design, is not considered to adversely affect its setting. Furthermore, the site is currently vacant and somewhat overgrown and as part of the proposal, a hard landscaped forecourt area with two street trees would be created in front of the proposed store. As such, it is considered that the proposal would improve the setting of the station, in accordance with policy BE10 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

As the application site does not form part of or is sited close to the Green Belt, no Green Belt issues are raised by this application.

7.06 Environmental Impact

No environmental issues are raised by this application.

7.07 Impact on the character & appearance of the area

The application site does occupy a prominent position within the town centre. Currently, the site is vacant and has been cleared of buildings for many years and is now somewhat overgrown. It has been secured, including its street frontage, with palisade fencing. As such, the site currently detracts from the character and appearance of the Eastcote town centre.

The proposal has been the subject of various discussions with Council officers, including the Urban Design/Conservation Officer which has resulted in a number of revisions being made to the siting, bulk and design of the building.

The building has been designed to respect the scale and siting of the adjoining retail parade, but incorporating a more modern design. The originally proposed forward siting has been amended and the building would now align with the front facade of the adjoining retail parade and have a similar three storey scale to the Field End Road frontage. This would be of facing brick to a height of approximately 9.0m which would be similar to the 8.5m eaves height of the adjoining brick built parade building. Although the building does include a fourth floor, this occupies the space taken up by the traditional ridged roof of the adjoining parade. The proposed building would have an average overall main height of 11.5m, similar to the 11.3m ridge height of the adjoining parade building and the fourth floor is set back from the front elevation and would utilise metal cladding and be pitched along the front to match the slope of the adjoining roof so that the fourth floor would appear as a subordinate element on the roof. The adjoining parade building is not particularly attractive and the opportunity has been taken to come up with a building with a more distinctive modern design. The first and second floor frontage windows respect the pattern and uniform siting of the windows on the adjoining parade but they are larger and

have Juliet balconies, giving a more airy character to the proposal, with a fully glazed staircase enclosure on the side of the building that adjoins the railway. The building returns along the southern boundary adjoining the railway, to provide a visual stop to the parade, but steps down to reduce its bulk. The metal cladding and a full height rendered panel on this side of the building also assist in breaking up the bulk.

The energy collectors would extend approximately 0.65m above the height of the flat roof and be sited on the projecting wing of the building fronting the railway line. They would be sufficiently set back from the edges of the roof so that they would not be readily visible within the street scene, and would only be visible from longer distances.

The proposed shopfront maintains the height and fascia level of the adjoining parade and the area to the front would extend the public realm and incorporate seating and landscaping with the planting of two trees.

At the rear, the proposed building would present an acceptable appearance at the end of the adjoining service road. The wall to the rear amenity space would be sited at first floor level but there are 2 storey extensions of a similar depth on the adjoining parade and the wall would not appear unduly intrusive in this context.

The Council's Conservation and Urban Design Officer supports the design approach taken on this site and raises no objection to the proposal. The scheme is considered to comply with policies BE13 and BE26 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The nearest residential properties to the application site are flats/maisonettes on the upper floors of the adjoining retail parade and those properties at the rear of the site that front onto Elm Avenue.

The Council's HDAS: Residential Layouts advises at paragraph 4.9 that buildings should avoid being overdominant upon their neighbours and normally a 15m separation distance should be maintained where the building is two or more storeys in height. Paragraph 4.12 advises that a 21m distance should be maintained between habitable room windows and private amenity space.

The main rear elevation of the block fronting Field End Road would project 1.8m beyond the main rear elevation of the adjoining parade but any impact upon the adjoining residents has been kept to a minimum by chamfering the corner of the proposed block. The proposed building also returns along the southern side of the site adjoining the railway, projecting some 17.5m beyond the rear elevation of the flats in the adjoining parade, but taking a 45° line of sight from the centre of the nearest windows, the nearest part of the projecting wing would be over 15m away. Furthermore, although the proposed habitable room windows in this wing would be sited within 21m of habitable room windows in the adjoining parade, given the distances involved, being separated by over 15m and their near right angle relationship, it is considered that the viewing angle would be too acute to allow any significant overlooking into the rooms.

The adjoining parade building also has a rear terrace area above the ground floor shops which serves as the only outdoor amenity area for the flats and again, this area would be overlooked within a 21m distance. However, this area is not particularly private and is used as a walkway to access adjoining properties.

The only other properties that would potentially be affected are the houses on Elm Avenue those rear gardens back onto the application site. However, the nearest property, No. 5 Elm Avenue, would retain a private amenity area (taken to be the 3m depth of rear garden adjoining the rear elevation of residential properties) at over 21m from the nearest proposed windows so that it would be sufficiently remote from the proposed development to afford adequate privacy.

The proposal also includes a first floor rear roof garden and this would include a 1.8m high brick screen wall that would prevent its use resulting in any overlooking to neighbouring properties.

As such, it is considered that the relationship of the proposal with surrounding properties would be acceptable and satisfies policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document: Residential Layouts states that a minimum of 50m² internal floor space should be provided for one-bedroom flats, increasing to 63m² for two-bedroom units. The one-bedroom flats would have floor areas ranging from 50m² to 51m² and 61m² to 70m² in the case of the two-bedroom units. Only one of the two bedroom units would be undersized in terms of satisfying design guidance and given the very marginal shortfall, it is considered that a reason for refusal on this ground would not be justified. All windows would have an appropriate outlook and receive adequate daylight. Although the L shaped building would involve windows in one wing looking onto windows on the other wing at distances of less than 21m, given the right angle relationship, any potential for overlooking would be minimised and the layout has been designed so as to avoid habitable room windows of neighbouring flats being sited too close to one another within the internal angle of the building.

The Council's Supplementary Planning Document: Residential Layouts at paragraph 4.17 also advises that shared amenity space should be provided at a minimum level of 20m² and 25m² per one-bedroom and two-bedroom units respectively and that space needs to be usable, attractively laid out and conveniently located. This gives a total of 260m² of amenity space being required.

This scheme provides a first floor roof garden area which would be divided to provide the three adjoining flats with 1.5m to 1.8m deep defensible patio areas of approximately 13m², 13.5m² and 16m² separated from the main 123m² shared space by 700mm high railings. A small balcony area would also be provided for one of the third floor flats at the front of the building. The scheme would therefore only provide approximately 64% of the amenity space required by paragraph 4.17 of design guidance. However, at paragraph 4.19 the guidance goes on to advise that exceptions can be made in special circumstances, 'such as the provision of small non-family housing, predominantly made up of 1 bedroom units in town centres or the provision of small non-family housing above shops.' Guidance goes on to advise that even in these cases, care should be taken to provide some usable and reasonable outdoor amenity space, perhaps in the form of balconies and that larger flatted developments in town centres, in excess of 10 units, will be expected to provide adequate private, amenity space, having regard to the above guidelines.'

The Council's guidance therefore does allow for some degree of flexibility. Although this scheme does predominantly comprise two-bedroom units, it is considered that the amount of amenity space would be adequate, particularly given that the surrounding town centre character comprises parade buildings with typically little or no amenity space. As such, the

scheme is considered to comply with policy BE23 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal has been designed as a car free development. This has partly been in response to the fact that although there is a narrow service road at the rear of the adjoining parade, the site does not have any right of access over it. The application is supported by a Transport Assessment which has been supplemented by a number of further reports in response to discussions with the Council's Highway Engineer.

The scheme proposes a loading/unloading bay, within the application site at the front of the site which would serve the store and would also be available for use by adjoining units. In addition, the segregated lay-by in front of the adjoining parade would be re-modelled to provide an additional 3 on-street car parking spaces.

The Council's Highway Engineer advises that the service bay would be a welcome additional for local businesses in an area which currently lacks such a facility. The delivery bay has been designed to accommodate up to a 14.25m long articulated lorry and this has been tested through Auto Track. As such, the bay would be an appropriate means of servicing the store, subject to the need for a suitable Traffic Regulation Order limiting the period during which any one vehicle can wait in the bay to load and unload which would be included as part of the s278 Agreement. Initially, deliveries were expected to take place from 06:00 but given the objections raised to this on amenity grounds, the applicant is now proposing to undertake deliveries from 07:00 to 21:00 Mondays to Saturdays and 08:00 to 16:00 on Sundays, Bank and Public Holidays, the duration of which would be around 40-45 minutes. The applicant has said that they will instruct third parties to deliver within specified, outside of peak periods as part of their supply contract. This would form part of their Delivery Management Plan. However, to avoid deliveries conflicting with the traffic at this busy junction, it is recommended that the delivery times be restricted to avoid peak hours. On this basis, the Highway Engineer raises no objections.

The Highway Engineer also raises no objection to the layout of the re-modelled segregated lay-by at the front of the adjoining parade to provide three additional on-street car parking bays.

The applicant has been able to demonstrate through the additional information submitted that the public parking facilities nearby are suitable for the convenience store. Although no car parking spaces are proposed for the residential element of the site, given the type/size and town centre location of the proposed development, immediately opposite an underground station, it is considered acceptable to apply a lower parking standard of 0.5 per unit, which would result in a demand of 5-6 residential parking spaces. The Highway Engineer advises that the surrounding streets are considered suitable to accommodate this level of car parking.

No off-street disabled car parking space has been provided. Although it is debatable whether car free development should provide such space, in this instance, the scheme only just exceeds the threshold of 10 units where a disabled space would be needed for residential schemes served by car parking. Furthermore, given that there is no right of way to the site at the rear, any off-street provision would be difficult to accommodate on site. Given that the proposed development makes appropriate use of the site that will enhance the visual amenity of the town centre and strengthen the town's vitality and viability, it is considered that a reason for refusal on this ground would not be justified. Furthermore, the Council's Access and Highway Officers do not object to the proposal on

this ground.

The proposal does include secure and covered storage for resident's cycle parking, integral within the building which would be accessed from the side passageway. Bicycle racks are also proposed for customers at the front of the store.

It is proposed that loading and unloading bays, and parking bays will be incorporated within the current Eastcote Parking Management Scheme/'stop and shop' scheme. The developer is proposing works on the existing highway and proposing to dedicate the land up to the front of the proposed building as highway land. The developer will be required to enter into a s38/s278 agreement with the Council and all costs including the Council's costs should be covered by the developer. The development shall not be occupied until the highway works are substantially completed.

Therefore, subject to a suitable legal agreement and the conditions recommended by the Highway Engineer, the scheme is acceptable on highway and safety grounds and accords with policies AM2, AM7, AM9 and AM14 of the saved Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

It is considered that the mix of one and two-bedroom units is appropriate for this town centre site and the scheme complies with Policy H4 of the saved UDP. A condition relating to the development meeting secure by design standards is also recommended.

7.12 Disabled access

The scheme has been amended and now includes lift access to all of the residential flats. The Council's Access Officer advises that with the exception of one minor alteration required to the wheelchair standard flat to provide an adequate entrance lobby which can be achieved by the omission of a store cupboard, the scheme is acceptable. Should approval be granted, it is considered that access issues, including the entrance lobby on the wheelchair standard flat can be dealt with by the recommended conditions.

The Access Officer also advises that as the scheme is car free, there is no requirement to provide an off-street disabled parking space.

7.13 Provision of affordable & special needs housing

Policy 3A.11 of the London Plan (February 2008) states that Boroughs should normally require 50% affordable housing provision on a site which has a capacity to provide 10 or more homes, unless a Financial Viability Assessment indicates otherwise.

Circular 05/2005 acknowledges that in some instances 'it may not be feasible for a proposed development to meet all of the requirements set out in local, regional and national policies and still be economically viable.' It goes on to state that in such cases it is for the local authority to decide what level of contributions are appropriate.

A Financial Viability Assessment (FVA) has been submitted which suggests that the scheme cannot support an element of affordable housing, together with the other S106 contributions required. The assessment has been appraised by a third party and its conclusions have been agreed. As such, no objections are raised to the lack of affordable housing, particularly as the scheme would provide 11 units, just exceeding the threshold when such provision is normally required.

7.14 Trees, Landscaping and Ecology

There are no trees on or close to the site that would be adversely affected by the proposal. On the originally submitted plans, the Council's Tree Officer, although raising no

objections in principle to the scheme, did object to the lack of tree planting at the front of the store. The scheme has been amended and now includes two trees, together with seating. On this basis, the Tree Officer advises that the scheme is acceptable and subject to appropriate conditions, complies with policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

The submitted plans show that the refuse from the retail unit will be stored in the enclosed yard area at the rear of the site and residential refuse will be stored within a designated integral store at the front of the building adjacent to the entrance to the flats. Commercial refuse would be required to be brought to the front of the store on collection days to be collected by refuse vehicles from Field End Road.

The Council's Waste Services advise that this provision is adequate to serve the proposed development. As such, the scheme complies with Policy 4A.22 of the London Plan (February 2008).

7.16 Renewable energy / Sustainability

Policy 4A.7 of the London Plan 2008 advises that boroughs should require major development to show how they would reduce carbon emissions by 20% through addressing the site's electricity and heat needs from renewable sources, wherever feasible.

An energy statement has been submitted with this application which identifies two possible energy strategy options for achieving this target. The Council's Sustainability Officer advises that the proposal is acceptable, subject to recommended conditions.

7.17 Flooding or Drainage Issues

Policy OE8 of the saved UDP seeks to ensure that new development incorporates appropriate measures to mitigate against any potential increase in the risk of flooding. Policies 4A.12, 4A.13 and 4A.14 of the London Plan (February 2008) require that flooding issues and the need for flood risk management and sustainable drainage are taken into account, having regard to PPS25.

The application site is not located within an area that is at risk of flooding. A sustainable urban drainage system has been controlled by condition.

7.18 Noise or Air Quality Issues

A noise assessment has been submitted with the application having regard to the site fronting a busy road and underground railway line and the Council's Environmental Health Officer advises that the scheme has been carefully designed and appropriate attenuation is proposed to provide a suitable residential environment, subject to conditions. The only area of concern was the proposed delivery times. It was originally proposed that main deliveries would take place from 6:00AM. Following discussions with the Council's Environmental Health Officer, it is now proposed that delivery times would be from 07:00 to 21:00 hours Mondays to Saturdays and 08:00 to 16:00 hours, Sundays, Bank and Public Holidays. Although these times do now avoid the early morning, they do still extend into the evening. However, this is a commercial town centre and the site is sited opposite the Eastcote Underground Station and fronts a busy road and the underground line. Commercial activity in this area already continues late into the night, including a number of takeaway outlets in the surrounding parades and a bar in the adjoining parade. On this basis, it is considered that the delivery times are acceptable and the Environmental Health Officer does not raise any objections.

7.19 Comments on Public Consultations

As regards points (i), (iv), (v) and (vi), these have been considered in the main report. In

terms of point (ii), this is a town centre location where competition between retailers is encouraged. Points (iii), (viii) and (ix) are noted, but do not raise material planning considerations. As regards point (vii) the plans have now been amended and do include lift access to all floors.

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 full range of planning obligations are sought to mitigate the impact of the development. These include highway works, including a new loading/unloading bay and remodelling of the adjoining lay-by and dedication of land at the front of the site, financial contributions towards education, health care, community facilities, libraries and construction training, together with in-kind new tree planting, paving and seating, a Delivery Management Plan for the convenience store and project management and monitoring.

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 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 saved UDP.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other planning 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

The proposed uses are acceptable in policy terms and the scheme would enhance the visual appearance of the town and contribute to its vitality and viability by bringing prominent vacant town centre site back into productive use. The scheme has been revised in terms of the building's siting and design and it is now considered to present a satisfactory appearance on Field End Road, which respects the scale and harmonises with surrounding buildings. The proposal is not considered to harm the setting of the Grade II listed Eastcote Underground Station sited on the opposite side of the road. The proposed building would not harm the amenities of surrounding residents.

The amenity space proposed is considered acceptable in this town centre location and although one of the flats is below the minimum unit size advocated by design guidance, the shortfall is minimal and would not justify a refusal of the scheme. As regards noise, the Council's Environmental Health Officer advises that adequate safeguards and attenuation measures would ensure that a satisfactory residential environment is achieved. Since the scheme has been amended to include a lift to all residential floors, the Council's Access Officer advises that the scheme is acceptable.

As the site has no right of way along the service road at the rear of the adjoining parade, servicing and deliveries would be at the front of the store. Works to the highway include a new loading/unloading bay that would be available to surrounding retail units, remodelling of the adjoining lay-by to provide three additional on-street parking spaces and the area to the front of the store would be paved and two new trees and seating provided and the area dedicated to the Council. The Council's Highway Officer advises that delivery arrangements are acceptable, subject to control of delivery times to avoid peak hours and that the car free scheme is acceptable in this location. Although no disabled car parking space is provided, given the constraints on site and the modest scheme proposed, no objection is raised.

An Affordable Homes Viability Assessment demonstrates that the scheme would not be viable if such housing was included having regard to other s106 commitments. It is considered that the scheme does provide a full range of S106 contributions. It is recommended for accordingly.

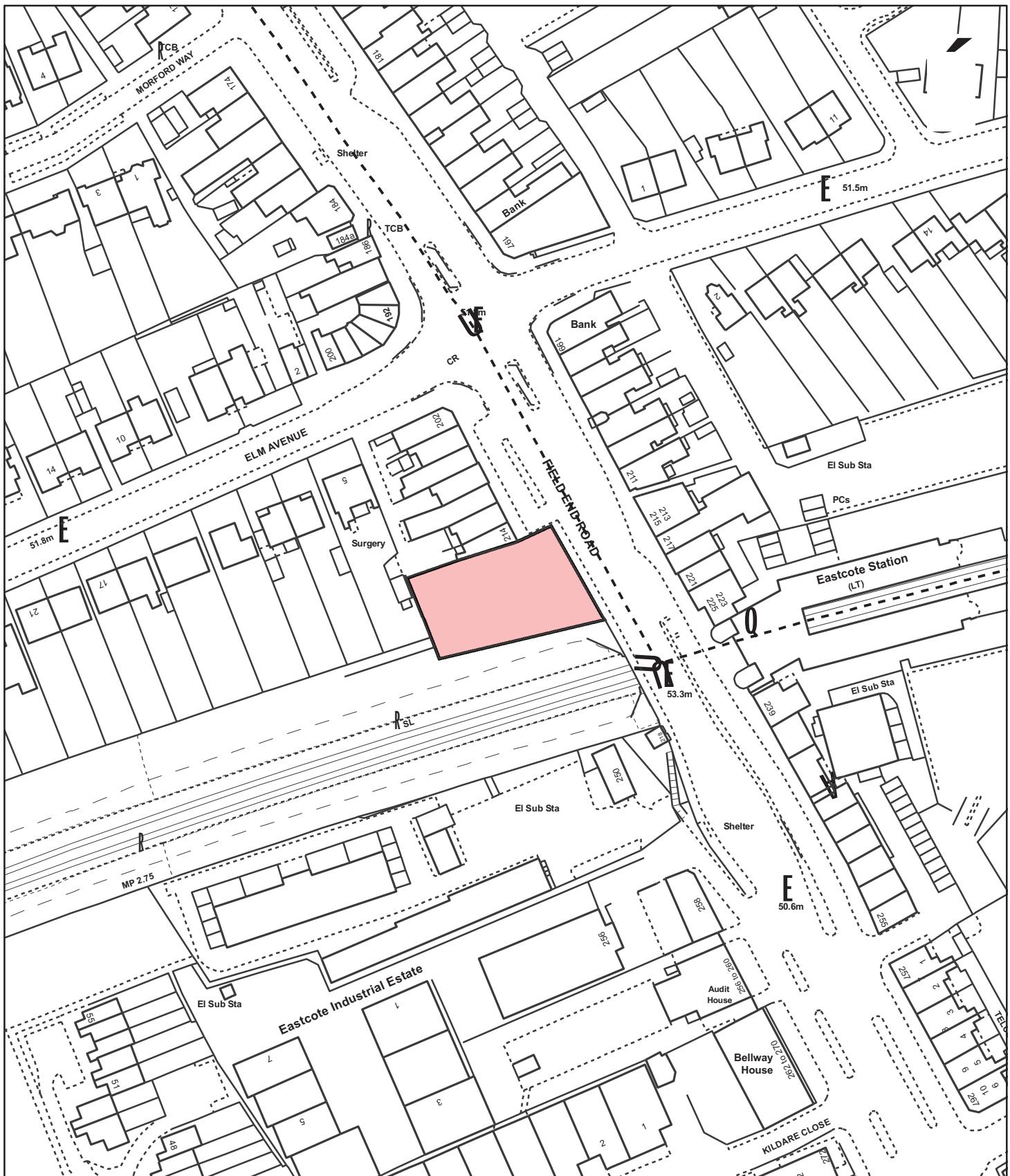
11. Reference Documents

Planning Policy Statement 1: Delivering Sustainable Development
Planning Policy Statement 3: Housing
Planning Policy Statement 4: Planning for Sustainable Economic Growth
Planning Policy Statement 5: Planning and the Historic Environment
Planning Policy Statement 22: Renewable Energy
Planning Policy Guidance 13: Transport
Planning Policy Guidance 24: Planning and Noise
London Plan (Consolidated with Alterations since 2004)
London Plan Interim Housing Supplementary Planning Guidance (April 2010)

Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
Supplementary Planning Guidance - Planning Obligations
Supplementary Planning Guidance - Residential Layouts
Supplementary Planning Guidance - Accessible Hillingdon
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
Consultation Responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2011

Site Address

**Land at 216 Field End Road,
Eastcote**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

6331/APP/2010/2411

Scale

1:1,250

Planning Committee

North Page 73

Date

May 2011



HILLINGDON
LONDON

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Agenda Item 8

Report of the Head of Planning & Enforcement Services

Address RAF EASTCOTE LIME GROVE RUISLIP

Development: Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development)

LBH Ref Nos: 10189/APP/2011/1119

Drawing Nos: Design and Access Statement
5585-WIM.WL-1001
5585/WIM.W.L/1225C/E1
5585/WIM.W.L/1225C/E2
5585/WIM.W.L/1225C/P1

Date Plans Received: 03/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 18/05/2011

1. SUMMARY

This report relates to an application seeking variations to the layout and design of the alternative access reserved matters scheme (ref: 10189/APP/2007/3046), for the former RAF Eastcote site, which was approved on 31 March 2008. The amendments would allow a rear conservatory on plot 296, which is located centrally in the northern portion of the site site.

It is considered that in terms of design and layout, the inclusion of the conservatory would respect the character of the local area and not detract from the internal character of the development.

It is also considered that the inclusion of a conservatory to this plot would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

The remaining external amenity area of this plot would is considered sufficient to meet the needs of future occupiers.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details which have previously been approved for the main site under reference 10189/APP/2008/2872 dated 12/11/2008,unless otherwise agreed in writing by the Local Planning Authority. The external materials of the conservatories hereby approved shall match those used in the main building.

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.

2 NONSC Non Standard Condition

The development hereby approved shall incorporate measures to minimize 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 aim 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, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

3 NONSC Non Standard Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), other than the conservatory hereby approved to plots 296, no extension to any dwellinghouses including enlargement of roofs, nor any garages, sheds or other out-buildings shall be erected without the grant of specific written permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

4 NONSC Non Standard Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows or doors shall be constructed in the walls or roof slopes of any of the residential units hereby approved.

REASON

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

5 NONSC Non Standard Condition

The first and/or second floor side windows of all dwelling houses shall be glazed with obscured glass and non-opening except at top vent level for so long as the development remains in existence.

REASON

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

6 NONSC Non Standard Condition

The wheelchair units and lifetime homes shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that sufficient housing stock is provided to meet the needs of people with disabilities and the elderly in accordance with London Plan Policy 3A.10 and the Hillingdon Design and Accessibility Statement (HDAS) Access for All.

7 NONSC Non Standard Condition

Access to building entrances (to include ramped/level approaches and dimensions of door width and lobby opening) to meet the needs of people with disabilities shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/1941 dated 14/10/2008, unless otherwise agreed in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

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) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

8 NONSC Non Standard Condition

Parking provision for wheelchair users shall be constructed in accordance with the details approved under planning reference 10189/APP/2008/2352 dated 16/12/2010, unless otherwise agreed in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 NONSC Non Standard Condition

Development shall not be commenced until the fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained has been erected in accordance with the details in the approved Arboricultural Impact Appraisal, approved Method Statement and Tree Protection Plan. 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.

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).

10 NONSC Non Standard Condition

The supervision of the tree protection referred to in the approved Method Statement received on 4/12/2007, in relation to the approved development, together with a programme of arboricultural input/works shall be implemented in accordance with the details approved on 16/10/2008, under planning reference no. 100189/APP/2008/2380, unless otherwise agreed in writing by the Local Planning Authority.

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).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS	Residential Layouts Residential Extensions
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.

3 I6 Property Rights/Rights of Light

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

4

You are reminded that details of the new tree in the rear garden of plot 296, including size and species, should be shown on the revised landscaping plans, details of which are being considered under planning application reference 10189/APP/2010/2444, received on 14/10/2010.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to plot 296, located centrally within the northern portion of the RAF Eastcote site. The plot comprises a 4 bedroom, 3 storey town house with attached garage

to the side, situated just to the north of the public footpath which bisects the site.

The larger site is 7.7 hectares in area and is dissected into northern and southern areas by an existing public footpath. An internal private road links the northern and southern areas. The northern portion is 4.2 hectares and was last used as a US Navy facility. The land in this area is undulating and becomes lower towards the north western boundaries. The southern portion of the site is 3.5 hectares, is generally flat, and formally comprised a number of vacant buildings, previously used by the Ministry of Defence, which have now been demolished. A new access has recently been constructed off Eastcote Road, to serve the northern portion of the RAF Eastcote Site. The southern portion of the site is accessed mainly from Luime Grove.

The site has an average PTAL score of 1b, which is low within a possible range of 1 to 6. A number of trees and hedges of varying size and value surround the site boundary and the edge of the public footpath. The wider site is bounded to the west by Eastcote Road and on all remaining sides by residential properties. To the north, the residential character is predominantly 1960/70's in style, with a large number of three storey town houses and flats, many of which have communal garage courts. To the southeast, the area has a larger number of semi-detached two storey dwellings dating from the 1930s.

Highgrove Nature Reserve, which is of Borough Grade II importance, is situated to the south of the wider site, adjacent to which is Highgrove House which is at present vacant, but previously provided hostel accommodation in two and three storey buildings set within enclosed grounds. The northwest corner of the site lies adjacent to Eastcote Village Conservation Area, which includes a number of listed buildings.

3.2 Proposed Scheme

The application seeks to vary reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of a conservatory to plot 296. The proposed conservatory would extend the full width of the dwelling (4.6 metres) and would project 2.8 metres to the rear. The side walls would be masonry walls supporting a mono-pitch glazed roof, whilst the rear would be part glazed. The brickwork and glazing will match that of the original design.

The proposal will provide additional ground floor accommodation and act as a link between the internal accommodation and the private rear outdoor space.

3.3 Relevant Planning History

10189/APP/2007/3046 Raf Eastcote Lime Grove Ruislip

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) FOR ERECTION OF 385 RESIDENTIAL UNITS IN COMPLIANCE WITH CONDITION 2 TOGETHER WITH DETAILS OF RESIDENTIAL DENSITY, COMMUNITY FACILITY, SUSTAINABILITY AND ENERGY ASSESSMENT, REFUSE AND RECYCLING STORAGE, SITE SURVEY PLAN, LANDSCAPING, FLOOD RISK ASSESSMENT, SURFACE WATER CONTROL MEASURES AND ACCESS STATEMENT IN COMPLIANCE WITH CONDITIONS 7, 11, 14, 19, 20, 21, 23, 26, 33, 34 & 37 OF OUTLINE PLANNING PERMISSION REF: 10189/APP/2007/3383 DATED 21/02/08 'REDEVELOPMENT OF SITE FOR RESIDENTIAL PURPOSES, COMMUNITY FACILITIES, OPEN SPACE AND ASSOCIATED PARKING AND LANDSCAPING'

Decision: 31-03-2008 Approved

Comment on Relevant Planning History

North Planning Committee - 14th July 2011
PART 1 - MEMBERS, PUBLIC & PRESS

The North Planning Committee resolved on 31 March 2005 to grant planning permission for residential development, subject to the application being referred to the Secretary of State, the signing of a S299 legal Agreement and appropriate conditions. (ref 10189/APP/2004/1781). The outline planning permission was issued on 9th March 2006, subject to the conditions imposed by the Planning Committee.

On February 21st 2008 four separate applications pertaining to the former RAF Eastcote site were considered by the North Planning Committee.

The location and specific details of an alternative access were the subject of a full planning approval for the necessary works to provide a priority junction and an access link road to the development site utilising the access currently serving the Highgrove House site. (Ref: 10189/APP/2007/2954). This was approved on 3rd March 2008 and has been implemented.

Application ref: 10189/APP/2007/3383 (A) was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and on the intersection of Eastcote Road and Fore Street, as the signals will no longer be necessary, if the alternative access (Highgrove) referred to above goes ahead. This new outline planning permission was approved on 21st February 2008.

The varied condition requires the developers to provide a traffic light controlled access, as per the Outline Planning Permission, or such alternative access as the LPA shall approve in writing. The condition allows them to commence construction on site whilst they resolve the technical issues concerning the alternative access. These technical difficulties have been resolved and the developers have elected to proceed with the alternative access.

Reserved matters applications 10189/APP/2007/2463 (approved access) and 10189/APP/2007/3046 (alternative access) relate to alternative schemes and cover details of siting, design, external appearance and landscaping pursuant to discharge of condition 3 of outline planning permission 10189/APP/2007/3383 dated 21/2/2008.

Both reserved matters schemes were approved on 31 March 2008 for 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space. Whereas application 10189/APP/2007/2463 incorporates the access points approved at outline stage from Eastcote Road and Lime Grove, application 10189/APP/2007/3046 will utilise an alternative access from Eastcote Road which will also service Highgrove House (implemented scheme).

In addition to the reserved matters details, details pursuant to the discharge of various outline planning conditions; namely residential density, community facility, sustainability and energy assessment, refuse and recycling storage, site survey plan, landscaping, and access statements were approved by Committee on 21st February 2008 and have been discharged.

Various applications to vary the layout, design and landscaping of the alternative access scheme approved under reserved matters consent ref:10189/APP/2007/3046, to allow for the provision of conservatories to various plots have subsequently been approved.

Details pursuant to the discharge of various outline and reserved matters conditions have also been approved.

An application to amend the layout to plots 100-116, to address breaches in planning control was granted on 24/6/2009.(10189/APP/2009/621)

Phase 1 development comprising the southern parcel of land and the vehicular link to Lime Grove is presently under construction and well advanced. Phase 2 to the north of the public footpath is also under construction.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS Residential Layouts
Residential Extensions
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 10th June 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. Site notices were posted on the site. No responses have been received.

Eastcote Residents Association: No response.

Internal Consultees

URBAN DESIGN OFFICER:

COMMENTS: No objection to the proposal.

TREE AND LANDSCAPE OFFICER: There are no existing trees on this site (Plot 296). Nor are any new trees proposed (in the rear garden), as part of the approved landscaping scheme. However,

North Planning Committee - 14th July 2011

PART 1 - MEMBERS, PUBLIC & PRESS

given that it is proposed to further develop this plot, which is adjacent to the road, and there is space for a tree in the rear garden, the layout plan should be amended to show an appropriate new tree towards the end of the rear garden (on the side nearest the road) to provide some screening and thereby reduce the visual impact of the building.

Subject to this revision, the application is acceptable in terms of Saved Policy BE38 of the UDP.

Officer Note: Amended plans have been received indicating a new tree in the rear garden.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of residential development on this site has already been established by virtue of the outline planning permission. The general layout, design and landscaping of the development has been established by virtue of the reserved matters approval. Permitted development rights have been removed so that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity to adjoining and future occupiers.

It is considered that the application to vary the reserved matters approval, to allow for the introduction of a conservatory to this plot would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to density, housing mix, highway matters, parking, flooding and contamination, ecology, energy efficiency and waste disposal, archaeology, affordable housing or planning obligations. As such, no objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this application.

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

There are no archaeological or historic issues associated with this application.

7.04 Airport safeguarding

There are no airport safeguarding issues related to this development

7.05 Impact on the green belt

There are no Green Belt issues associated with this site.

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

Polices contained within the Hillingdon Unitary Development Plan Saved Policies (September 2007) seek to ensure that new development is compatible with surrounding developments in terms of appearance and layout. Of particular relevance are Policies BE13, BE19 and BE38, which cover the impact of development on the visual amenities of the street scene and character of the area.

The approved reserved matters scheme includes a mixture of 2 and 3 storey houses and 3.5 storey apartment blocks. The house subject to this application comprises of 4 bedroom terraced dwelling arranged over 3 floors (house types 1396C+). Each of the dwellings have front and rear gardens and are located primarily in the northern portion of the site.

Generally, the dwelling will be as originally approved, apart from the inclusion of the conservatory. The proposed conservatory would extend the full width of the dwelling and would project 2.8 metres to the rear. The side walls would be masonry party walls supporting a mono-pitch glazed roof, with part glazed rear elevations. The size of the

conservatory is considered to be relatively small in comparison to the overall building and its addition to the building does not impact on the overall building design. It is considered that the conservatory will integrate appropriately with the existing design of the house and not appear over dominant or out of character.

The Urban Design Officer raises no objections to the general design principles. It is considered that external materials can be controlled by condition, in order to achieve a high quality, functional and attractive design.

It is not considered that the inclusion of a conservatory to this plot would compromise the internal character of the development or the character of the local area, in compliance with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) states that development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS: Residential Layouts also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21 metres. In relation to outlook, Policy BE21 requires new residential developments to be designed so as to ensure adequate outlook for occupants of the site and surrounding properties. In relation to sunlight, Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

The plot is centrally located within the development and it is considered that the inclusion of a conservatory to this plot would not have an adverse impact on the amenities of surrounding residents in terms of loss of privacy, outlook, daylight or sunlight.

The conservatory would maintain distances of over 80 metres to the nearest properties in Kent Gardens to the south and 40 metres to the nearest properties in Spring Drive. It is also noted that the proposed landscape scheme for the site is based on the retention of important boundary screens and individual trees and new tree and native hedge planting, to the interveigning public open space and wild life habitat to the south.

In addition to the above considerations, the proposed conservatory would have solid flank walls, while the proposed fencing to the individual plots would prevent overlooking and loss of privacy to adjoining residents.

In terms of outlook, it is not considered that the depth of the conservatory at 2.8 metres, would result in an unacceptable impact on the future occupiers of adjoining plots or adjoining residents. It is also considered that given the single storey nature of the conservatory, they would not have an unacceptable impact on level of daylight and sunlight to adjoining properties.

Overall, it is considered that the inclusion of the proposed conservatory would respect the sensitivities of the surrounding area and any adverse impact to the amenity of neighbours, would be limited, in accordance with the provisions of Policies BE20, BE21 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant design guidance.

7.09 Living conditions for future occupiers

Policy BE23 of the Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the occupants of the proposed and

surrounding buildings, and which is usable in terms of its shape and siting. HDAS Minimum Amenity Space Requirements for a four bedroom house is 100sq. metres.

By adding the proposed conservatory, the remaining garden areas of the plots will be 98 sq.m. Whilst the remaining amenity space would fall slightly short of the HDAS minimum amenity space requirements for a 4 bedroom house, the remaining garden areas would still be approximately 12 metres deep, which is considered to be a reasonable space for outdoor family activities. It is noted that the internal layout of the ground floor of the town house has been modified to create an open plan, flexible living space which will link indoor and outdoor living space.

Furthermore, the plots are located close to a large area of open space and a wild life habitat. These areas of public open space form part of the wider provision of informal areas of green public open space spread around the RAF site, which cumulatively equate to approximately 0.7ha. This space is provided as follows:

- Land along the public right of way adjacent to the boundary with Highgrove House. This space is rising ground and incorporates a number of existing good quality trees.
- Land along the northern boundary with Flag Walk. This space comprises a small copse of existing trees which are retained. They provide a setting for and act to protect the amenity of those properties which lies within close proximity of the Conservation Area.
- Land within the southern part of the site. This parcel incorporates the LEAP, informal space and a meeting space for the Community Building.

Overall it is considered that the amenity space provision would be sufficient to meet the needs of future occupiers, and will generally provide good environmental conditions, in compliance with relevant policy and design guidance.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There are no highway, access or parking issues associated with this application.

7.11 Urban design, access and security

These issues have been dealt with in Section 7.07.

7.12 Disabled access

The dwelling has been designed to meet the requirements of Part M of the Building Regulations and Lifetime Homes. The conservatory extension to the ground floor accommodation will be on the same level as the main house. Access to the rear garden will be via the french doors and the gardens will incorporate a level patio area linked to the doors with a maximum 150mm step threshold for ease of access. There will be no impact on the approved scheme with regard to mobility through the site. The link between the proposed conservatory and the house has been designed to ensure easy passage by those with limited mobility, with access to the garden from the conservatory, in compliance with the Supplementary Planning Document HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

In terms of the impact of the proposed conservatory on the approved landscaping scheme, the Tree and Landscape Officer has commented that there are no existing trees on this part of site where the conservatory is proposed. However, given that it is proposed to further develop this plot, which is a corner property, there is space for a tree in the rear garden. The layout plan has been amended to show an appropriate new tree towards the end of the rear garden (on the side nearest the road) to provide some screening and thereby reduce the visual impact of the resultant building. An informative is recommended, advising the applicant to include this new tree in the updated landscaping scheme, which

is currently under consideration. Subject to the provision of a new tree in the rear garden, the application is acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No responses have been received to the public consultation.

7.20 Planning Obligations

It is considered that the application to vary the reserved matters approval, to allow for the introduction of a conservatory to an individual plot, would have only limited local impact on the immediate environment and would not raise fundamental issues in relation to planning obligations.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this development.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that the application to vary the reserved matters approval, to allow for the introduction of a conservatory to this plot would have only limited local impact on the immediate environment. The proposed scheme would be sympathetic to the character of the surrounding area, whilst creating flexible living space for future occupiers. The development would not result in unacceptable impacts on the amenities of neighbouring properties. Good environmental conditions will be maintained for future occupiers. Subject to the conditions originally imposed on reserved matters approval ref.10189/APP/2007/3046, in so far as the same are still subsisting and capable of taking effect, the application is recommended for approval.

11. Reference Documents

London Plan (2008)

Planning Policy Statement 3 Housing

Hillingdon Unitary Development Plan Saved Policies (September 2007)

HDAS: Accessible Hillingdon

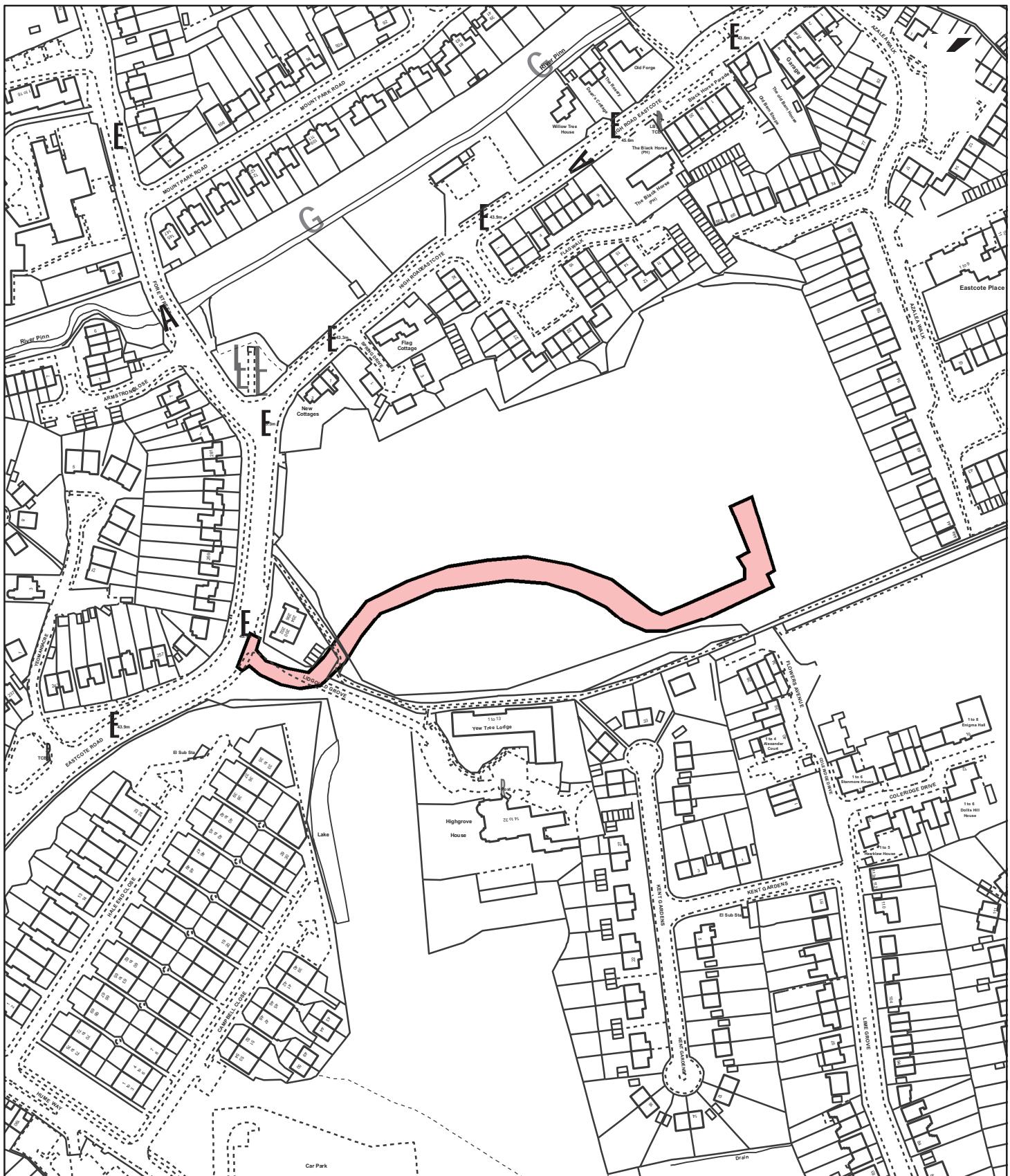
HDAS: Residential Layouts

HDAS: Residential Extensions

Supplementary Planning Guidance Community Safety by Design

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**RAF Eastcote
Lime Grove
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

10189/APP/2011/1119

Scale

1:2,500

Planning Committee

North Page 87

Date

July 2011



HILLINGDON
LONDON

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Agenda Item 9

Report of the Head of Planning & Enforcement Services

Address: 12 EASTBURY ROAD NORTHWOOD

Development: Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side.

LBH Ref Nos: 1901/APP/2011/174

Drawing Nos: AR-04 Rev. A
AR-02 Rev. A
AR-03 Rev. A
Location Plan to Scale 1:1000
Design & Access Statement
Transport Statement
AR-01 Rev. D

Date Plans Received: 26/01/2011 **Date(s) of Amendment(s):** 26/01/2011

Date Application Valid: 07/02/2011 07/02/2011
23/03/2011

1. SUMMARY

Planning permission is sought for the erection of a part two storey part first floor side extension, ground floor rear infill extension and provision of external first escape staircase. The application property is an attractive 'Arts & Crafts' style building which forms a group with 10, 14 and 16 Eastbury Road, which are on the local list. The proposed part first floor side/rear extension is not considered to harmonise with the character, proportions and appearance of the main building and would be detrimental to the appearance of the surrounding area and the character and appearance of the Northwood/Frithwood Conservation Area. The proposal would not harm the residential amenities of the occupiers of nearby properties.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed part two storey part first floor side extension, by reason of its overall size, scale, bulk, siting, length of projection, design and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would appear overly bulky and as such would have a detrimental impact on the character and visual amenities of the surrounding area generally, and on the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal due to the poor outlook afforded to two bedrooms on the ground floor, by reason of the 2.5m fence within 2.3m of those windows, would result in an oppressive environment to those rooms. As such the proposal would fail to provide a satisfactory

residential environment for future occupiers, contrary to Policies BE19 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to REFUSE 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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS	Residential Extensions
BE8	Planning applications for alteration or extension of listed buildings

3. CONSIDERATIONS

3.1 Site and Locality

The application site, known as Eastbury Road Nursing Home, is located on the east side of Eastbury Road and forms a group with Nos. 10, 14 and 16 dating from circa 1910. It comprises an 'Arts and Crafts' style two storey detached house with a front gable wing, a centrally positioned rear gable end, part two storey and single storey side/rear wing along the southern boundary, a single storey rear extension with rear projection along the northern side boundary, and a centrally positioned conservatory, all set within a large plot. The front area has been hard surfaced for car parking and mature trees lie at front with a mix of trees and hedges along the side boundaries. The rear garden also has mature trees and two detached sheds lie at the end of the garden.

To the north lies 14 Eastbury Road, a two storey detached house also set within a

spacious plot. To the south lies 10 Eastbury Road, a two storey attached house. Attached to the rear of that property is 1 & 2 Carew Lodge, with 3-7 Carew Lodge, further east, all two storey buildings. The street scene is residential in character and appearance, comprising predominantly two storey detached houses of varying designs and the application site lies within the Northwood/Frithwood Conservation Area, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The application site is also covered by TPO 150.

3.2 Proposed Scheme

The previously refused scheme proposed the erection of a part two storey gable end front extension and a part first floor, part two storey side/rear extension over the existing single storey side/rear wing along the southern side boundary.

The design of the proposed first floor front extension was similar to the existing front gable end wing. It was proposed to be set flush with the northern flank wall and at ground floor level and extended 2.5m beyond the front wall. It measured 5.5m wide at ground floor level at which point it would step back 1.1m towards the building to be 1.4m deep and 4.2m wide, resulting in an overall width of 9.7m. The proposed front extension was finished with a front gable end incorporating a catslide roof along the northern side, with an eaves height of 2.2m above ground, and a hip end roof along the southern side, with an eaves height of 5.5m above ground matching the eaves height of the existing front wing on the opposite side of the front elevation of the building.

A large first floor window was proposed in the gable end. The first floor provided additional accommodation to one of the existing single rooms, while the ground floor element provided a kitchen and staff room in the forward most part of the extension with the recessed part providing a new office area and entrance with a flat roof canopy above. A ramped access was also proposed in front of the new entrance. The proposed first floor side extension followed the footprint of the ground floor element. At front, it was set some 0.6m behind the existing recessed two storey side wing and measured 2.7m wide at front, widening to 6.3m at rear, and finished with a gable end dual pitched roof 4.9m high at eaves level along the southern flank wall, 4.3m high at eaves level facing the courtyard of the building, and 7.7m high at ridge level. The proposed first floor resulted in the raising of the eaves and roof ridge along the southern side boundary by 0.7m and 0.9m, respectively.

The front gable of the first floor side extension was finished with hanging tiles with the rear gable end finished in white render. The inner courtyard elevation comprised ground floor windows with 3 dormer windows within the roof slope, set 1.4m apart. They each measured 2.5m wide, 1.5m deep, and finished with a flat roof with overhang, 2.6m high. The proposed first floor provided 3 single rooms.

A galvanised steel escape staircase was proposed to the rear of the first floor side extension which provided access down to the rear courtyard. The escape staircase measured 1.2m wide and 5.2m long, along the face of the building, at which point it angled away into the rear courtyard. The proposed staircase measured 4.2m high at its highest point, supported by steel posts, and comprised mesh and steel handrails.

This current application attempts to overcome the reasons for refusal of the previous scheme by omitting the front extension and first floor southern side extension with rear staircase for the erection of a part first floor side/rear extension and the part single storey infill rear extension.

The proposed part first floor side extension would be located over the existing single storey side wing, infilling the gap where the existing fire escape staircase is located. It would extend from the flat roof area outside bedroom 12, to the rear wall of the existing side wing. The proposed first floor side/rear extension would measure 4.4m wide and 16m deep. The proposed extension would be finished with a 1.8m deep flat roof section set immediately below the eaves of the main roof, while the remainder of the extension would be finished with a hipped (on all sides) ridged roof, matching the eaves height, but set 2.7m below the roof ridge, of the main roof.

A metal staircase is proposed along the side elevation of the existing and proposed side extensions, which would replace the existing secondary means of access. The proposed metal staircase would measure 1m wide and 7.5m long, fixed to the external wall.

At rear, it is proposed to enclose the area beneath the hip end roof of the northern single storey side wing, the elevation of which would be finished in brickwork. The proposed works would remain within the existing roofslope.

At front, it is proposed to provide an entrance ramp for wheelchair users. The proposed ramp would measure 3.5m wide, extend 3.3m beyond the front wall, and would be supported by 1m high railings.

The applicant has advised that there are currently 20 bed spaces (5 double bedrooms/10 single bedrooms). The proposed additional floor space would allow much need internal reorganization of the Nursing Home to meet modern needs. The internal arrangement will create 21 bed spaces (3 double rooms/15 single bedrooms).

3.3 Relevant Planning History

1901/APP/2010/244 12 Eastbury Road Northwood

Part two storey, part single storey front extension with 1 side rooflight, first floor side/rear extension to include 3 side dormers and 3 side rooflights, with external staircase to rear to provide additional bedrooms and alterations to existing, external alterations and new landscaping (involving demolition of bay window to ground floor rear, part first floor external wall and part of the west elevation wall).

Decision: 08-10-2010 Refused

Comment on Relevant Planning History

The above application was refused for the following reasons:

1. The proposed two storey front extension by reason of its overall size, siting, design and appearance would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would not appear subordinate and would detract from the character and visual amenities of the existing property, the street scene and the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
2. The proposed first floor side extension, by reason of its overall size, scale, bulk, siting, design and appearance would represent an incongruous and visually intrusive form of

development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. It would appear overly bulky and cramped in the street scene and as such would have a detrimental impact on the character and visual amenities of the street scene and surrounding area generally, and on the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed external staircase, by reason of its siting, size and design, would have a detrimental impact on the appearance of the main building. It would be detrimental to the character and visual amenities of the street scene and surrounding area generally, and the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

4. The proposed dormer windows, by reason of their number, overall size, scale, position and appearance would represent an incongruous and visually intrusive form of development which would fail to harmonise with the architectural composition, character, proportions and appearance of the main building. They would thus have a detrimental impact on the character and visual amenities of the surrounding area generally and on the character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

5. The proposed first floor side extension, by reason of its overall size and proximity to the side boundary, would result in a closing of the visually open gap between this and the neighbouring properties 10 Eastbury Road and 1 & 2 Carew Lodge, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the street scene and character and appearance of the locally listed building and the Northwood/Frithwood Conservation Area. The proposal is therefore contrary to policies BE4, BE8, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

6. The proposed development by reason of the siting of the proposed dormer windows and the siting and height of the proposed external staircase would result in the perceived/actual overlooking of the adjoining properties, 14 Eastbury Road, and 1 and 2 Carew Lodge, Carew Road respectively, causing an unacceptable loss of privacy to the adjoining occupiers. The proposal is therefore contrary to policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7. The proposed first floor side extension, by reason of its overall height and length of projection would result in an overdominant/visually intrusive form of development when viewed from the rear ground and first floor windows at 1 & 2 Carew Lodge. Therefore, the proposal would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity, contrary to policies BE19 and BE21 of the of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- HDAS Residential Extensions
- BE8 Planning applications for alteration or extension of listed buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 23rd March 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 adjoining owner/occupiers have been consulted. The application has been advertised as a development that affects the character and appearance of the Northwood/Frithwood Conservation Area. 9 letters of objection and 2 petitions with a total of 81 signatories against the proposal have been received making the following comments:

Letters of objection:

- (i) The proposal would result in the loss of light and outlook from a side reception window at 14 Eastbury Road;
- (ii) The proposed extension and metal staircase would have a visually intrusive impact on the street scene and would dominate the building;
- (iii) The proposal would result in direct overlooking of the reception room and windows of 14 Eastbury Road;
- (iv) The proposed metal staircase would provide opportunity for staff to congregate and cause noise and disturbance;

- (v) The proposed first floor side fire escape glazed door would cause light pollution to the occupiers of 14 Eastbury Road;
- (vi) The existing hedge between the application site and 14 Eastbury Road would be damaged by the proposed works;
- (vii) The existing boundary fence is ineffective for screening;
- (viii) The proposal represents an overdevelopment of the site;
- (ix) The additional accommodation would represent an over-intensive use of the site;
- (x) The proposal would be out of keeping with the character and appearance of the conservation area;
- (xi) The increase in bedrooms will result in additional on-street parking;
- (xii) The proposal would harm the local listed building and would not comply with policies BE8, BE13, BE15, BE19, BE21, BE24 and BE38; and
- (xiii) A commercial use within a conservation area on a residential a street is unacceptable.

Petition 1:

"We the undersigned object to any further development of the Nursing Home at 12 Eastbury Road and specifically the proposed development on the NORTH boundary, on the basis that the site is already over-developed. It will spoil the character of this conservation area and will result in substantial loss of amenity to neighbours, the road and the area."

Petition 2:

Objections:

- (i) Overdevelopment of commercial premises in residential conservation area;
- (ii) Overlooking amenity space; and
- (iii) Reduction of daylight to amenity space.

Northwood Conservation Area Panel: No comments received.

Northwood Residents Association: No comments received.

Carew Lodge Residents Association:

On behalf of the residents of Carew Lodge, the Directors wish to object to the planning applications submitted by the owner of 12 Eastbury Road.

Objections: It is already acknowledge that the site is over-developed (Director of Planning in 1988 & James Rodger, Head of Planning in October 2010 at the Planning Committee meeting to determine the outcome of the applications submitted in respect of the South Boundary).

- The property lies within the Frithwood Conservation area and it is believed that it will be possible to see proposed new elevations from the street, causing harm to residential amenity and the style and character of the Conservation Area.

- If these applications are allowed to succeed the resulting building, by way of footprint and mass, would for exceed that which could be regarded as reasonable in a residential setting. Indeed if the plans had been submitted by a private resident, it is believed they would be rejected out of hand.

- Residents of Carew Lodge are already disturbed by noise from this Nursing Home. The addition of further rooms will only exacerbate this problem.

- Flat 7 Carew Lodge directly overlooks the gardens of 12 Eastbury Road, and the addition of a second storey to the existing extension would result in a significant loss of visual amenity with total

loss of aspect through to Eastbury Road. The resulting scene would look crowded and not in keeping with what is expected of the residential area.

In the circumstances we trust that the planning officers will refuse these applications.

Internal Consultees

CONSDERVATION OFFICER:

BACKGROUND: This is an attractive property within the Northwood-Frithwood Conservation Area. The building forms a group with Nos 10, 14 and 16 Eastbury Road, and all are included in the Local List. Designed by C.H.B. Quennell in 'Arts and Crafts' style, the buildings date from c1910. No 12 is of simple rather robust design, constructed in red brick with a tall hipped plain tiled roof. To the street it includes an asymmetrical gable and double height canted bay. To the rear it has been extensively extended at ground floor, although the original elevation with a two storey gable, is clearly visible at first floor.

The current scheme proposes a further extension to the rear at first floor with a flat roofed link to the existing building at this level; a metal escape stair adjacent to the northern boundary of the property and alterations to the ground floor and roof of the existing single storey addition within this area.

COMMENTS: The proposed first floor extension would not be widely visible in the street scene, although it would be seen in part in the gap view between nos 12 and 14. The proposed extension would, however, be very deep at first floor level and is close to the boundary with the adjacent property. The first floor addition would also obscure part of the original gable, and its shallow pitched roof would be a conspicuous element when seen together with the characteristic steep pitch of the original roof and also that of the taller addition.

The addition is therefore considered to be overly bulky and to relate poorly to the original form and features of the main house.

Conclusion: Unacceptable.

TREES & LANDSCAPE OFFICER:

This site is covered by TPO 150 and also within Northwood Conservation Area. There are three trees protected by TPO 150 (Purple-leaved plum T7, Purple-leaved plum T8, and Mountain Ash T9) within the front garden, along with several other trees. There is also a Sycamore and several other mature trees in the rear garden. The trees which are not covered by the TPO are protected by virtue of their location within a Conservation Area.

All of the trees on-site are shown on the plans, however they are not shown as retained, and a tree report has not been submitted. The trees on-site contribute to the visual amenity of the Conservation Area and warrant protection during development and long-term retention.

The trees in the front garden are afforded some protection by the hard, parking surface, however in order to protect the trees' crowns during development, fencing (in accordance with BS5837:2005) should be erected around the trees. Furthermore, protective fencing will be required in the rear garden to protect the Sycamore.

The existing trees should be shown as retained on the plans and the location of protective fencing should also be shown.

In order to address the above points, subject to the amendment of the plans and conditions TL1

(services and levels only), TL2 and TL3, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

Officer Comments: The plans have been amended to take account of the above comments.

ACCESS OFFICER:

In assessing this application and framing the following recommendations, reference has been made to the Accessible Hillingdon SPD (adopted January 2010) and BS 8300: 2009. The following observations are provided:

1. The proposed access ramp should accord with the specification details contained within BS 8300:2009. Particular attention should be paid in respect of achieving the correct gradient and handrails should be fitted to both sides.
2. Whilst the ratio of 1 assisted bath (or assisted showers provided this meets residents needs) to 8 service users appears to have been met, details of the internal layout and specification should be provided, including the legislation or guidance that has informed the design of all bathroom types.
3. A proportion of ensuite bathrooms should be designed to allow independent use by wheelchair users. Floor gully drainage should be provided in all bathrooms where showers are to be provided.
4. Whilst works are in progress, the opportunity should be taken to install a refuge area in accordance with BS 9999:2008. Refuge areas provided should be sized and arranged to facilitate maneuverability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area.
5. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.
6. Advice from a suitably qualified Fire Safety Officer concerning emergency egress for disabled people should be sought at an early stage.

Conclusion: Should the Council grant planning permission, it is recommended that point 1 above is secured by way of a planning condition, with the remaining points forwarded to the applicant as informatics.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Whilst the site is not strictly in residential use, the principle of extending existing properties in residential areas is acceptable and any extension would need to comply with the Council's policies and standards.

7.07 Impact on the character & appearance of the area

As stated above, the application property forms a group with Nos. 10, 14 and 16, and these together are included on the Local List.

The application property once formed a dwellinghouse but has since been converted to a nursing home. It has been substantially extended in the past principally with a part two storey side extension and single storey side wings. However the design and integrity of the main house remains intact and as such, any further extensions should maintain this, given the property's sensitive location within the conservation area and its architectural quality.

Compared to the previously refused scheme, it is considered that this proposed scheme represents an improvement. However, the proposed first floor side/rear extension, by reason of its overall size, siting, and length of projection would appear overly bulky on the rear elevation. The first floor addition would also obscure part of the original gable, and its shallow pitched roof would be a conspicuous element when seen together with the characteristic steep pitch of the original roof and also that of the taller addition. As such, it is considered that the proposal would not harmonise with the character, proportions, appearance and architectural composition of the original building and would detract from the appearance of the surrounding area generally and the Northwood/Frithwood Conservation Area, contrary to policies BE4, BE8, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The proposed external metal staircase would be visible from the street. However, it becomes more visible further back from the front elevation of the main building and as such, it is considered that its impact on the visual amenities of the street scene would be minimal.

The proposed infill extension is satisfactory and is considered to harmonise with the character and appearance of the original building.

7.08 Impact on neighbours

Nos. 1 & 7 Carew Road would not be adversely affected by the proposed development as they lie on the opposite side of the application site. The roof of the existing southern rear wing would screen views onto the properties of Nos. 1 & 7 Carew Road from the first floor inner flank wall windows (bedrooms 13 and 14). Furthermore, given the location of the proposed infill extension, this element of the scheme would not impact upon the amenities of the adjoining properties.

The proposed first floor side extension would be some 8.5m from the flank wall of 14 Eastbury Road. There are no principle habitable room windows on the southern flank wall of that house and furthermore, the proposal would not breach a 45 degree line of sight taken from the rear habitable room windows at 14 Eastbury Road closest to the side boundary with the application property.

14 Eastbury Road has south facing ground floor windows forming part of the part single storey rear extension. From the letters of objection, these windows are some 15m and 17m from the northern flank wall of the application property. The applicant has advised that the existing 2.5m high boundary fence would be reinstated. Given these distances and that the existing 2.5m high fence will be reinstated, it is considered that the proposed first floor side extension would not represent a visually intrusive and overdominant form of development when viewed from these windows, and the new ground floor flank window of bedroom 1 would not result in a direct overlooking. Furthermore, the proposed first floor side glazed fire escape door is shown fitted with obscure glass to prevent overlooking. Light from this door will not result in light pollution.

As the application property lies to the south of 14 Eastbury Road, the proposal would result in an increase in overshadowing, particularly during the afternoon hours. However, this increase is not considered to be so significant over and above that created by the application property onto 14 Eastbury Road.

With regards to the proposed metal staircase, it is important to note that there currently exists a first floor flat roof which allows access to the existing external fire escape steps

from bedroom 12. The proposed staircase first floor landing would be located 1m beyond the rear of the existing fire escape staircase and will be at a similar level to the existing first floor flat roof. From the submitted plans, it would appear that the existing 5m high hedge along the side boundary would not fully screen the views onto the private amenity space of 14 Eastbury Road from the landing area of the metal staircase. However, given its siting and proximity compared to the existing flat roof area, it is considered that the proposed metal steps landing area would not materially increase overlooking onto the private amenity space of 14 Eastbury Road over and above the current overlooking from the flat roof.

Overall, it is considered that the proposal would not harm significantly the residential amenities of adjoining occupiers in accordance with policies BE20, BE21 BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.10 Traffic impact, car/cycle parking, pedestrian safety

There are no specific parking standards for residential care homes in the Council's adopted car parking standards. Therefore, the proposal has been considered on an individual basis. It is noted that no additional staff are proposed. The proposal would result in an increase of 1 additional bed space and this is not considered to generate the need for additional off-street car parking, in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

The Council's Access Officer has raised no objections to the proposed front entrance ramp subject to a condition that it would comply with the relevant British Standards.

7.14 Trees, Landscaping and Ecology

There are protected trees close to the proposed development, however, no trees will be affected by the proposed development. Subject to tree protection conditions, the proposal would accord with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.19 Comments on Public Consultations

The third party comments are addressed in the report.

7.22 Other Issues

The proposal would result in an increase in 1 bedspace. This increase is not considered to intensify the use of the premises such that there would be a material increase in noise and disturbance. However, in re-organising the layout of the property, two bedrooms would be created on the ground floor with the only windows to these bedrooms being only 2.3m from the boundary fence, which is at a height of 2.5m. It is considered that the level of amenity for the occupiers of these two bedrooms would be poor in terms of natural light and outlook and the proposal would therefore fail to comply with Policies BE19 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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'.

10. CONCLUSION

The proposed part first floor side/rear extension is not considered to harmonise with the character, proportions and appearance of the main building and would be detrimental to the appearance of the surrounding area and the character and appearance of the Northwood/Frithwood Conservation Area. Furthermore, the level of amenity for two new bedrooms would be sub-standard. As such, this application is recommended for refusal.

11. Reference Documents

London Plan 2008

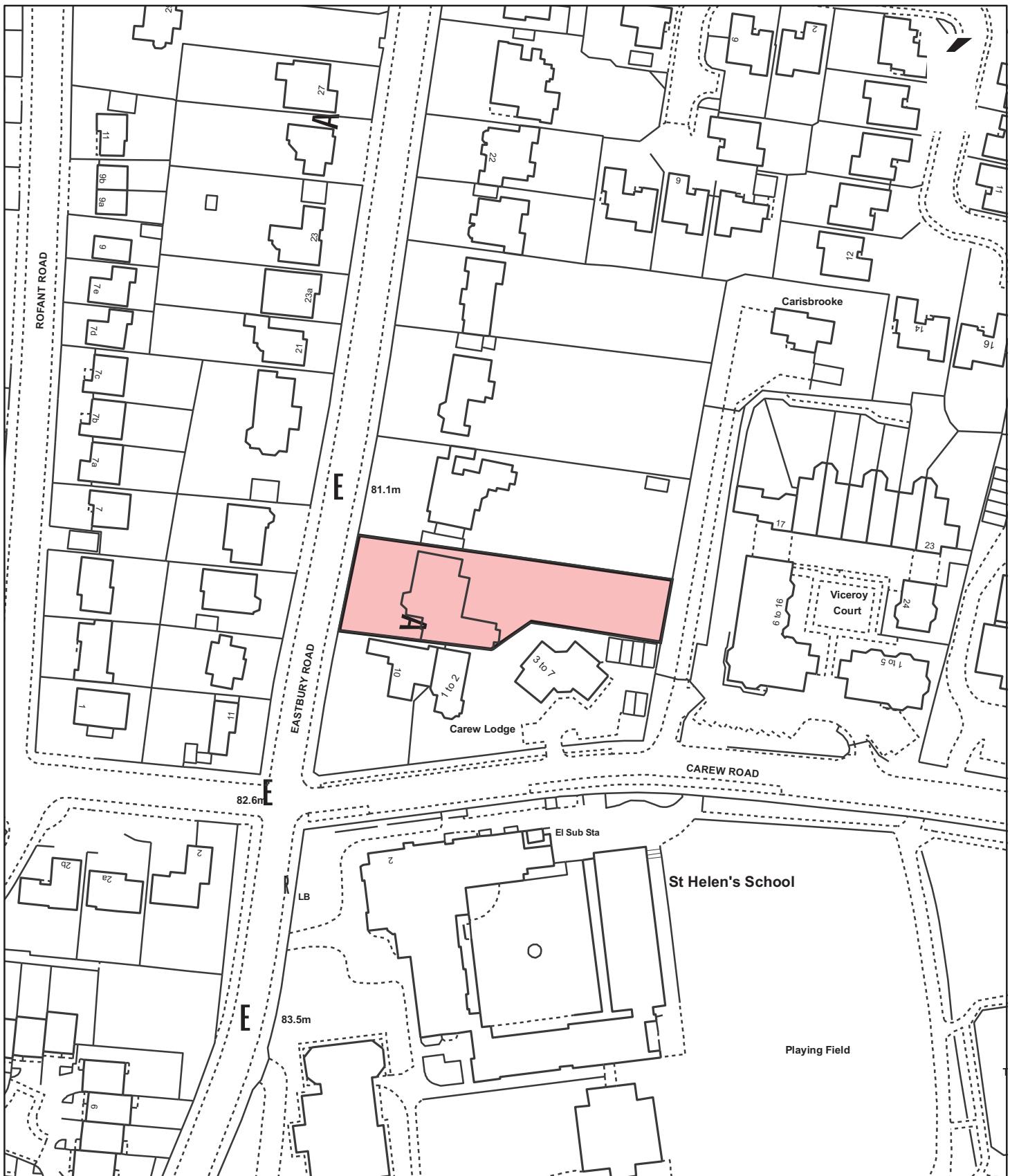
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

Hillingdon Design & Accessibility Statement: Residential Extensions

Hillingdon Design & Accessibility Statement: Accessible Hillingdon

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



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Agenda Item 10

Report of the Head of Planning & Enforcement Services

Address 26 ACRE WAY NORTHWOOD
Development: Retention of a single storey detached outbuilding to rear
LBH Ref Nos: 67605/APP/2011/358
Drawing Nos: Location Plan to Scale 1:1250
Un-numbered Block Plan to Scale 1:100
Un-numbered Front and Rear Elevations
Un-numbered Side Elevations

Date Plans Received: 15/02/2011 **Date(s) of Amendment(s):**
Date Application Valid: 04/03/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south east side of Acre Way and comprises a two storey end of terrace house which has not been extended with an outbuilding at the bottom of the rear garden, the subject of this application. The attached house, 28 Acre Way lies to the north east and has an outbuilding at the bottom of the rear garden. To the south west lies 24 Acre Way, a two storey end of terrace property set behind the front wall of the application property. To the rear lies a footpath and driveway of Jupiter Court, a residential apartment block. The street scene is residential in character and appearance, comprising blocks of two storey terraced houses and the application site lies within the developed area, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

Planning permission is sought for the retention of an outbuilding at the bottom of the rear garden. The outbuilding is set adjacent to the side boundary with 28 Acre Way and along the rear boundary with Jupiter Court, and measure 5m wide, 5m deep and finished with an off-centre ridged roof 2.3m high at eaves level and 3.2m high at its highest point.

The outbuilding has a window facing the application property, a door and window facing south west, and a door which opens out onto a footpath associated with Jupiter Court. The structure comprises timber elevations, with UPVC windows and a felt finished roof.

1.3 Relevant Planning History

Comment on Planning History

There are no relevant planning decisions.

2. Advertisement and Site Notice

- 2.1** Advertisement Expiry Date:- Not applicable
- 2.2** Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

42 adjoining owner/occupiers and the Northwood Hills Residents Association have been consulted. 1 letter of objection and a petition with 26 signatories have been received, making the following comments:

Letter of objection: The outbuilding is an eyesore and is visually intrusive when viewed from Jupiter Court.

Petition:

We the undersigned, as residents of Juniper Court which is a block of leasehold retirement flats, would like to object to the above retrospective planning application. The outbuilding in question is a real eyesore from our view of it and looks like it has been cobbled together. Mrs Alison Wright from Hillingdon Housing Service has been to view the building and agrees that it is unsightly and untidy looking from our side and she has taken photographs. It states in the application that this building is used for storage but it is used as a workshop and I believe shop fittings are made there. The tenant comes into our car park, which is private property, to load up his van in the early hours of the morning and also deliveries are made to the outbuilding, again by the use of our car park. The boundary fence has been taken down and left propped up at the rear of the building. This fence forms the boundary between the rear garden of 26 Acre Way and our car park and as such should not be removed. The outbuilding is extremely close to the boundary and there is a door at the rear of which opens onto our car park. The resident of 26 Acre Way or indeed any member of the public does not have the right to come onto our property. If a decision is made to allow the building to remain we expect it to have a professional finish and for the boundary fence to be reinstated. Our car park should not be used for loading/unloading.

Officer comment: The issues raised are addressed in the report.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- HDAS Residential Extensions

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the surrounding area generally and on residential amenity.

Outbuildings are characteristic structures within residential areas and provided they are carefully designed should harmonise with the character and appearance the area. However, in this particular case, the outbuilding, by reason of its design, appearance and finished materials, does not relate satisfactorily with the appearance of the immediate area. The outbuilding is visible from the open grounds of Jupiter Court as it projects above the rear boundary and has a door that open onto the adjoining footpath. It appears unsightly due to its roof design and construction materials, and detracts from the character and appearance of the surrounding area. Furthermore, the outbuilding does not retain a 0.5m gap between it and the side and rear boundaries, contrary to paragraph 9.2 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

Overall, the outbuilding represents an incongruous and visually intrusive form of development when viewed from Jupiter Court, to the detriment of the surrounding area, contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 9.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

The outbuilding is some 18m from the rear wall of the application property and 14m from the rear wall of 24 and 28 Acre Way. These distances are sufficient to ensure that the outbuilding does not harm the residential amenities of the occupiers of those properties through overdominance, visual intrusion and overshadowing, in accordance with policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The side boundaries prevent overlooking from the windows of the outbuilding, in accordance with policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Some 80sq.m of private amenity space is retained in accordance with policy BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

In terms of the issues raised in objection to the proposal, the visual impact of the outbuilding is considered above. Its use, possibly for business/commercial purposes is a matter for enforcement and is under investigation. It should, however, be noted that the application site is a Council property and should this application be refused then action would be taken by Housing Services to ensure the removal of the outbuilding. The use of the car park/access to Juniper Court is a civil matter.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The outbuilding, by reason of its design, appearance and use of materials, is considered to represent an incongruous and visually intrusive form of development. As such, it detracts from the character, appearance and visual amenities of the surrounding area, contrary to policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

Standard Informatives

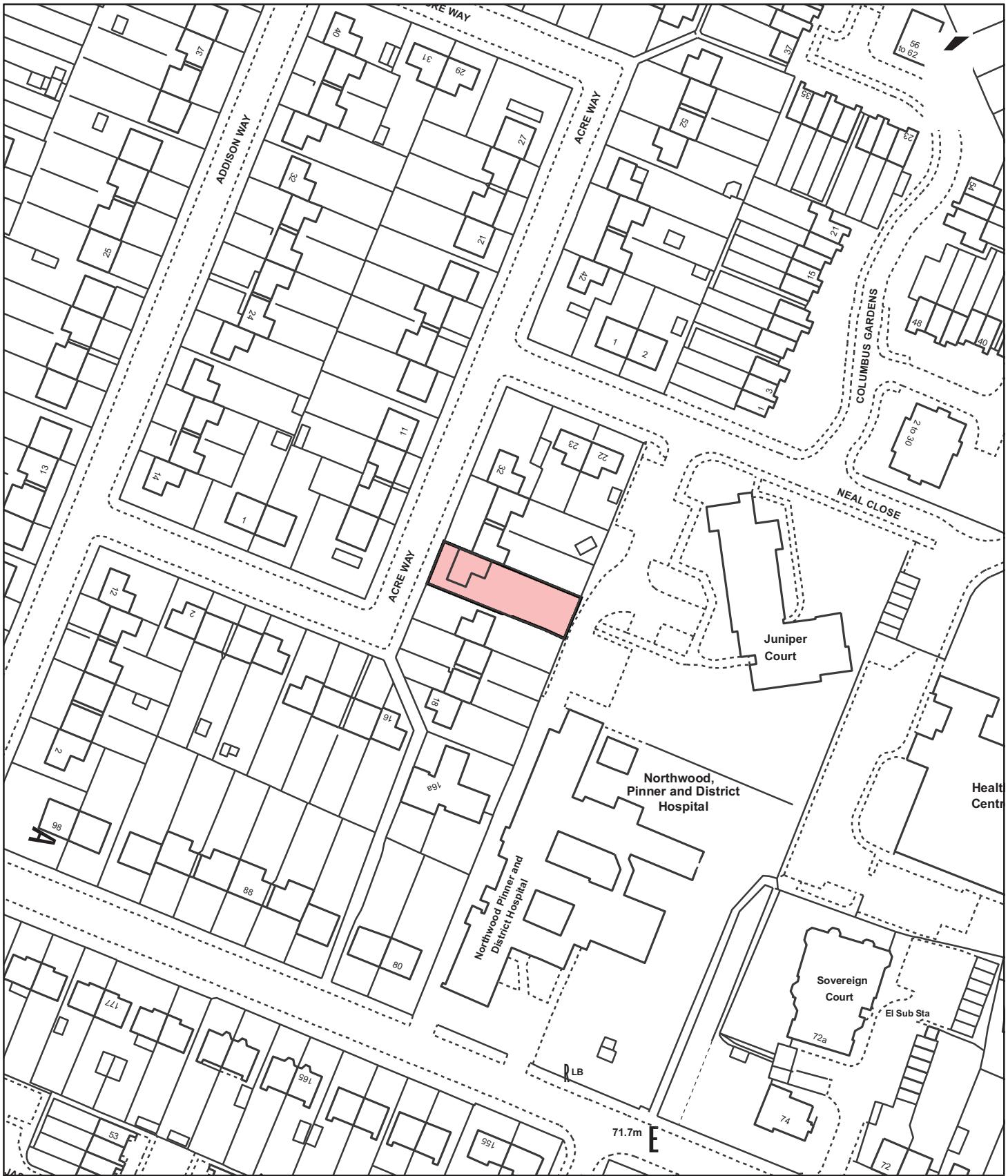
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, 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 The decision to REFUSE 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, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS	Residential Extensions

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

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Site Address

**26 Acre Way
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

67605/APP/2011/358

Scale

1:1,250

Planning Committee

North Page 107

Date

July 2011



HILLINGDON
LONDON

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Agenda Item 11

Report of the Corporate Director of Planning, Environment, Education and Community Services

Address:	RAF EASTCOTE, LIME GROVE, RUISLIP
Development:	REDEVELOPMENT FOR RESIDENTIAL PURPOSES AT A DENSITY OF UPTO 50 DWELLINGS PER HECTARE, INCLUDING AFFORDABLE HOUSING, LIVE WORK UNITS, A COMMUNITY FACILITY AND OPEN SPACE
LBH Ref Nos:	10189/APP/2007/3383 (S73 approval amending the original outline planning permission Ref: 10189/APP/2004/1781 dated 09/03/2006)
Drawing Nos:	As per approved committee reports.
Date applications approved at Committee	North Planning Committee – 31 March 2005 North Planning Committee - 21 February 2008
Summary:	<p>This report seeks approval for a deed of variation to the s106 Agreement attached to the outline planning permission for the redevelopment of the former RAF site for residential purposes. The deed of variation would allow flexibility in providing a more sympathetic pathway to be constructed through the adjoining Highgrove Nature Reserve and outdoor sports facilities. It is also requested that the remainder of the obligation relating to the Nature Reserve be spent in an alternative way to that of hedgerow removal as this hedgerow has already been removed. It is proposed to use these funds to purchase plant and machinery to assist with the maintenance and improvement of the nature reserve and its surrounding area. A further 12 months is sought to enable the Green Spaces team enough time to prepare and install this pathway.</p> <p>In addition, a further amendment to the main agreement is sought in relation to the definition of Outdoor Sports facilities, to enable greater flexibility in the spending of this contribution.</p>
S106 Agreement	<p>That the recommendation to enter into a Deed of Variation to the original s299a (s106) dated 24 February 2006, (as amended by deeds of variation DED13700 and DED 13702 dated 28 February 2008) as proposed below, is approved to enable the removal of wording from Annex 2 to the agreement and replacement with more appropriate wording for delivery of improvements to the Highgrove Nature Reserve and an extension of time to enable the spending of this contribution.</p> <p>It is also proposed to remove the word 'Pitch' from the definition of outdoor sports facility.</p>

1.0 CONSULTATIONS

1.1 Internal Consultees

Planning Obligations Officer	<p>Green Spaces have requested this variation to address the notated pathway through the Highgrove Nature Reserve as was prescribed in the original s106 agreement in 2006. Annex 2 requires that a tarmacadam pathway is constructed through the nature reserve and a financial contribution paid to address this.</p> <p>Green Spaces in conjunction with the local conservation group are requesting this variation to enable a pathway with a more sympathetic material to be constructed. It is not considered appropriate to construct a path of this material through the nature reserve, and this is the reason the contribution to undertake these works has not yet been spent.</p> <p>Deletion of the 2nd part of Annex 2 has also been sought and replacement with an alternative clause to enable the remainder of the obligation to be spent as the hedgerow has already been removed.</p> <p>Given the time that has lapsed from when the contribution was first received, the expiry for use of this obligation is September 2011. As a result of this an extension of time for a further 12 months is also sought to enable the green spaces team enough time to prepare, and approve an alternative material for creating the path.</p> <p>Green Spaces have also sought the addition of the words and/or in the definition of Outdoor Sports facilities this is to enable greater flexibility for the spending of this outdoor sports facilities contribution. It is proposed to spend the contribution on a MUGA at Warrender Park and an outdoor fitness gym at Bessingby Park, subject to receiving formal approval.</p> <p>The owner of the site, Taylor Wimpey has agreed to enter into this deed of variation for the above matters if the planning committee are minded to agree its completion.</p>
------------------------------	---

2.0 RECOMMENDATION

a) That Clause 2 of Schedule 7 of the s299a agreement dated 24 February 2006 (as varied by DED 13700 and DED13702 dated 28 February 2008), be deleted and replaced with the following:

“The Council covenants with the Applicant to carry out the works as specified at Annex 2 and in respect of which the Nature Reserve Contribution has been paid within 24 months of the date of this Deed”; and

b) That Annex 2 of the s299a agreement dated 24 February 2006 (as amended) be deleted in its entirety and replaced with the following:

1. Path Network

To construct and lay a path network being 1105 metres consisting of a material that is sympathetic to the surrounding nature reserve

2. Habitat Improvements

To carry out pond clearance works and to purchase plant and machinery to assist with the maintenance and improvement of the nature reserve and its surrounding area”.

c) That the s299a Agreement shall be varied by deleting Clause 2 of Schedule 7 and replacing it with:

“the Council covenants with the Applicant to carry out the works as specified at Annex 2 and in respect of which the Nature Reserve Contribution has been paid within 24 months of the date of this Deed”.

d) That the definition of outdoor Sports facilities be deleted and replaced with the following:

“Outdoor Sports Facilities Contribution – means the financial contribution referred to in Schedule 4 towards the provision of providing or improving sports and/or pitch facilities within a 3000m radius of the Land.”

e) That if the Deed of Variation is not finalised within a period of 6 months from the date of this committee resolution, or any other period deemed appropriate by the Head of Planning, Trading Standards and Environmental Protection, then the application may be referred back to the Committee for determination.

f) That subject to the above, the application be deferred for determination by the Head of Planning, Trading Standards and Environmental Protection under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

g) That if the application is approved, it be subject to the conditions and informatives agreed by the North Planning Committee on 31 March 2005 and the North Planning Committee on 21 February 2008 (detailed in the Committee report and minutes) and attached to this report.

3.0 KEY PLANNING ISSUES

- 3.1** The North Planning Committee resolved on 31 March 2005 to grant planning permission for residential development, subject to the application being referred to the Secretary of State, the signing of the s299 legal agreement and appropriate conditions (ref. 10189/APP/2004/1781). The outline planning permission was issued on the 9th of March 2009, subject to the conditions imposed by the Planning Committee.
- 3.2** Application reference 10189/APP/2007/3383 (A) was a section 73 application which varied condition 40 of the outline planning permission, to remove the requirement for traffic signals on Eastcote Road and n the intersection of Eastcote Road and Fore Street, as the signals would no longer be necessary, if the alternative access scheme (10189/APP/2007/2954 approved 3 March 2008) goes ahead. This new outline planning permission was approved on the 21st of February 2008.
- 3.3** Reserved matters applications 10189/APP/2007/2463 (approved access) and 10189/APP/2007/3046 (alternative access) relate to alternative schemes and cover details of siting, design, external appearance and landscaping pursuant to discharge of condition 3 of outline planning permission 10189/APP/2007/3383 dated 21/2/2008. Both reserved matters schemes were approved on 31 March 2008 for 385 residential units, including 12 live work units and 134 affordable dwellings, along with a Community Hall and associated parking, landscaping and open space. The developers have elected to proceed with the alternative access scheme, having overcome technical obstacles.
- 3.4** Annex 2 as originally attached to the s299a agreement (as amended) required that a tarmacadam pathway be established through the Highgrove Nature Reserve. There is very limited information on the reasons why this surfacing was agreed and included in the final s299a agreement. Green Spaces in conjunction with the local conservation group have sought the removal of this wording and replacement with wording to enable a more sympathetic pathway to be constructed through the nature reserve. This is deemed to be acceptable given the location of where this path is to run.
- 3.5** It is also requested that the second part of Annex 2 is deleted and replaced with a clause to enable the remainder of the obligation to be spent in an alternative way to that of the hedgerow removal as this hedgerow has already been removed. It is proposed to use these funds to purchase plant and machinery to assist with the maintenance and improvement of the nature reserve and its surrounding area.
- 3.6** The current expiry of the time limit from when the contribution was first received for use of this obligation is September 2011. Given this a further 12 months is sought to enable the Green Spaces team enough time to prepare and install this pathway.

3.7 A further amendment to the main agreement is sought in relation to the definition of Outdoor Sports facilities. Currently the Outdoor Sports Facilities contribution is defined as means the financial contribution referred to in Schedule 4 towards the provision of providing or improving sports pitch facilities within a radius of 3000 metres of the land. Green Spaces have sought for an amendment to this definition to include the words "and/or" before pitch facilities. This is to enable greater flexibility for the spending of this contribution.

3.8 Green Spaces are proposing to spend the Outdoor Sports Facilities contribution on a MUGA and new tennis court at Warrender Park and to provide an outdoor fitness gym at Bessingby Park. It is important to note that these two proposals have yet to achieve formal approval and allocation through the s106 allocation process.

3.9 The precise terms of the rewording have been agreed with the Council's legal team to ensure that the terms of the agreement are enforceable.

3.10 Approval is therefore recommended, subject to the conditions and informatives contained within the report heard by the North Planning Committees on 31 March 2005 and 21 February 2008, conditions imposed by the Committee and recorded in the minutes of those meetings.

OBSERVATIONS OF 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.

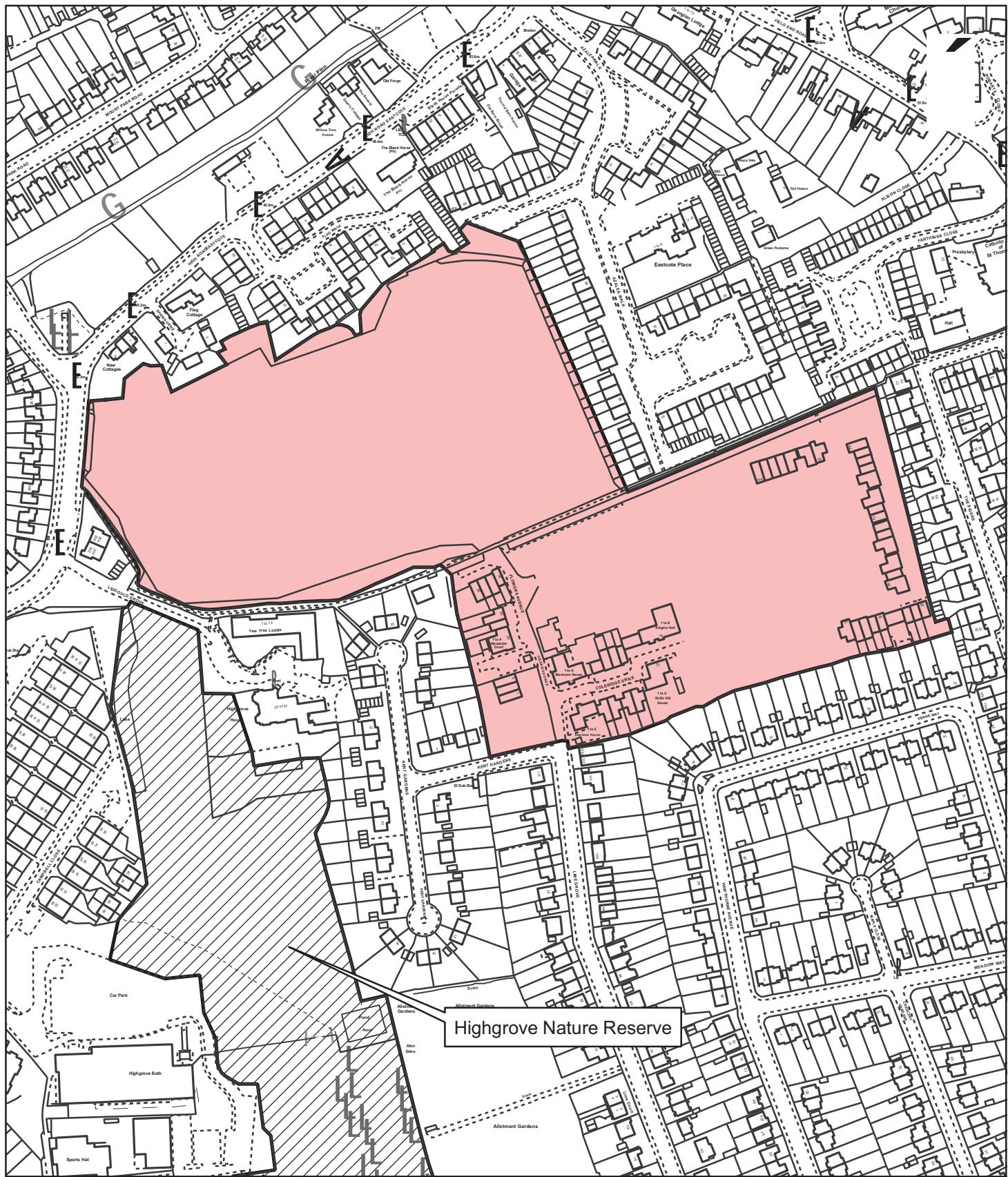
Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

OBSERVATIONS OF THE DIRECTOR OF FINANCE

The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

Contact Officer: VANESSA SCOTT

Telephone No: 01895 250 230



Notes

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Site Address

RAF Eastcote Lime Grove Ruislip

Planning Application Ref:

Planning Application Ref:

Planning Committee

North Page 115

Scale

1:3,000

Date

July 2011

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

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



HILLINGDON

LONDON

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Agenda Item 12

Report of the Head of Planning & Enforcement Services

Address 39 WENTWORTH DRIVE EASTCOTE PINNER

Development: Single storey rear extension.

LBH Ref Nos: 7038/APP/2011/946

Drawing Nos:
1912/3
1912/2
MB/1912/1

Date Plans Received: 18/04/2011 **Date(s) of Amendment(s):**

Date Application Valid: 18/04/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south eastern side of Wentworth Drive, a residential area of bungalows and houses. The site, No. 39, is a semi-detached bungalow that is attached to No.37 to the east and a detached bungalow, No. 41, is situated to the west. These bungalows are on slightly raised ground. Nos. 37 and 39 were built as a pair with rear outshoots creating a short 'L' shape, each projecting 1.75m from No. 39 and 0.68m from No.37. Both properties have also extended their properties to fill in the 'L' shape and extend further outwards. The remainder of properties on this side of the road are two storey houses, downhill as the road slopes away to the north, north east. All three bungalows have single storey rear additions of which only limited glimpses are obtained from the front. Limited rear views are gained from a gated private access road serving garages to the rear of this side of Wentworth Drive.

1.2 Proposed Scheme

The proposal is to erect a flat-roofed single storey extension to the rear. The extension would be stepped so that its smaller projection abuts the adjoining bungalow.

The extension would span the entire width of the property, meeting the edges of the existing extensions and projecting out into the garden to a depth of 3.0m before stepping in by 3.21m on the boundary of No. 37 and projecting out again to a further 1.11m for a final width of 4.79m towards the boundary to No. 41. The stepping permits a 45 degree angle of sight from the middle of the patio doors to No. 37. The proposed extension would project out a distance of 2.178m from the back wall of the extension to No. 37.

The new extension would replace an earlier extension and add to the floor area, making a total depth from the original bungalow of 6.4m where abutting the side of No. 37 and 7.1m on the side of No. 41. Both the existing and proposed side extensions will project

approximately 0.7m above the existing fences.

The proposed extension, at its longest, meets the rear building line of the extension to No. 41.

1.3 Relevant Planning History

18193/APP/2007/3785 41 Wentworth Drive Eastcote Pinner
ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION.

Decision Date: 20-03-2008 **Approved**

Appeal:

Comment on Planning History

No. 37 has an extension built under permitted development that projects approximately 0.6m out from No. 39. The extension to No. 41 projects 3m from the rear and was permitted in 2007.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

8 adjoining occupiers and the Eastcote Residents Association consulted. Representations have been received from both neighbours. Both raise concerns over potential loss of light and conflict with the HDAS policy requirements. No. 41 raises additional concerns over access to drains.

Ward Councillor: Requests that the application is reported to committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.
- HDAS Residential Extensions

5. MAIN PLANNING ISSUES

The main planning issues are effects of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area and residential amenities of the adjacent dwellings, particularly through loss of light.

The single storey extension, by reason of its scale, form and design would harmonise satisfactorily with the character and appearance of the original bungalow and appear subordinate. By not projecting further than the extension at No. 41 and stepping back from No. 37 the extension would fit acceptably within its surroundings when viewed from the back gardens of properties on this side of Wentworth Drive. The proposed extension would retain sufficient garden remaining at No. 39. Therefore the single storey extension is not considered to detract from the visual amenities of the surrounding area and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

HDAS provides guidelines on depths of first time extensions concerning impacts upon amenity of neighbouring properties. It acknowledges that second extensions may exceed these guidelines and advises demolition of the first extensions as part of proposals to maintain character, which this application proposes. Having established the principle of acceptable impact upon the character of the building and area, the remaining concern protected by HDAS is impact upon amenities of neighbouring properties. In response to concerns from No. 37, the impact of the proposed extension upon the extension to No. 37 has been investigated through an over-shadowing study and the position regarding the 45 degree rule that informs potential impact from over-shadowing.

The over-shadowing study shows the potential impact of the proposed extension on the original back wall and room of No. 37, prior to their extension. Whilst there will be some effect, the impact is considered to be within the acceptable tolerances supported by the HDAS, meeting both the 45 degree rule and what officers consider to be an acceptable impact from over-shadowing. The amount of projection from No. 37's extension, at 2.178m, is significantly within the 4m guideline suggested by the HDAS as trigger to concerns over adverse impact on neighbouring properties. This aspect of the proposal is therefore considered acceptable.

In assessing the impact of the proposal on the rear room at No. 41, it is noted that the boundary wall between Nos. 39 and 41 at this point is nearly 2m in height, already reducing light to this room. The proposed extension would be of a similar height to the existing extension, but project out further thus having some effect on light penetration. The kitchen to No. 41 is almost landlocked as a result of its new extension permitted in 2007, leaving natural light only through the side kitchen door, facing No. 39. Some additional reduction in light will occur to this subsidiary room from the proposed extension however this is not considered to be unacceptable given the overall site context.

Whilst the agent has been made aware of No. 41's concerns over means of access and care for shared drains during construction, this is not a planning issue.

In order to ensure appropriate levels of privacy for the adjacent properties, permitted development rights are removed by condition for any further openings or apertures on these boundaries.

The single storey rear extension is considered to be in compliance with Policies BE13, BE15, BE19, BE20, BE21, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon

6. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 HH-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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 37 and 41 Wentworth Drive.

REASON

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

INFORMATIVES

Standard Informatives

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 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, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
HDAS	Residential Extensions

3 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 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 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, Environment and Community Services, Building Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 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 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Clare Wright

Telephone No: 01895 250230



Notes

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Site Address

**39 Wentworth Drive
Eastcote**

**LONDON BOROUGH
OF HILLINGDON**

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

Planning Application Ref:

7038/APP/2011/946

Scale

1:1,250

Planning Committee

NorthPage 124

Date

July 2011



HILLINGDON
LONDON

Agenda Item 13

Report of the Head of Planning & Enforcement Services

Address: LAND O/S SORTING OFFICE, JUNCTION OF EAST WAY AND PARK WAY RUISLIP

Development: Replacement of existing 12.5 metre high monopole mobile phone mast with a 12.5 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 59076/APP/2011/1406

Drawing Nos: 200 Rev. A
300 Rev. A
301 Rev. C
100
400 Rev. B
500 Rev. B
Site Specific Supplementary Information
Supporting Technical Information for O2 & Vodafone, dated 27/05/1
Declaration of Conformity with ICNIRP Public Exposure Guidelines

Date Plans Received: 01/06/2011

Date(s) of Amendment(s):

Date Application Valid: 01/06/2011

1. SUMMARY

It is proposed to replace the existing 12.5m high monopole mobile phone mast with a monopole phone mast of the same height (including antennas), albeit with a thicker profile, incorporating three antennas. The mast would be moved by some 1.5m but still retain a back of footpath location. An existing equipment cabinet would also be replaced with a larger equipment cabinet.

The proposed replacement telecommunications mast would have a thicker profile, which would result in the mast having a more conspicuous and intrusive impact upon the street scene as compared to the mast it replaces. This impact would be compounded by the larger replacement equipment cabinet. Furthermore, the search for suitable replacement sites has not been comprehensive. As such, the proposal complies with Policies BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2. RECOMMENDATION

RECOMMENDATION (A) That prior approval of siting and design is required.

RECOMMENDATION (B) The details of siting and design are refused.

1 NON2 Non Standard reason for refusal

The proposed replacement telecommunications mast installation, by virtue of the increase in girth of the mast, would result in a significantly bulkier appearance, resulting in an incongruous and visually obtrusive form of development which would be out of keeping with the visual character of the surrounding street scene. Furthermore, other potential

solutions have not been fully investigated. The proposal is therefore contrary to Policies Pt.1.8, Pt1.11, BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises an existing 12.5m high monopole mobile phone mast and two ancillary equipment cabinets at the rear of the footway adjacent to the Royal Mail sorting office at the junction of East Way and Park Way in Ruislip Manor. Residential properties are located to the north and east of the site behind the sorting office. Commercial properties, some with flats above, are located to the west and south west of the site along Park Way. The Elm Park Club is located within a grassed amenity area to the south of the site on the opposite side of Park Way. The site falls within Ruislip Manor Town Centre, as designated in the adopted Hillingdon Unitary Development Saved Policies (September 2007).

3.2 Proposed Scheme

This application seeks to determine whether prior approval is required to replace the existing 12.5m high monopole mobile phone mast with a 12.5m high (including antennas) monopole mobile phone mast incorporating three antennas to be shared with O2 and Vodaphone. The mast would be re-sited some 1.5m to the south east but still be sited at the back of the footpath. An existing equipment cabinet would also be replaced with a larger 1.9m by 0.80m by 1.65m high equipment cabinet. The mast would be coloured grey and the cabinets would be coloured green. (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended).

3.3 Relevant Planning History

Comment on Relevant Planning History

The planning history can be summarised as follows:

59076/APP/2003/2909 - Installation of 12.5m high street furniture column with 3 antennas and two equipment cabinets (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 2001) - Prior approval not required 02/02/04.

59076/APP/2005/2429 - Replacement of existing 12.5m high telecommunications mast with new 12.5m high monopole mobile phone mast and additional equipment cabinet (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) - Withdrawn 19/09/05.

59076/APP/2005/2584 - Replacement of existing 12.5m high telecommunication mast with new 12.5m high monopole mobile phone mast and additional equipment cabinet (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) - Refused 16/11/05 due to concerns over its visual impact. This proposal was subsequently dismissed at appeal (ref: APP/R5510/A/06/2008179/NWF) on 25/05/06. The appeal Inspector concluded that the proposal would have an unacceptable visual impact on the surrounding area and that an insufficient site search had been carried out by the appellant.

59076/APP/2010/2931 - Replacement of existing 12.5m high monopole mobile phone mast

with a 15m high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) - Refused 08/02/2011 for the following reason:

'The proposed replacement telecommunications mast installation, by virtue of the increase in height and the significantly bulkier appearance, would result in an incongruous and visually obtrusive form of development which would be out of keeping with the visual character of the surrounding street scene. Furthermore, other potential solutions have not been fully investigated. The proposal is therefore contrary to Policies Pt.1.8, Pt1.11, BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.'

4. Planning Policies and Standards

PPG8: Telecommunications

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

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

AM7 Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 12th July 2011

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultations were sent to 100 adjoining premises including schools close to the site. A total of 1 response has been received, making the following comment:

i) It would be useful to learn the reasons why this work has to be undertaken

Ruislip Residents' Association: No response received.

Internal Consultees

7. MAIN PLANNING ISSUES

North Planning Committee - 14th July 2011

PART 1 - MEMBERS, PUBLIC & PRESS

7.01 The principle of the development

The proposed installation does not exceed the limits set out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It would not be located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly, the proposal constitutes permitted development.

In accordance with Part 24 of the Town and Country planning (General Permitted Development) Order 1995 (as amended) the applicant is required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The site is not located with an archaeological priority area, or within a conservation area or area of special local character. Furthermore, it would not affect the setting of any listed building.

7.04 Airport safeguarding

The proposed replacement mast will not impact upon airport safeguarding.

7.05 Impact on the green belt

The proposed mast is not located within nor will it be visible from the Green Belt.

7.06 Environmental Impact

No environmental impact resulting from the proposals.

7.07 Impact on the character & appearance of the area

The existing mast is already highly visible when viewed by motorists and pedestrians along Park Way and East Way, and from surrounding properties. The mast appears as a prominent and incongruous structure within the streetscene. At 12.5m high the mast is already considerably taller than the adjacent 8.6m high Royal Mail Sorting Office. The proposed replacement mast, although of the same height, would be significantly bulkier in design than the nearby street lights and it is considered that the proposed 'top heavy' design would be significantly more visually obtrusive. This would draw attention to it within the streetscene. The bulky replacement cabinet would add to the overall visual impact of the proposal.

Members will note, from the planning history section, that a similar application, albeit with additional cabinets was refused in 2005 and dismissed at appeal in May 2006. The Inspector considered that the installation would be visible from a number of locations including residential areas at the junction of East Way and Westholme Gardens and that the proposed pole and antennas would be more conspicuous than the existing installation.

In this particular case, the proposal would be bulkier and would have a 'top heavy' design and in street scene terms would be similarly more conspicuous than the existing installation. Thus for similar reasons as the previous proposal, the mast and associated equipment cabinet is considered unacceptable.

The applicant has considered alternative sites, but it is considered that this has not been sufficiently comprehensive, especially given the appeal history.

7.08 Impact on neighbours

PPG8 indicates that the planning system is not the place for determining health issues. It goes on to state that if a proposed mobile phone base station meets the ICNIRP guidelines, it should not be necessary to consider further the health aspects of the development and concerns about them. The applicant has confirmed that the proposed equipment would comply with ICNIRP guidelines. There is nothing to indicate that there is a risk to health, nor is there evidence to outweigh advice in PPG8 on health considerations. As such it is considered that the health fears of residents do not weigh significantly against the development. As such a reason for refusal on health grounds cannot be substantiated.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The replacement mast and cabinet would not obstruct the public footpath. As such, no objections are raised to this development on highway and pedestrian safety grounds, and the scheme accords with policy AM7 of the saved UDP.

7.11 Urban design, access and security

Not applicable to this type of development.

7.12 Disabled access

Not applicable to this type of development.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, Landscaping and Ecology

The proposed replacement mast and associated equipment would be located on a public pavement. There are therefore no landscaping issues.

7.15 Sustainable waste management

Not applicable to this type of development.

7.16 Renewable energy / Sustainability

Not applicable to this type of development.

7.17 Flooding or Drainage Issues

Not applicable to this type of development.

7.18 Noise or Air Quality Issues

Not applicable to this type of development.

7.19 Comments on Public Consultations

As regards the comment received, the application does explain the background to the application and that O2 and Vodafone intend to share the mast.

7.20 Planning Obligations

Not applicable to this type of application.

7.21 Expediency of enforcement action

Not applicable to this type of application.

7.22 Other Issues

There are no other relevant planning 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

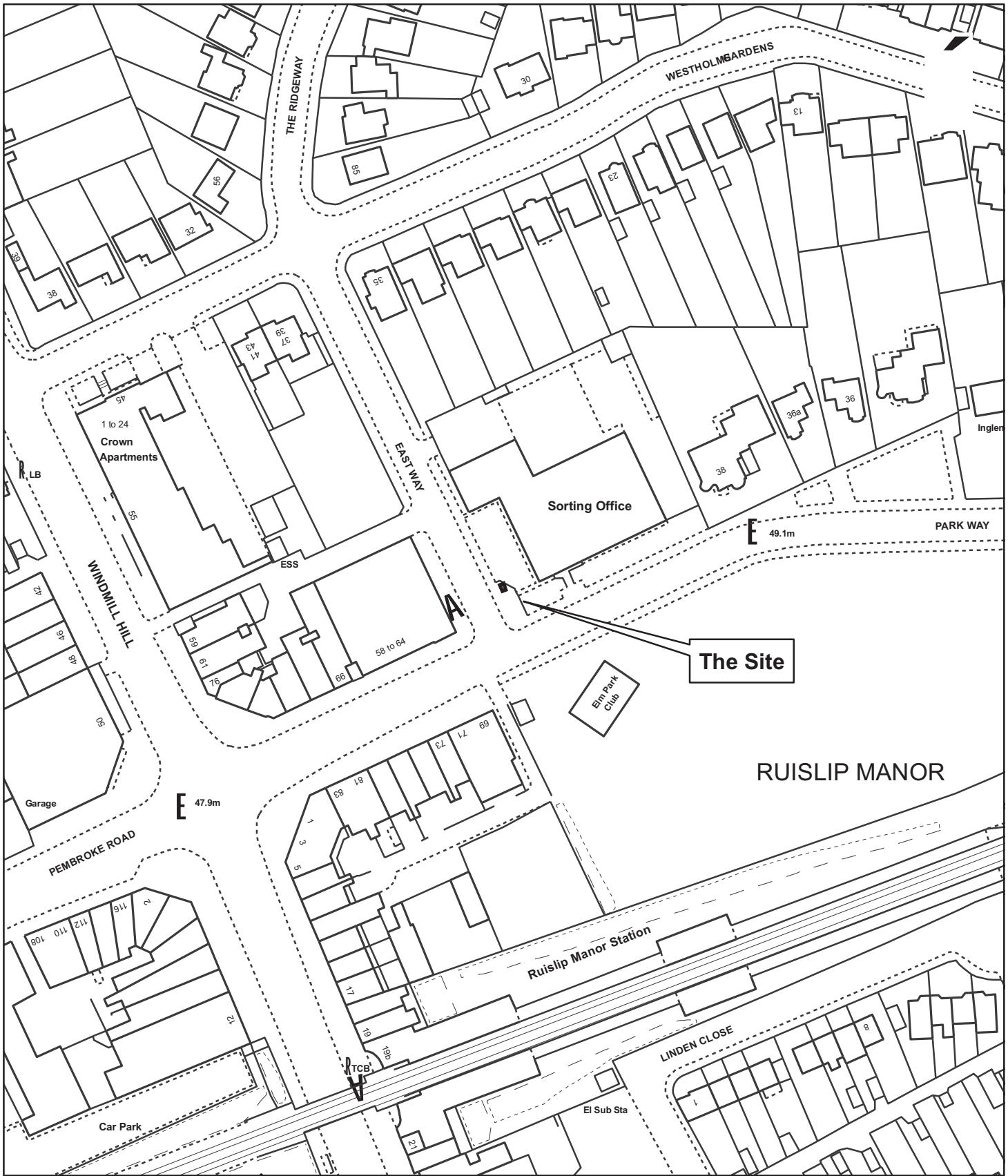
The proposed telecommunications mast would be significantly bulkier than the mast it would replace. It would detract from the street scene, as it would appear as a conspicuous, incongruous element. The mast would not harmonise with the existing street scene and as such is contrary to Policy BE13, BE37 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies (September 2007).
PPG 8.

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

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Site Address

**Land outside Sorting Office
junction East Way and
Park Way, Ruislip**

Planning Application Ref:

59076/APP/2011/1406

Scale

1:1,250

Planning Committee

North Page 131

Date

July 2011

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

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Agenda Item 14

Report of the Head of Planning & Enforcement Services

Address MOUNT VERNON TREATMENT CENTRE RICKMANSWORTH ROAD NORTHWOOD

Development: Installation of exhaust flues to north elevation

LBH Ref Nos: 3807/APP/2011/1031

Drawing Nos: 1012 SK 3003 Rev. A
Design & Access Statement
1012 SK 3001 Rev. A
1012 SK 3002 Rev. B

Date Plans Received: 03/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 17/05/2011

1. SUMMARY

This application seeks planning permission for the alteration of the existing extract ducting on the Mount Vernon Treatment Centre, located within the Green Belt. The proposal is minor and would not harm the visual amenities of the green belt or the character and appearance of the surrounding area.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings

BE18	Design considerations - pedestrian security and safety
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OE1	Protection of the character and amenities of surrounding properties and the local area
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt

3. CONSIDERATIONS

3.1 Site and Locality

Mount Vernon Hospital is located on the south west side of Rickmansworth Road and comprises a series of medical buildings. This application relates to that part of the site known as the Mount Vernon Treatment Centre. This is a relatively new block within the hospital grounds (two storeys, max 13m high), sited at the northern end of the hospital complex, adjacent to the main car park off Rickmansworth Road. The application site lies within the Green Belt as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal is to alter the existing extract ducting on the new building. The Treatment Centre's existing backup generators have exhaust flues at low level, adjacent to the most northern part of the car park. These have caused problems as exhaust fumes from the generators have entered into Bishopswood Hospital disrupting hospital procedures. It has been established that the existing flue design is inadequate and that a new system will be required.

Two new flues are proposed that will be routed out through the two existing apertures in the generator house north elevation. The two new flues will then be turned up and run over the top of the single storey generator house roof towards the Treatment Centre north elevation where they will bridge on to a steel structure and run up the Treatment Centre's north elevation.

The height of the flues will be 18m. This has been set in accordance with advice given by the BRE that the flues must terminate 18m above ground level to prevent risks of extract fumes entering adjacent buildings. This is slightly higher than the existing 16.5m high flues on the southern side of the building.

The flues will be finished in stainless steel, matching the flues on the Treatment Centre's south elevation. The supporting structure will be steel and will be finished in polyester powder coating coloured yellow to match the steel structures supporting the louvers on the east elevation (front elevation). The architectural detail will repeat the detailing to these steel supports.

3.3 Relevant Planning History

Comment on Relevant Planning History

The hospital has been subject to numerous applications over the years. None are considered particularly relevant to this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- 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.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OL4 Green Belt - replacement or extension of buildings
- OL5 Development proposals adjacent to the Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 adjoining occupiers consulted, no replies received.

Internal Consultees

The Council's Environmental Protection Unit have no objections to the proposals. Whilst they do recommend the use of conditions in relation to the construction process, these are not considered necessary in this instance. It is in the interests of the hospital to undertake the works in an efficient manner and without detriment to the patients and visitors of the hospital.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Mount Vernon Hospital Site is located within the Green Belt. PPG2 (Green Belts) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for agriculture

and forestry, essential facilities for outdoor sport and recreation, for cemeteries and or other uses of land which preserve the openness of the Green Belt, limited extension, alteration or replacement of existing dwellings or limited infilling or redevelopment of major developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG 2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. The policies in the adopted Unitary Development Plan endorse National Guidance within the Green Belt. Policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies September 2007 defines the types of development that are considered acceptable in the Green belt.

The proposal at Mount Vernon Hospital does not conform to the types of development allowed by Policy OL1. However, there is already an established health care development on this site and PPG2 does allow limited extensions and alteration to existing building in the Green Belt. PPG2 advises at paragraph 3.6 that provided the proposal does not result in disproportionate additions over and above the size of the original building, the extension or alteration of buildings is not inappropriate in Green Belts. Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) also permits the extension of buildings within the Green Belt if the development does not result in a disproportionate change to the bulk and character of the original building and would not be of detriment to the character and appearance of the Green Belt. Thus, in principle minor alterations and extensions to buildings within the Green Belt are considered to be acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The proposal would involve altering the existing extract ducting on an existing building. Whilst the existing ducting is at a low level, the proposed ducting is a relatively minor development in the context of the buildings and structures that exist on the land. The proposals do not result in any increase in footprint of the area and would be consistent with the design of the existing buildings. They are appropriate and necessary for the efficient operation of the hospital. It is not therefore considered that there would be any adverse impact on the openness of the surrounding Green Belt, and that the proposal would be in compliance with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The new flues and structure will stand against the Treatment Centre's north elevation (side elevation) and will be visible from buildings within the site including Bishopswood Hospital, car parks to the north and east, from Rickmansworth Road above the Treatment Centre roof line, and as people approach the building from the east along the approach boulevard. As people get closer to the building the flue and its structure will visually

diminish. However, the relationship with the existing building is nevertheless considered satisfactory and there would be no adverse impact from within the hospital grounds.

The appearance of the flues would be consistent with those that already exist on the southern side of the building, and would almost assist in adding some symmetry to the building.

Given the nature of the building and the proposed development it is not considered that there would be any adverse impact on the character of the building, nor would any harm be caused to the street scene (which is only from within the hospital grounds in any case). Any longer term views of the new structures would be from further afield and negligible in impact.

7.08 Impact on neighbours

Given the remoteness of the development and the site from neighbouring properties, the proposal would not have any adverse impact on the amenities of surrounding occupiers, either visually from the impact of the structure, or from the fumes that may arise.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not have any impact on vehicular or pedestrian safety. Moreover, removing the flues from ground floor level adjacent to the car park, to discharge flumes at a much higher level, would improve the pedestrian environment and reduce the risk of accidents. The proposal would not have any impact or influence the existing car parking arrangements within the hospital.

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

None.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

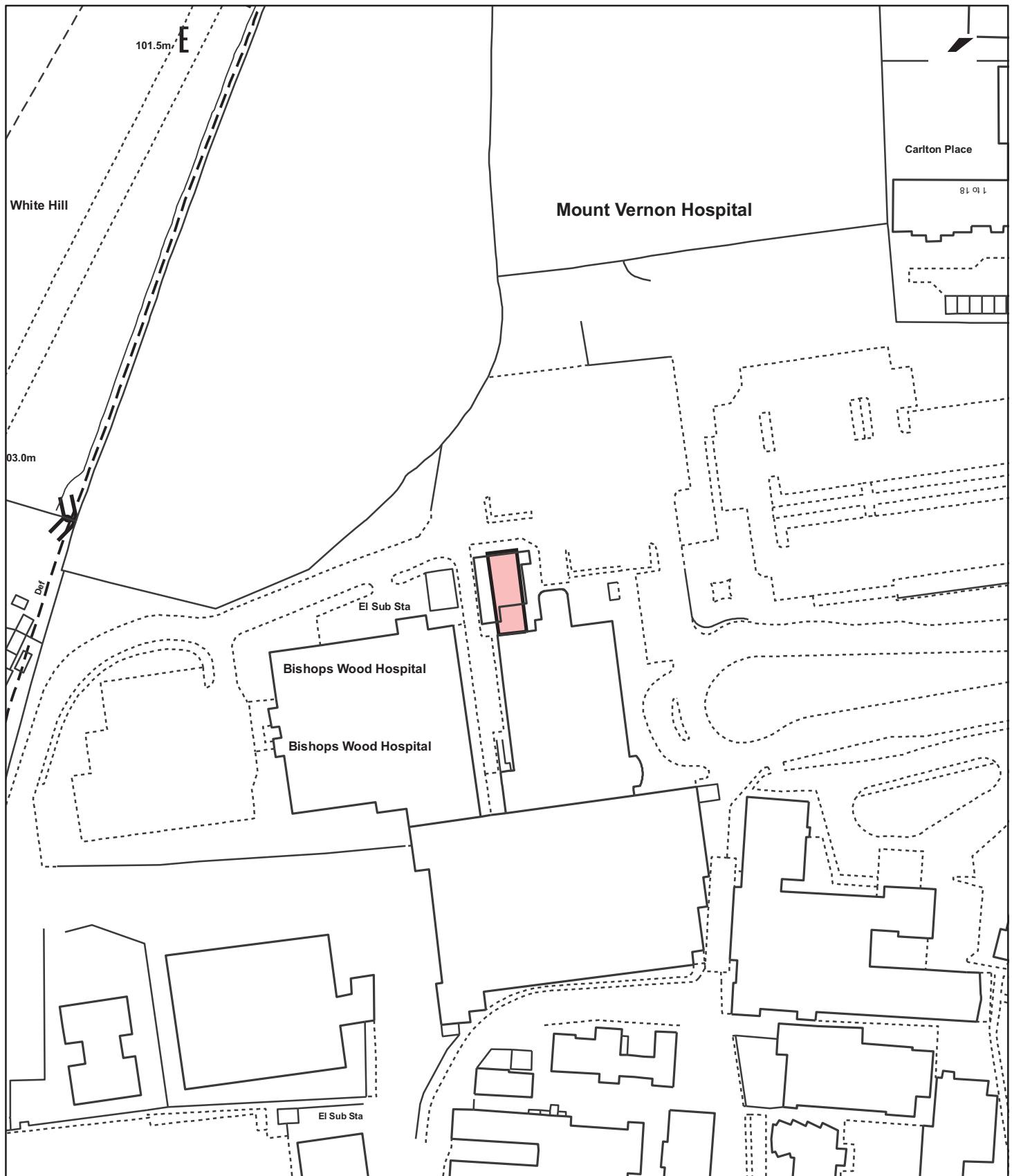
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for approval.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)
Planning Policy Guidance Note 2: Green Belts

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

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Site Address

**Mount Vernon Treatment Centre
Rickmansworth Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

3807/APP/2011/1031

Scale

1:1,250

Planning Committee

North Page 139

Date

July 2011



HILLINGDON
LONDON

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Agenda Item 15

REPORT OF THE DIRECTOR OF PLANNING, ENVIRONMENT, EDUCATION AND COMMUNITY SERVICES

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 8145

S.106/278 PLANNING AGREEMENTS QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2011 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 16 June 2011 and updates the information received by Cabinet in March 2011. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2011, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2011 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/03/11' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled “Total Income as at 31/12/10” and “Total Income as at 31/03/11”.

4. Members should note that in the Appendix, the ‘balances of funds’ held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed “balances of funds”, i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled “balance spendable not allocated” shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 March 2011. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 ‘Planning Obligations’

District Auditor’s “The Management of Planning Obligations” Action Plan May 1999

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September

2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 /
March 2010/ June 2010/ September 2010 / December 2010/ March 2011/ June 2011
Planning Obligations Supplementary Planning Document Adopted July 2008.

PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										COMMENTS (as at mid May 2011)	
CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010/2011 EXPENDITURE	BALANCE OF FUND	BALANCE SPENDABLE NOT ALLOCATED			
			AS AT 31/3/11	AS AT 31/12/10	AS AT 31/3/11	AS AT 31/12/10	AS AT 31/3/11	AS AT 31/3/11	AS AT 31/3/11		
		SECTION 278									
PT278/46/135 32	Northwood	10a Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works currently complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.		
PT278/63/175A 49	South Ruislip	BFFO, R.A.F. Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.		
PT278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Avenue/Grove junction improvement pending. Elm Ave to pedestrian crossing technical approval pending. (£5,500) design fees received plus further £5,00 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.	
PT278/72/231A 66	West Ruislip	R.A.F. West Ruislip (Ockenden Park) Design check on S278 designs 38402/APP/2007/1072	53,986.57	27,486.57	27,486.57	14,986.57	26,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alytham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection.		
PT278/73	South Ruislip	R.A.F. Northolt. - South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road. Bridgewater Road. S278 agreement and technical approval pending.		
PT278/75/218A	Harefield	The Harefield Academy, Harefield 1109/APP/2006/825	72,011.08	44,971.59	26,476.53	44,971.59	27,039.49	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending. Fees received for design checks for pedestrian crossing. £68,011.08 received for provision of zebra crossing on Northwood Road Scheme complete, awaiting invoices.		
PT278/77/197 62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	23,000.00	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending. Fees received for design checks for pedestrian crossing. £68,011.08 received for provision of zebra crossing on Northwood Road Scheme complete, awaiting invoices.		
		SECTION 278 SUB - TOTAL	183,655.72	88,117.29	69,622.23	59,958.16	95,538.43	0.00			
		SECTION 106									
PT11/45	Harefield	Springwell Lane - Cycle Way / 6679/AZ/98/0887	3,283.20	3,283.20	1,161.63	0.00	0.00	0.00	Towards traffic calming in Springwell Lane. Funds earmarked/ committed towards traffic calming to benefit a cycle way. Delegated authority granted to advertise for 20m/h speed zone. Works complete. Officers chasing confirmation of final s106 expenditure amount. Interest accrued. Unexpended funds at January 2011 to be returned to the owner. Expenditure confirmed and balance spent towards additional works associated with the scheme.		

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2011)
PT25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 336677/97/0684	AS At 31/3/11	AS At 31/12/10	AS At 31/3/11	To 31/12/10	AS At 31/3/11	AS At 31/3/11	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT77/119	Northwood	Land at 64 Ducks Hill Road Northwood/26901/99/1077	35,253.56	35,253.56	25,226.23	24,732.70	20,629.23	10,027.33	0.00 To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required. Site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Anti-skid can be implemented following 3 months after completion of utilities works. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work.
PT91/142A	Northwood	3 Reginald Road, Northwood 58866/AP/2005/1087	1,049.35	1,049.35	1,049.35	0.00	1,049.35	0.00	0.00 For the introduction and maintenance of white lines on the highway adjacent to the development. Funds not spent within 7 years of receipt of POI Form to be refunded. Scheme completed and final invoices received. Expenditure charged to non-s106 code. Officers investigating whether spend can be recharged. Funds transferred to line maintenance account in lieu of funds spent.
PT112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/AP/2004/1781	7,502.15	7,502.15	550.00	0.00	550.00	6,952.15	0.00 Contribution towards improvements to the London cycle network within a radius of 150m of the site. Funds to be spent by September 2013. Funds allocated (26/10/2010) towards the provision of a cycle shelter as part of Eastcote Station improvements.
PT117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/AP/2007/1072	30,000.00	30,000.00	0.00	0.00	30,000.00	30,000.00	Funds received towards improvements to cycle route 89 network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015). Funds to be transferred to PPR portfolio for next quarter.
PT118/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/AP/2007/1072	75,000.00	75,000.00	0.00	0.00	75,000.00	0.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds to be transferred to PPR portfolio for next quarter.
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	189,513.35	189,513.35	30,108.78	28,015.90	23,390.21	159,404.57	30,000.00
		PLANNING TRANSPORTATION & RECYCLING TOTAL	373,169.07	373,169.07	118,226.07	97,638.13	83,348.37	254,943.00	30,000.00
PORTFOLIO: CULTURE, SPORT AND LEISURE									
CSL/61/189A	Ruislip	30 Kings End, Ruislip 46299/AP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00 Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/71/195A	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/AP/2006/2494	9,578.00	9,578.00	0.00	0.00	0.00	9,578.00	9,578.00 Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/AP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00 Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2011)
CSL/10/2003	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14559/APP/2008/2102	AS AT 31/3/11	AS AT 31/12/10	AS AT 31/3/11	AS AT 31/12/10	To 31/3/11	AS AT 31/3/11	AS AT 31/3/11	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	48,503.80	0.00	48,503.80	228,627.74	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Easctoe and East Ruislip ward boundary. Funds to be spent by September 2014. Earmarked towards Highgrove pool Improvement programme. £48,503.80 spent towards Highgrove pool improvement programme, funding subject to formal allocation, report to be submitted.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 611134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	0.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend.
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2007/11072	269,750.00	269,750.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2099	15,509.41	0.00	0.00	0.00	0.00	0.00	15,509.41	Funds received as 50% of the community facilities contribution towards community facilities, schemes or measures within the Borough. Funds to be spent by February 2018.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2099	3,268.46	0.00	0.00	0.00	0.00	0.00	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), 19731/APP/2006/1442	24,130.14	0.00	0.00	0.00	0.00	0.00	24,130.14	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016.
CSL/20/239A	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2594 & 10622/APP/2009/2504	22,350.00	0.00	0.00	0.00	0.00	22,350.00	0.00	Funds received towards the provision or improvement of leisure, elderly, youth and/or cultural services or facilities within the Borough. No time limits.
		CULTURE, SPORT AND LEISURE SUB - TOTAL	657,268.46	592,010.45	48,503.80	0.00	48,503.80	608,764.66	357,924.01	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL/66/144	Northwood	68 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	83,225.03	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,852.85 spent towards Sacred Heart Primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £228,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844	103,122.52	103,122.52	74,935.52	74,935.52	0.00	28,187.00	0.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £228,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend.
EYL/102/196	Harefield	19, Vernon Drive, Harefield. 5798/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	739.00	0.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/103/197A	Ruislip	Manor Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	34,980.79	34,980.79	0.00	33,708.21	0.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt. (Feb 2014). £34,980.79 spent towards Ruislip High School.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2011)
EYL/105/199B	Ruislip	41 Kingsend, Ruislip. 2792APP/2006/3451	AS AT 31/3/11	AS AT 31/12/10	AS AT 31/3/11	37,459.20	37,419.20	40.00	AS AT 31/3/11
EYL/106/200A	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539APP/2008/2102	3,519.00	3,519.00	3,519.00	0.00	3,519.00	0.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend. Funds allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). £37,419.20 spent towards Ruislip High School.
EYL/108/202	Ickenham	179, Swayleaves Road, Ickenham. 52293APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	Funds received towards improvements to nearby educational facilities arising from the needs of the development. No time limit on spend. Funds allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). Funds spent towards Ruislip High School.
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189APP/2004/1781	1,830,551.09	1,830,551.09	346,845.04	0.00	346,845.04	1,483,706.05	First and second installments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. (£42,126.76), primary (£750,525.85) and secondary (£658,988.39). Funds to be spent within 7 years of receipt of the first contribution (September 2016). Second contribution (£658,988) allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution allocated towards Densfield Early Years Centre. (Cabinet Member decision 28/10/2010). £272,988.69 spent towards Ruislip High School. £73,956.25 spent towards Densfield Early Years Centre.
EYL/112/203	Northwood	110, Green Lane, Northwood 46543APP/2005/2697	4,085.75	4,085.75	0.00	0.00	0.00	4,085.75	Funds received towards additional or improved education facilities in the Northwood area. No time limits.
EYL/113/211	Ickenham	1a, Woodstock Drive, Ickenham. 65754APP/2009/200	8,953.00	8,953.00	0.00	0.00	0.00	8,953.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site. No time limits.
EYL/115/215B	Ruislip	5 to 11 Reservoir Road, Ruislip. 61134APP/2006/260	22,087.13	22,087.13	0.00	0.00	0.00	22,087.13	Funds received towards the provision of education facilities within the Borough of Hillingdon. No time limits on spend.
EYL/117/213	Northwood	1, Oakhurst, Northgate, Northwood. 30779APP/2009/2036	4,441.00	4,441.00	0.00	0.00	0.00	4,441.00	Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits.
EYL/120/217A	Harefield	34 High Street, Harefield. 259APP/2009/2391	7,193.00	7,193.00	0.00	0.00	0.00	7,193.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL/121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595APP/2008/2951	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL/133/233	Ickenham	6, Warren Road, Ickenham 65990APP/2009/934	15,492.00	15,492.00	0.00	0.00	0.00	15,492.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site to accommodate the nursery, primary & secondary school child yield arising from the development. No time limit on spend.
EYL/134/234	Ruislip	125a, High Street, Ruislip. 2061APP/2009/2175	5,054.00	5,054.00	0.00	0.00	0.00	5,054.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the primary and/or secondary school child yield arising from the development. No time limits.
EYL/135/235	South Ruislip	325, Victoria Road, Ruislip 63602APP/2009/2288	12,896.00	12,896.00	0.00	0.00	0.00	12,896.00	Funds received towards additional/improved educational facilities within a 3 mile radius of the site to accommodate the child yield arising from the development. No time limits.
EYL/136/236	Harefield	Casa De Boa Vista, Bellfry Avenue, Harefield. 64613APP/2009/2180	16,216.00	16,216.00	0.00	0.00	0.00	16,216.00	Funds received towards additional/improved educational facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2011)
EYL/137/237B	Eastcode	Bishop Ramsey School (lower site), Eastcode Road, Ruislip. 19731/AP/2006/1442	AS AT 31/3/11 426,346.97	AS AT 31/12/10 0.00	AS AT 31/3/11 0.00	To 31/12/10 0.00	To 31/3/11 0.00	AS AT 31/3/11 426,346.97	AS AT 31/3/11 426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3 . Funds to be spent by February 2016.
EYL/138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2039	251,298.34	0.00	0.00	0.00	0.00	251,296.34	251,296.34	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement for details of funding split). Funds to be spent by February 2018.
EYL/139/239B	Eastcode	Highgrove House, Eastcode Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	64,920.00	0.00	0.00	0.00	0.00	64,920.00	64,920.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	3,080,580.65	2,321,801.34	597,519.12	209,735.88	387,783.24	2,483,061.53	1,755,643.49	
PORTFOLIO: FINANCE AND CORPORATE SERVICES										
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY										
PPR/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2039	20,679.21	0.00	0.00	0.00	0.00	20,679.21	20,679.21	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018).
PPR/58/239C	Eastcode	Highgrove House, Eastcode Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	0.00	0.00	0.00	0.00	9,667.50	9,667.50	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits.
PORTFOLIO: PROPERTY & BUSINESS SERVICES										
E/46/176B	Northwood	Former True Lovers ' Knot Public House, Rickmansworth Road, Northwood. 27717/APP/2007/1440	21,195.00	0.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at the Gravel Pits within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. Funds allocated towards scheme of improvements at The Gravel Pts. (Cabinet Member Decision 3/9/2010).
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £28k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warenend Park. Funds allocated towards a scheme of improvements at Warenend Park (Cabinet Member Decision 3/9/2010).
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	0.00	715.39	0.00	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's Field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2011)
E/50/180B	Northwood Hills	16.Watford Rd and 36. Brookend Drive, Northwood planning ref. 62535/AP/2007/2726	AS AT 31/3/11	AS AT 31/12/10	AS AT 31/3/11	AS AT 31/12/10	To 31/3/11	AS AT 31/3/11	AS AT 31/3/11	0.00 Funds received towards the costs of providing local open space facilities at Frithwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park. Funds allocated towards the provision of a new play area at Frithwood Park. (Cabinet Member Decision 3/9/2010).
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/AP/2008/2102	5,652.00	5,652.00	0.00	0.00	0.00	5,652.00	0.00	0.00 Funds received towards improvements to nearby open space facilities. No time limits for spend. Funds allocated towards improvements at Bassingbys Park Complex. (Cabinet Member Decision 3/6/2010).
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/AP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	0.00	0.00 Contribution received towards the provision or improvement of outdoor sports pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/AP/2004/1781	28,275.50	28,275.50	0.00	0.00	0.00	28,275.50	0.00	0.00 Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Funds to be spent by Sept 2011.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/AP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	28,994.76	0.00	0.00 Contribution received towards open space/recration improvements or other green spaces in the locality. No time limits on spend.
E/61/217B	Harefield	34 High Street, Harefield. 259/AP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	0.00 Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site.
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/AP/2007/1072	146,879.75	146,879.75	0.00	0.00	0.00	146,879.75	0.00	0.00 Funds received as a committed sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement.
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/AP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	0.00	0.00 Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015).
E/64/238E	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/AP/2009/2069	29,467.87	0.00	0.00	0.00	0.00	29,467.87	0.00	0.00 Funds received as 50% of the open space contribution towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2016.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Easctoe Road, Ruislip. 19731/AP/2006/1442	80,431.31	0.00	0.00	0.00	0.00	80,431.31	0.00	0.00 Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E/66/239D	Eastcote	Highgrove House, Easctoe Road, Ruislip. 10622/AP/2006/2894 & 10622/AP/2009/2504	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00	0.00 Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits
		FINANCE PROPERTY & BUSINESS SERVICES SUB - TOTAL			447,343.05	1,315.31	0.00	565,926.92	214,265.58	
		PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING								
H/9/184C	*55	West Ruislip 31-46 Pembroke Rd, Ruislip 59816/AP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	0.00 Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B	*57	Ruislip Highgrove House, Easctoe Road, Ruislip. 10622/AP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	0.00 Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B	*58	Windmill Public House, Pembroke Road, Ruislip. 11924/AP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	0.00 Funds received for the provision of health care facilities in the Upminster area. Funds to be spent within 5 years of receipt (Feb 2014).
H/15/205F	*65	RAF Eastcote, Lime Grove, Ruislip. 10189/AP/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	0.00 Funds received towards the cost of providing primary healthcare facilities within the Easctoe and East Ruislip ward boundary. Funds to be spent by September 2014.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2010 / 2011 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2011)
H/19/231G *71	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 38402/AP/2007/1072	AS AT 31/3/11	AS AT 31/12/10	AS AT 31/3/11	AS AT 31/12/10	To 31/3/11	AS AT 31/3/11	AS AT 31/3/11	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017).
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip 6157/AP/2009/2059	193,305.00	193,305.00	0.00	0.00	0.00	193,305.00	0.00	Funds received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2016.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip.	15,409.79	0.00	0.00	0.00	0.00	15,409.79	0.00	Funds received towards the provision of primary health care facilities in the Oxbridge area. Funds to be spent by February 2016.
H/22/239E *74	Eastcote	Highgrove House, Eascode Road, Ruislip, 10632/AP/2006/1442 & 10622/AP/2009/2504	22,455.88	0.00	0.00	0.00	0.00	22,455.88	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/AP/2006/2896	7,363.00	0.00	0.00	0.00	0.00	7,363.00	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSU/5/184A.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	509,059.53	463,830.86	0.00	0.00	0.00	49,601.53	0.00	
		SECTION 106 SUB - TOTAL	5,034,010.93	4,014,499.05	677,447.01	239,067.09	459,677.25	4,356,563.92	2,388,180.79	
		GRAND TOTAL ALL SCHEMES	5,217,666.65	4,198,154.77	765,564.30	308,689.32	519,635.41	4,452,102.35	2,388,180.79	

NOTES

The balance of funds remaining must be spent on works as set out in each individual agreement.

Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.

Bold figures indicate changes in income and expenditure

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

* Denotes funds the Council is unable to spend currently (total £547,883.09)

*24: PT/25 £31,425.09 'reasonable period' for expenditure without owner's agreement has lapsed

*32: PT/28/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

*49: PT/27/8/63 £3,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

*55: H/9/194C £2,475.10 funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.

*57: H/11/195B £3,156.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.

*58: H/12/197B £1,144.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.

*62: PT/27/8/197 £23,000 held as security for the use and proper execution of the works.

*65: H/15/205F £184,653.23 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.

*66: PT/28/7/2 £18,000.00 funds received as security deposit to ensure proper execution of works

*71: H/19/231G £193,305.00 funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.

*72: H/20/238F £15,409.79 funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.

*73: H/21/237D £22,455.88 funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.

*74: H/22/239E £363.00 funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.

Plans for North Planning Committee

14th July 2011



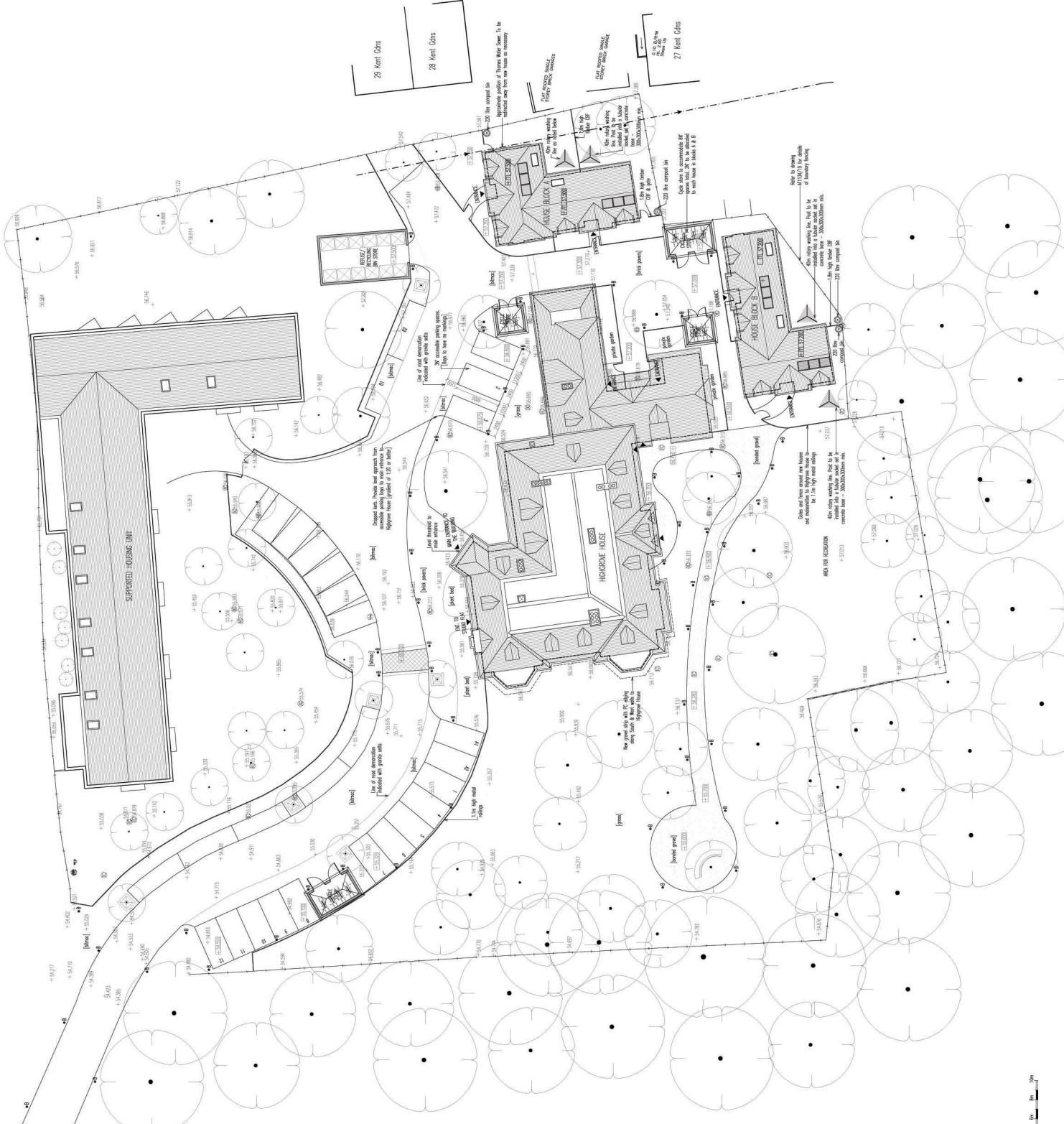
HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning & Enforcement Services

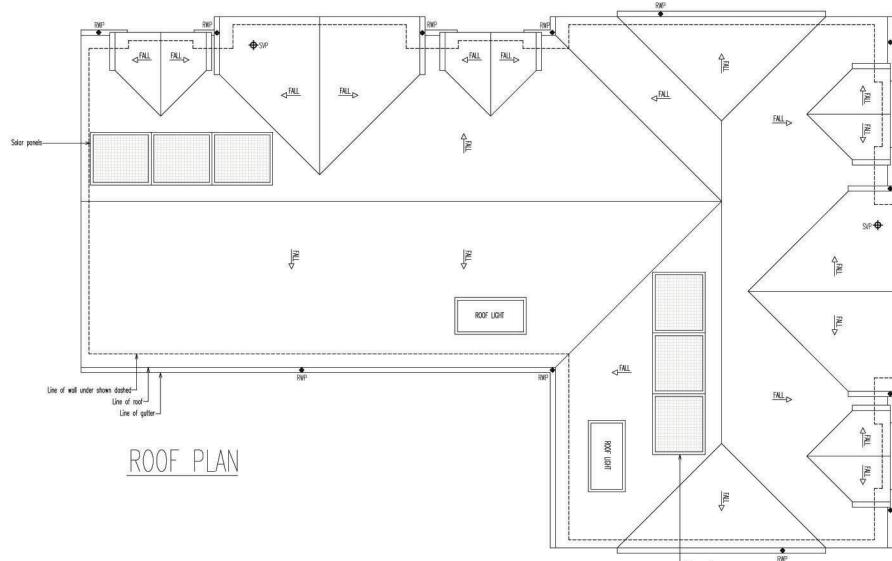
Address	HIGHGROVE HOUSE EASTCOTE ROAD RUISLIP		
Development:	Variation of Condition 3 / Minor material amendment to planning permission ref: 10622/APP/2009/2504 dated 11/02/2010: Refurbishment and conversion of listed building to 12 residential units and erection of 4 two-bedroom mews dwellinghouses and associated works (time extension of planning permission ref: 10622/APP/ 2006/2490 dated 11/01/2007) to allow alterations to the siting and design of the two blocks of mews housing (Retrospective application).		
LBH Ref Nos:	10622/APP/2010/1822		
Date Plans Received:	03/08/2010	Date(s) of Amendment(s):	18/11/2009
Date Application Valid:	20/09/2010		18/03/2010
			19/04/2010
			25/06/2010
			14/07/2010
			28/07/2010
			03/08/2010
			20/09/2010
			14/10/2010
			21/10/2010
			08/11/2010
			26/11/2010
			24/02/2011
			14/03/2011
			16/03/2011
			03/05/2011
			12/05/2011
			25/06/2011
			27/06/2011



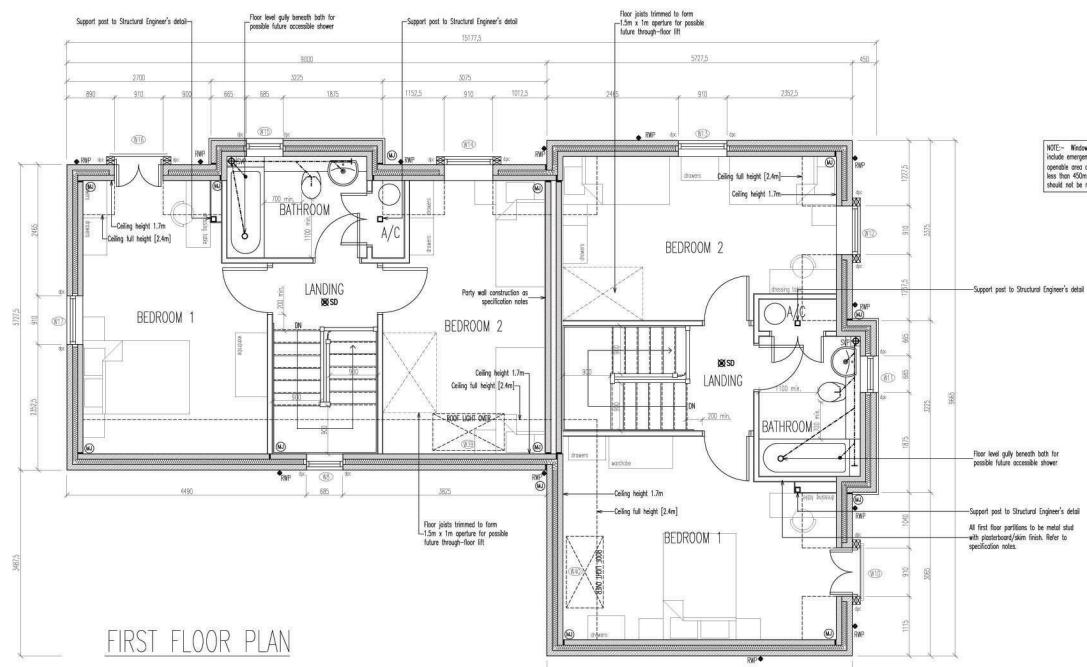


DRAWING EXTRACT OF PLANNING APPROVED SITE LAYOUT
 [APPROVAL REF: 10622/APP/2009/2504]
 OVERLaid WITH SURVEYED POSITION OF 28/29 KENT GARDENS [SHOWN IN RED]

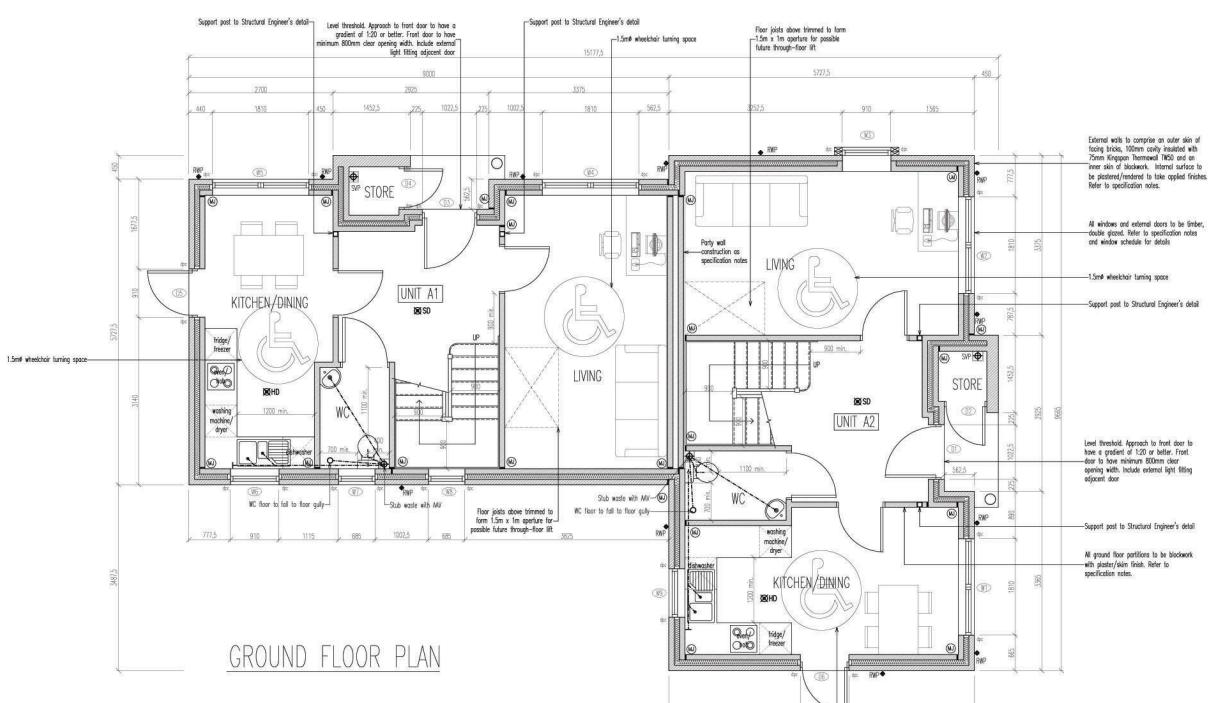




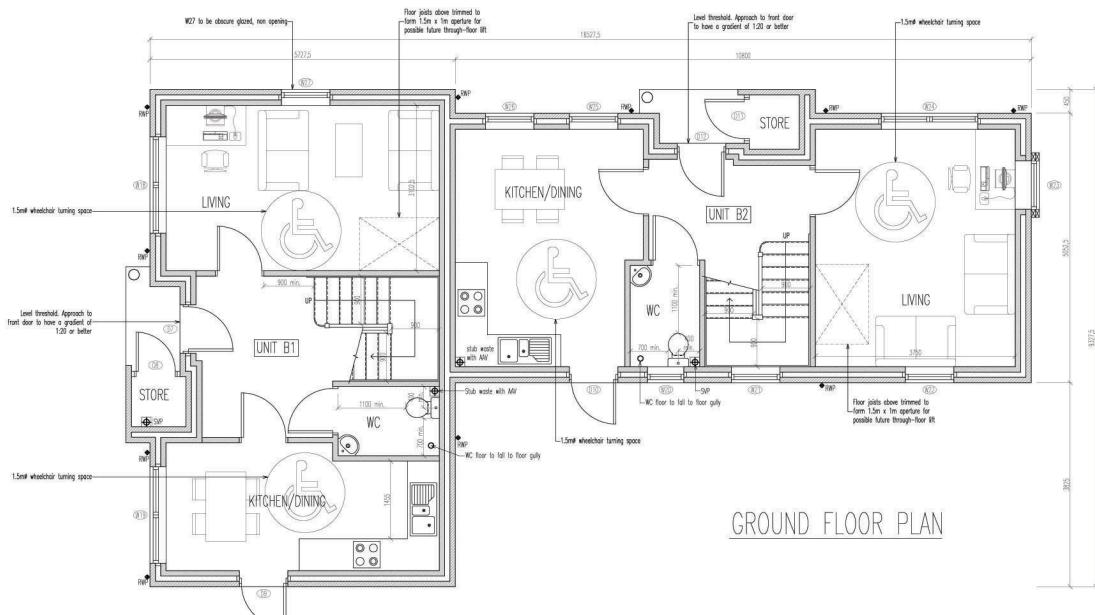
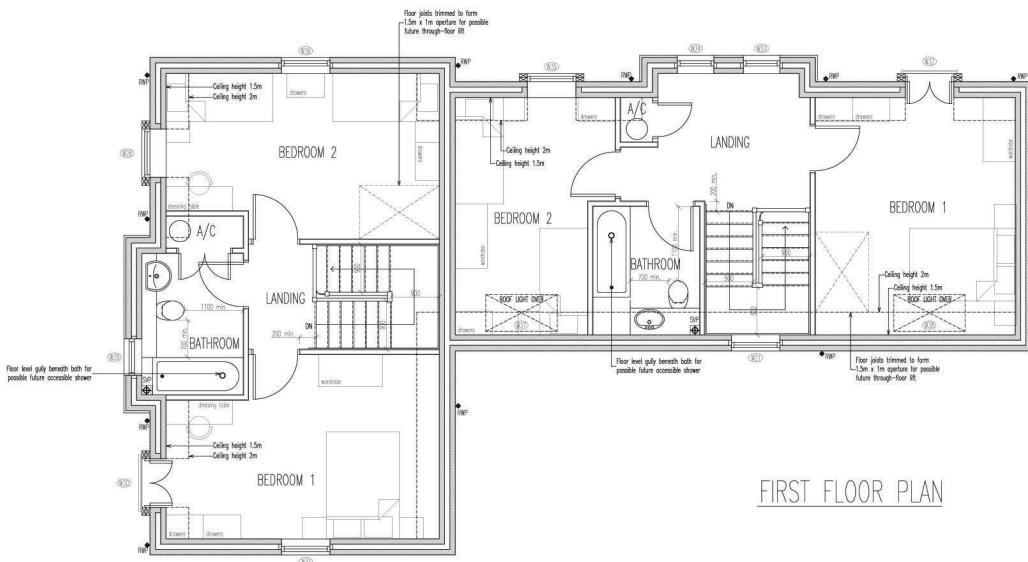
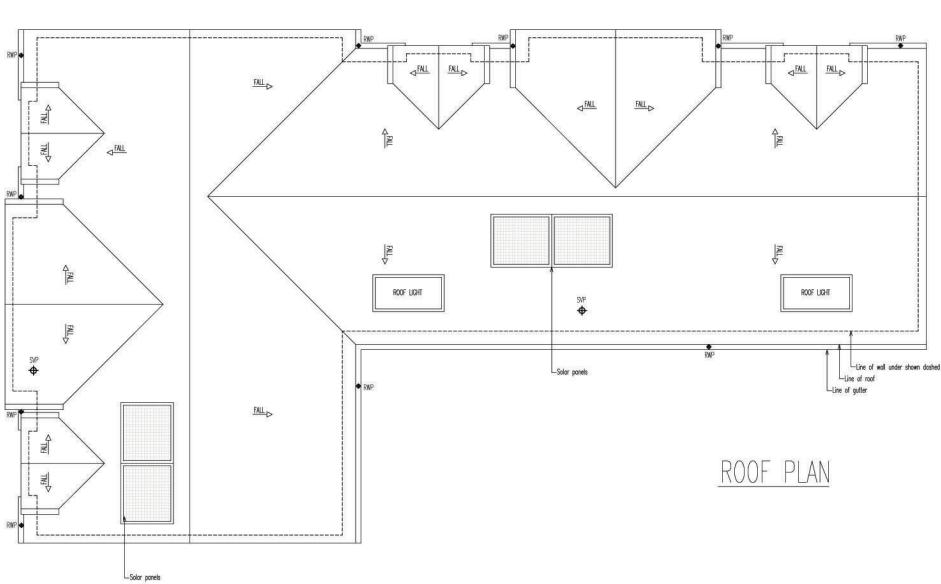
ROOF PLAN

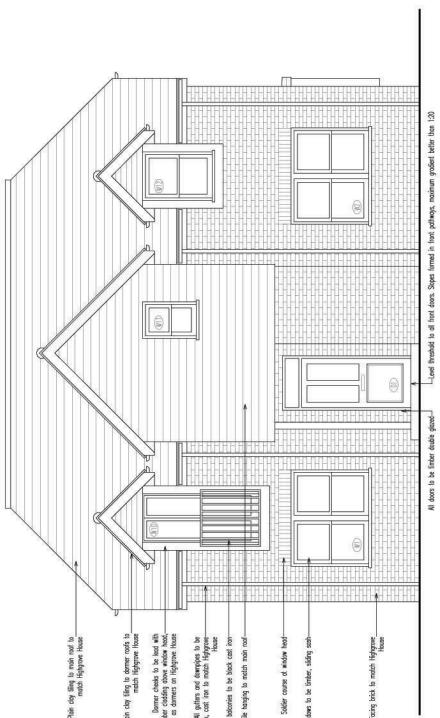


FIRST FLOOR PLAN

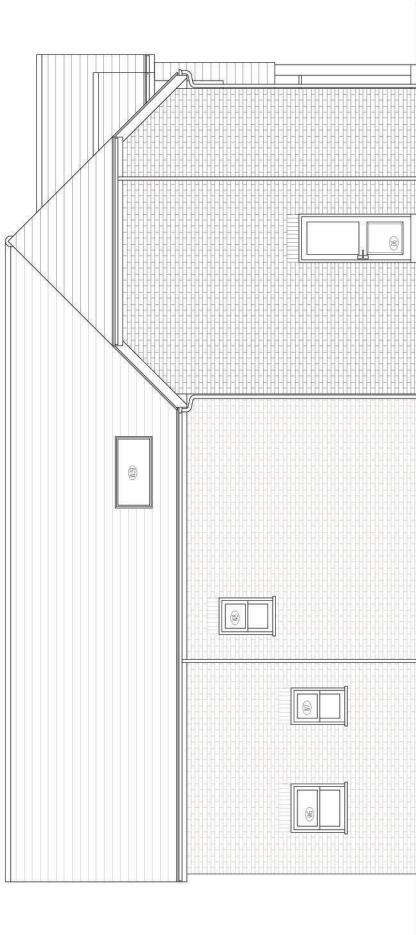


GROUND FLOOR PLAN

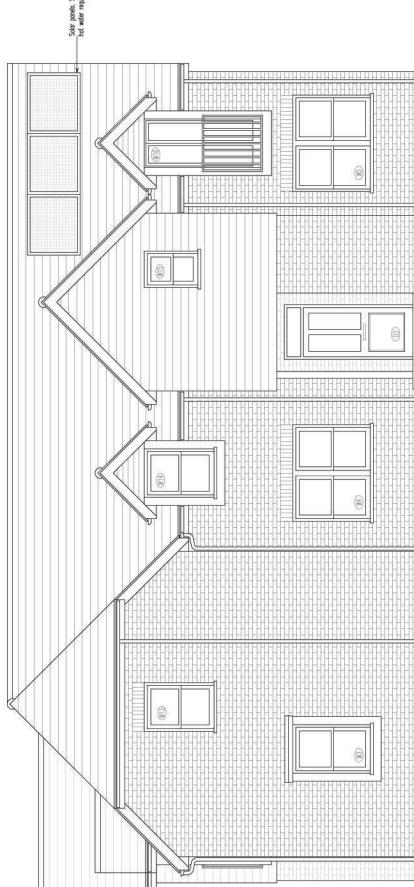




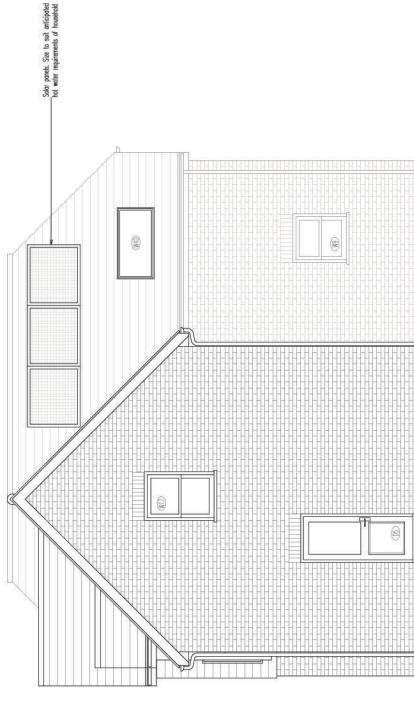
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

四三

or ponds. See to soil anticipated water requirements of household

D. Bel is vel 12 changed to hel 12
 C. 1M additional part added to each house to comply with
 GFA for Sustainable
 B. Changes to reflected plan changes to vel 12. Bel right added
 (Domestic net demand to residential demands on Highgate House
 A. General notions
 D. Final design to be pitched with senior living studios
 SITE
 HIGHGROVE HOUSE

DRAWING TITLE: HOUSE BLOCK A
ELEVATIONS AS PROPOSED

Ref.	Design No.	Size	Qty.	Unit
DR-100	1134	150 MM	16	0
DR-101		150 MM		
DR-102		150 MM		

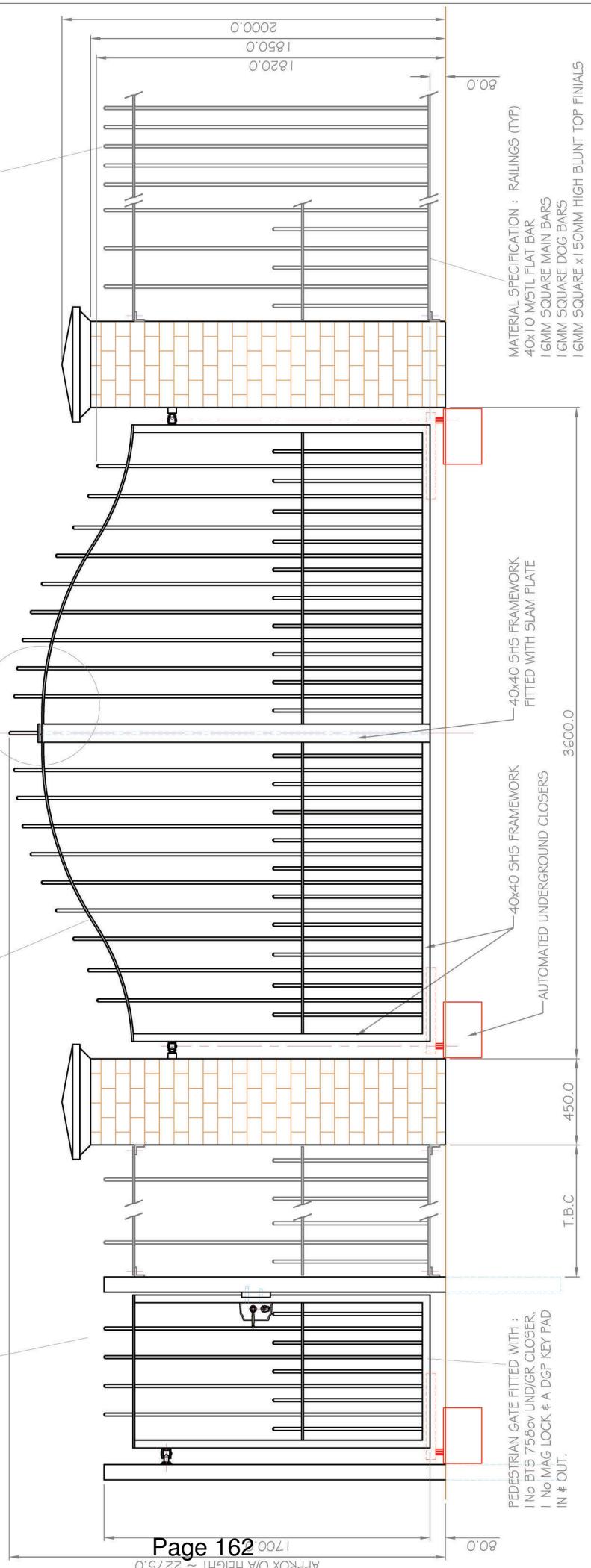
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DO NOT SCALE PRINT		ISSUE	NOTES	ENGINEERING APPROVAL
A	01 JULY 2010			
B	29 JULY 2010			
C	10 AUG 2010			
D	02 SEPT 2010			

WHEN FENCE CHANGES DIRECTION BY OMITTING DOG BARS AS SHOWN BELOW :

MATERIAL SPECIFICATION : RAILINGS (TYP)
40x10 M/5TL FLAT BAR
16MM SQUARE MAIN BARS
16MM SQUARE DOG BARS
16MM SQUARE x150MM HIGH BLUNT TOP FINIALS

MATERIAL SPECIFICATION : PEDESTRIAN GATE
80x80 M/5TL SHS SUPPORT & LATCHING POSTS
40x40 M/5TL SHS FRAMEWORK
40x10 M/5TL FLAT BAR
16MM SQUARE MAIN BARS
16MM SQUARE DOG BARS
16MM SQUARE x150MM HIGH BLUNT TOP FINIALS

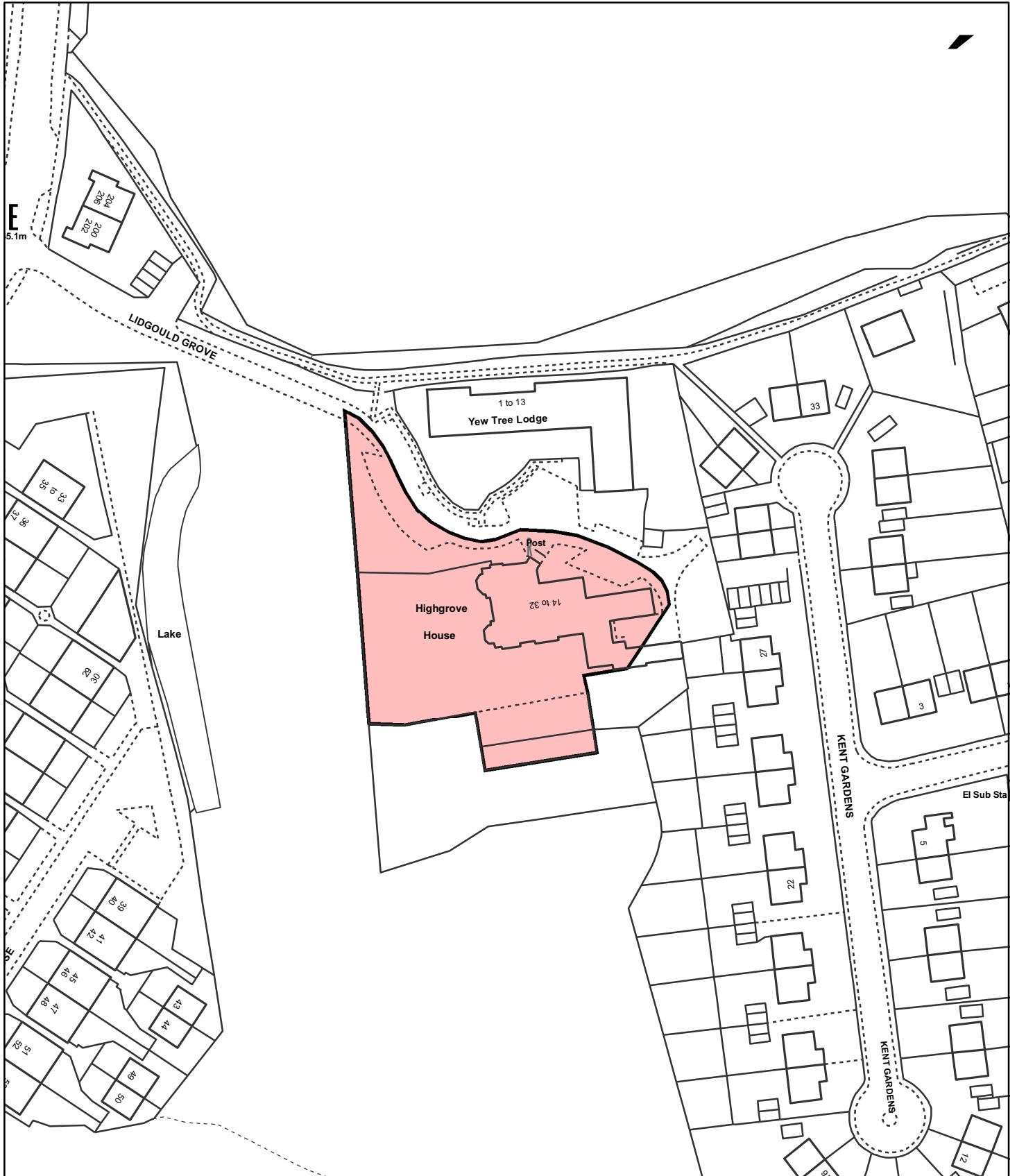


Page 162 APPROX OA HEIGHT ~ 2275.0

SIGNED APPROVAL FOR MANUFACTURE :
MR SUNIL PANKHANIA of WESTCOMBE HOMES
SIGNATURE :
DATE :

CUSTOMER DETAILS : MR S. PANKHANIA
TEL : 07968 859680

PROPOSED DESIGN LAYOUT OF AUTOMATED SPIKE TOP STYLE GATES FOR HIGHGROVE HOUSE EASTCOTE ROAD RUSSLP HA4 8SP (REF ~ SUNIL @ WESTCOMBE HOMES)		C.R.M		DRAWN	
		NTS		GATES	
		DATE		01/07/10	
		DIMS. IN		MM	
		SCALE		NTS	
D.R.G. No. 491 - 01		SHEET 1 OF 1			



Notes

 Site boundary

For identification purposes only.

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Site Address

**Highgrove House
Eastcote Road
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

10622/APP/2010/1822

Scale

1:1,250

Planning Committee

North Page 163

Date

July 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address: LAND AT 216 FIELD END ROAD EASTCOTE

Development: Erection of a part three storey, part four storey building comprising a ground floor Class A1 (Retail) unit and 3, one-bedroom flats and 8, two-bedroom flats above with first floor rear roof garden and third floor terrace on front elevation.

LBH Ref Nos: 6331/APP/2010/2411

Date Plans Received:	14/10/2010	Date(s) of Amendment(s):	15/10/2010
Date Application Valid:	05/11/2010		05/11/2010
			09/03/2011
			16/03/2011
			15/04/2011
			20/05/2011
			01/06/2011
			08/06/2011

Notes

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rev. date. doc.

A General update/collectors added 1st Oct 2010 JC

B General update top floor revised 11th Oct 2010 JC

C Private Terrace revised on plan 18th Dec 2010 JC

D Photo altered, in option 10th Jan 2011 at 10th Mar 2011 at 14th Mar 2011 at

E Photo altered, in option 10th Jan 2011 at 10th Mar 2011 at 14th Mar 2011 at

F Photo amended to show 3 beds 10th Jan 2011 at

G Photo amended 10th Jan 2011 at



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rev.	date
A	General update energy collectors added
B	Private terrace marked on plan
C	Private terrace marked on plan
D	Frogs altered, lift added
E	Frogs altered
F	Frogs altered



Notes

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rev. date. dim. dim.

A Top Floor revised 11th Oct 2010 JC
B Private Terrace added on plan 18th Dec 2010 JC
C Plan amended to above roof at front 10th Mar 2011 at

10th Mar 2011 at

Stanford | Eatwell & Associates
Chartered Architects
The Cherry, Iffley Road | Hereford HR2 2QR
T 01527 851260
F 01527 850580
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project: Eastcote, Field End Road, London HA5 1RD
title: Roof Plan
scale: 1:100
date: 1st Oct 2010
dim: JC
dim: BJS
dim: rev.
dim: C
dim: 1215-P106

SOLD/MC ONLY DISABLED

214

ROAD

FIELD END

Medium Sized Car

array of energy collectors

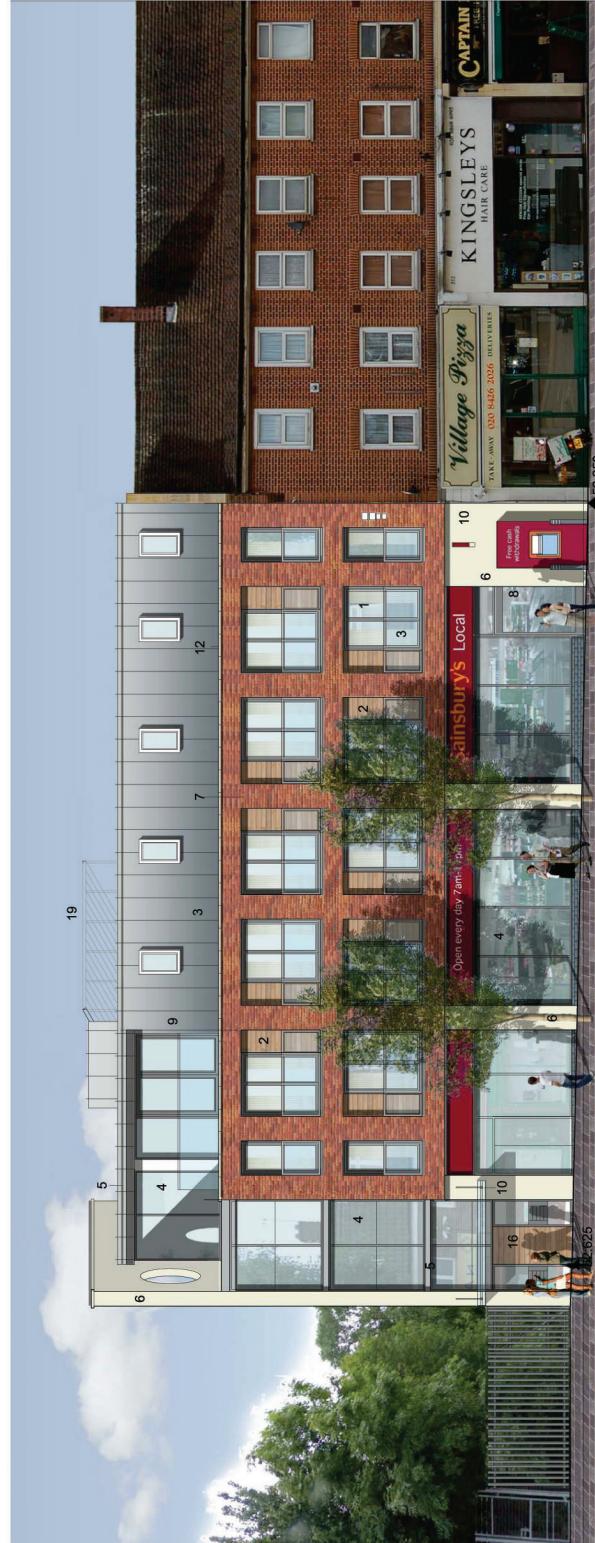
Page 169

Notes

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All dimensions to be checked by the Contractor before construction proceeds.	mm
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..rev.	1st Oct 2010 JC
A General update energy collector added	11th Oct 2010 JC
B Top floor revised	
C	
D	24th Jun 2011 at
E Heights altered, elevation revised	10th Mar 2011 at
F Heights altered, detail revised	
..rev.	

Materials

- dark grey aluminium sliding windows with trickle ventilation
- cedar boarding
- dark grey aluminium juliet balcony front bolted to brick reveals and 100mm in front of facade
- laminated double glazing in dark grey aluminium frames lower part of pane etched for safety
- dark grey aluminium fascia
- white render
- redbrwon facing brick to complement neighbouring buildings
- automatic opening door
- zinc cladding with welded joints
- suspended glass canopy with dark grey outer aluminium frame
- galvanised steel balustrade
- reconstructed stone coping
- uPVC sliding doors
- uPVC casement windows
- stained softwood screen dark grey
- cedar boarded doors
- reconstructed stone surround
- toughened glass balustrade
- energy collector



Stanford Eatwell	Chartered Architects
	The Cherry, Billesley Barns Here, C123 0QH
	T 0121 66 18000
	F 0121 270 0000
	E info@eatwellassociates.co.uk
project	
120	Front Elevation
scale	1:100
date	10 Sept 2010
drawn	JD
check	BJS
rev	F
1215-P110	

Notes

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rev.	date	des.
A	General update energy collectors added	1st Oct 2010 JC
B	Top floor revised	11th Oct 2010 JC
C		
D		
E	Heights altered, elevation reduced	24th Jun 2011 JC
F	Heights altered, elevation reduced, detail added	10th Mar 2011 JC

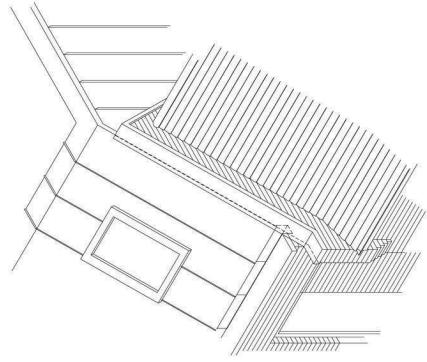
Materials

- dark grey aluminium sliding windows with trickle ventilation
- cedar boarding
- dark grey aluminium juliet balcony front bolted to brick reveals and 100mm in front of facade
- laminated double glazing in dark grey aluminium frames lower part of pane etched for safety
- dark grey aluminium fascia
- white render
- reddish brown facing brick to complement neighbouring buildings
- automatic opening door
- zinc cladding with wellied joints
- suspended glass canopy with dark grey outer aluminium frame
- galvanised steel balustrade
- reconstructed stone coping
- uPVC sliding doors
- uPVC casement windows
- stained softwood screen dark grey
- cedar boarded doors
- reconstructed stone surround
- toughened glass balustrade
- energy collector



Notes

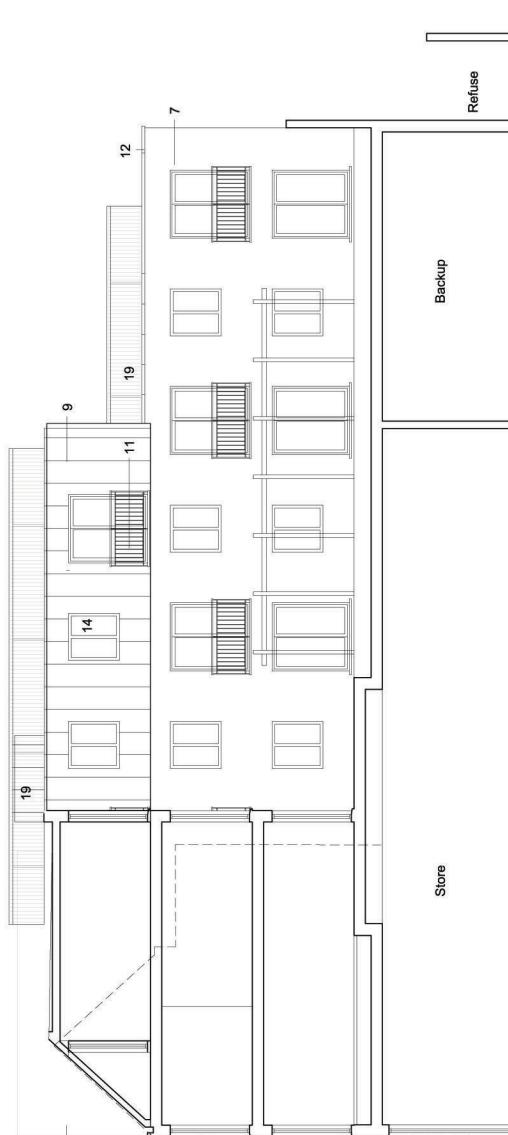
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be in any way used or reproduced without their prior written consent.
Rev. [] Date [] JC []
A: General update energy collector added 1st Oct 2010
B: Top floor revised 11th Oct 2010 JC
C: Height altered 24th Jan 2011 at
D: Height altered, detail added 10th Mar 2011 at



Junction Detail (nts)

Materials

1. dark grey aluminium sliding windows with trickle ventilation
2. cedar boarding
3. dark grey aluminium juliet balcony front bolted to brick reveals and 100mm in front of facade
4. laminated double glazing in dark grey aluminium frames lower part of pane etched for safety
5. dark grey aluminium fascia
6. white render
7. red/brown facing brick to complement neighbouring buildings
8. automatic opening door
9. zinc cladding with welded joints
10. suspended glass canopy with dark grey outer aluminium frame
11. galvanised steel balustrade
12. reconstructed stone coping
13. upVC sliding doors
14. upVC casement windows
15. stained softwood screen dark grey
16. cedar boarded doors
17. reconstructed stone surround
18. toughened glass balustrade
19. energy collector



Sectional Elevation A-A

Stanford | Eatwell
& ASSOCIATES

Chartered Architects
The Cherry, Buntingford, Herts, SG9 9QN
T 0152 66 16160
F 0152 66 16161
E eatwell@eatwellassociates.co.uk

project []
Eastcote, Field End Road, London HA5 1RD

110 Section Elevation A-A

scale	date	rev.	des.	JC	B/S
1:100	14 Sept 2010				

1215-P112
1215-P112

Notes

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Materials

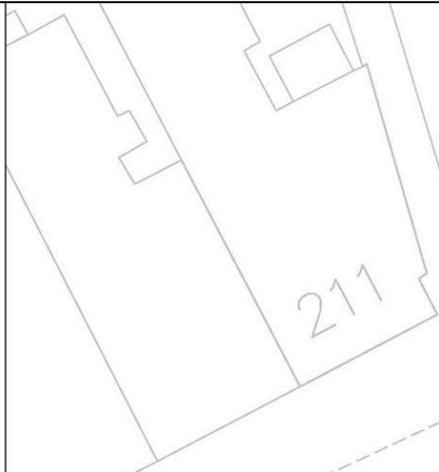
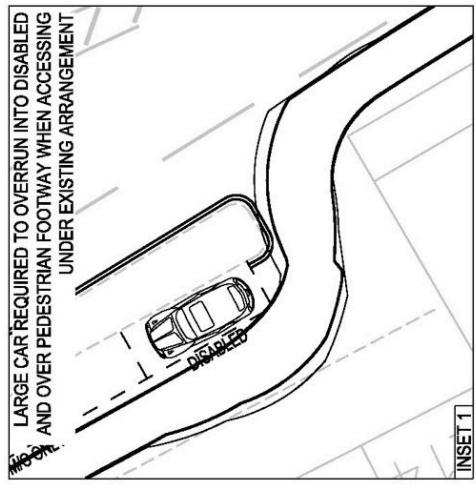
The floor plan shows a multi-story building with a central entrance. Key features labeled in the plan include:

- 1. dark grey aluminium sliding windows with trickle ventilation
- 2. cedar boarding
- 3. dark grey aluminium juliet balcony front bolted to brick reveals and 100mm in front of facade
- 4. laminated double glazing in dark grey aluminium frames lower part of pane etched for safety
- 5. dark grey aluminium fascia
- 6. white render
- 7. red/brown facing brick to complement neighbouring buildings
- 8. automatic opening door
- 9. zinc cladding with welded joints
- 10. suspended glass canopy with dark grey outer aluminium frame
- 11. galvanised steel balustrade
- 12. reconstructed stone coping
- 13. upVC sliding doors
- 14. upVC casement windows
- 15. stained softwood screen dark grey
- 16. cedar boarded doors
- 17. reconstructed stone surround
- 18. toughened glass balustrade
- 19. dimensions: 9, 7, 14, 5, 5, 11, 19, 19

Sectional Elevation B-B

Stanford | **Eatwell**
& Associates
 Chartered Architects
 The Cherry / 1 Barge Street / Herne Bay CT6 2DR
 T 01227 868888
 F 01227 868889
 E associates@eatwellandassociates.co.uk

Sectional Elevation B-B			
scale	date	desn	rev
1:100	14 Sept 2010	JC	D
		BJS	
		desn no.	
1215-P113			



Transport Planners and Infrastructure Design Consultants
The Old Stables, Fry's Yard, Bridge Street, Godalming, Surrey, GU7 1HP
Tel: 01483 861681 Fax: 01483 861682 www.russellgiles.com

Client

Bridelhall Developments Limited

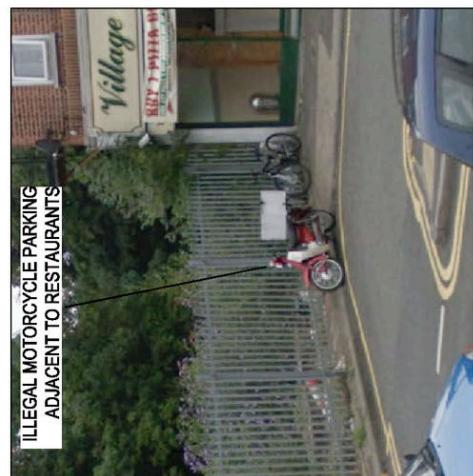
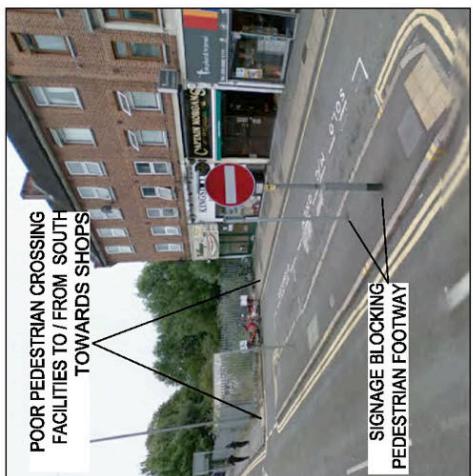
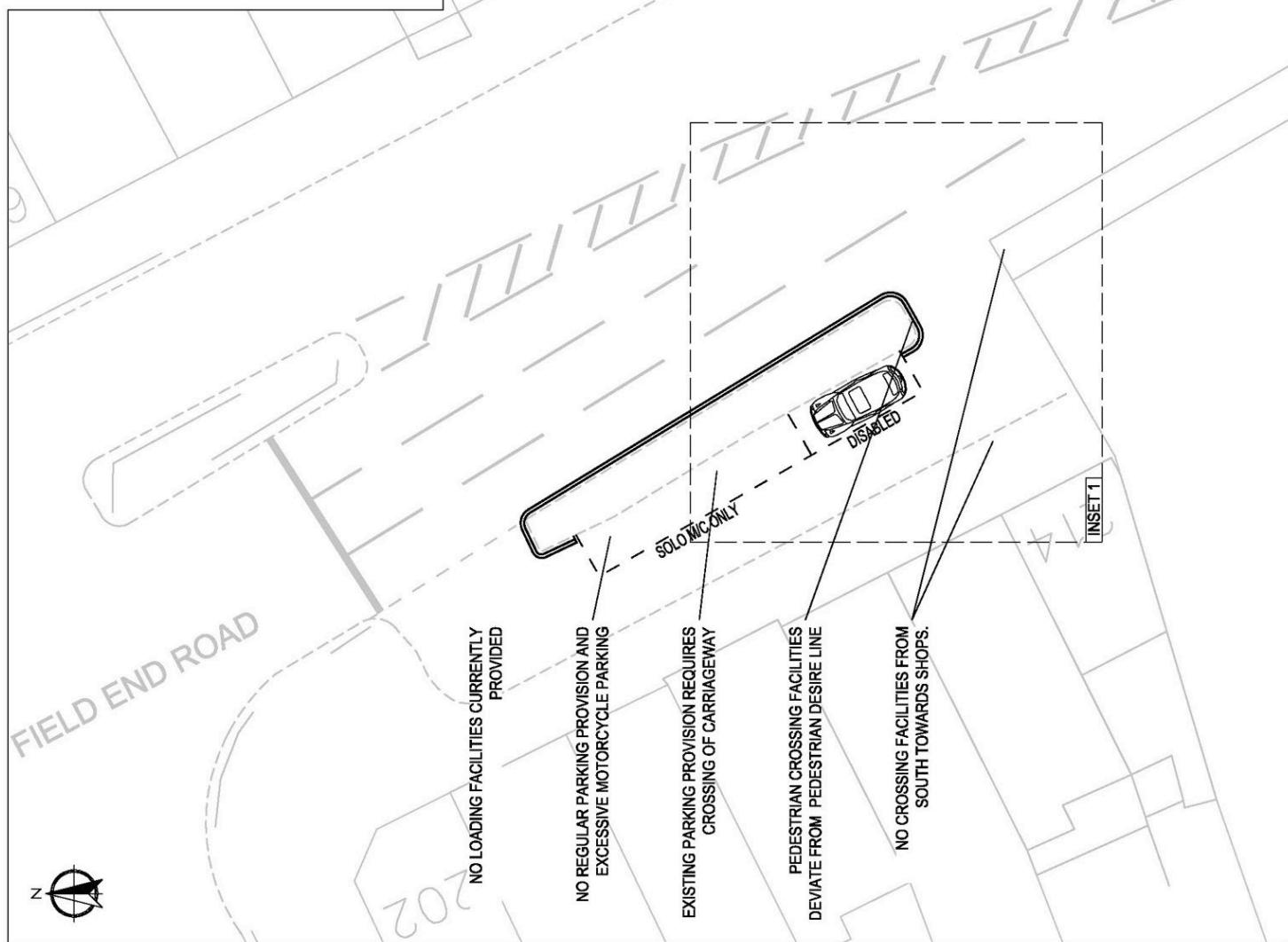
Project

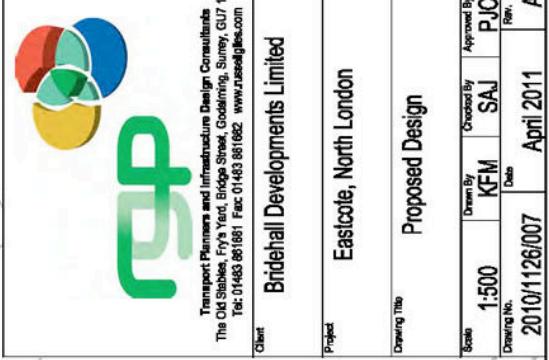
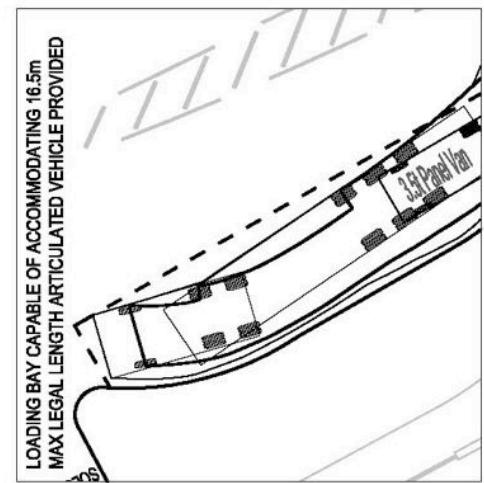
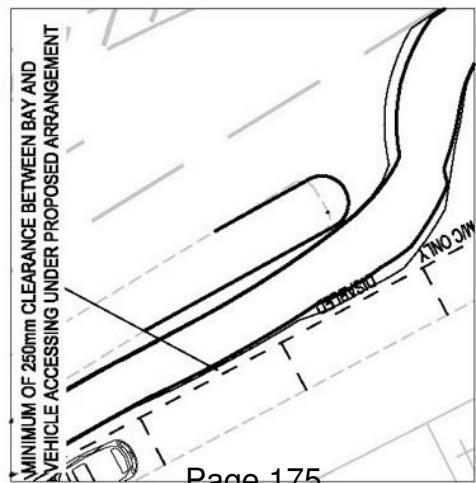
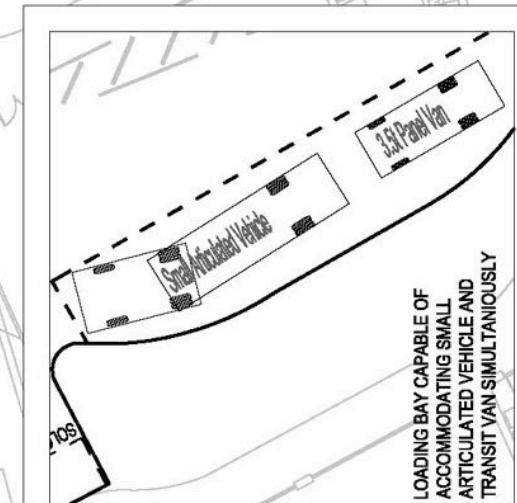
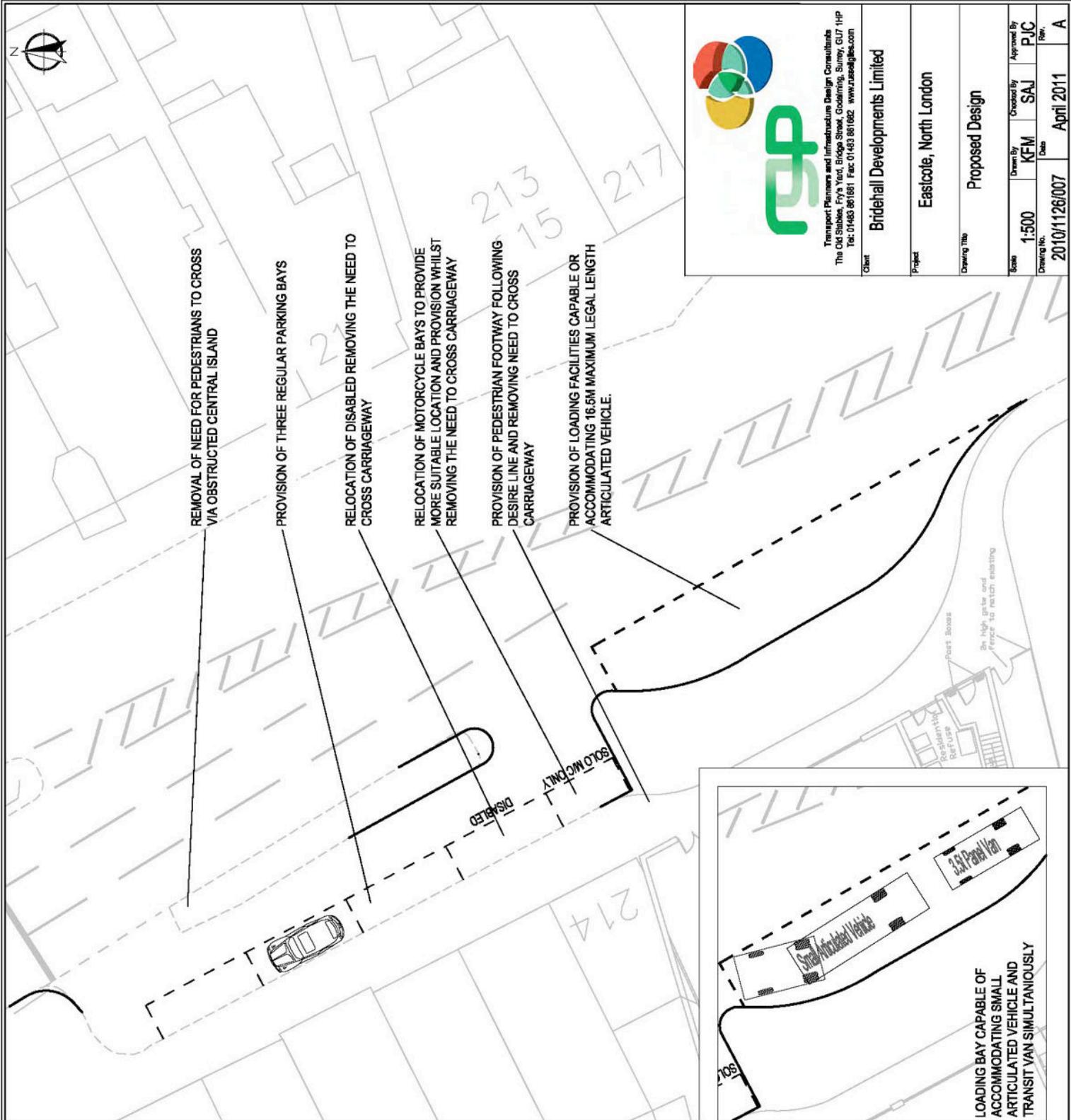
Eastcote, North London

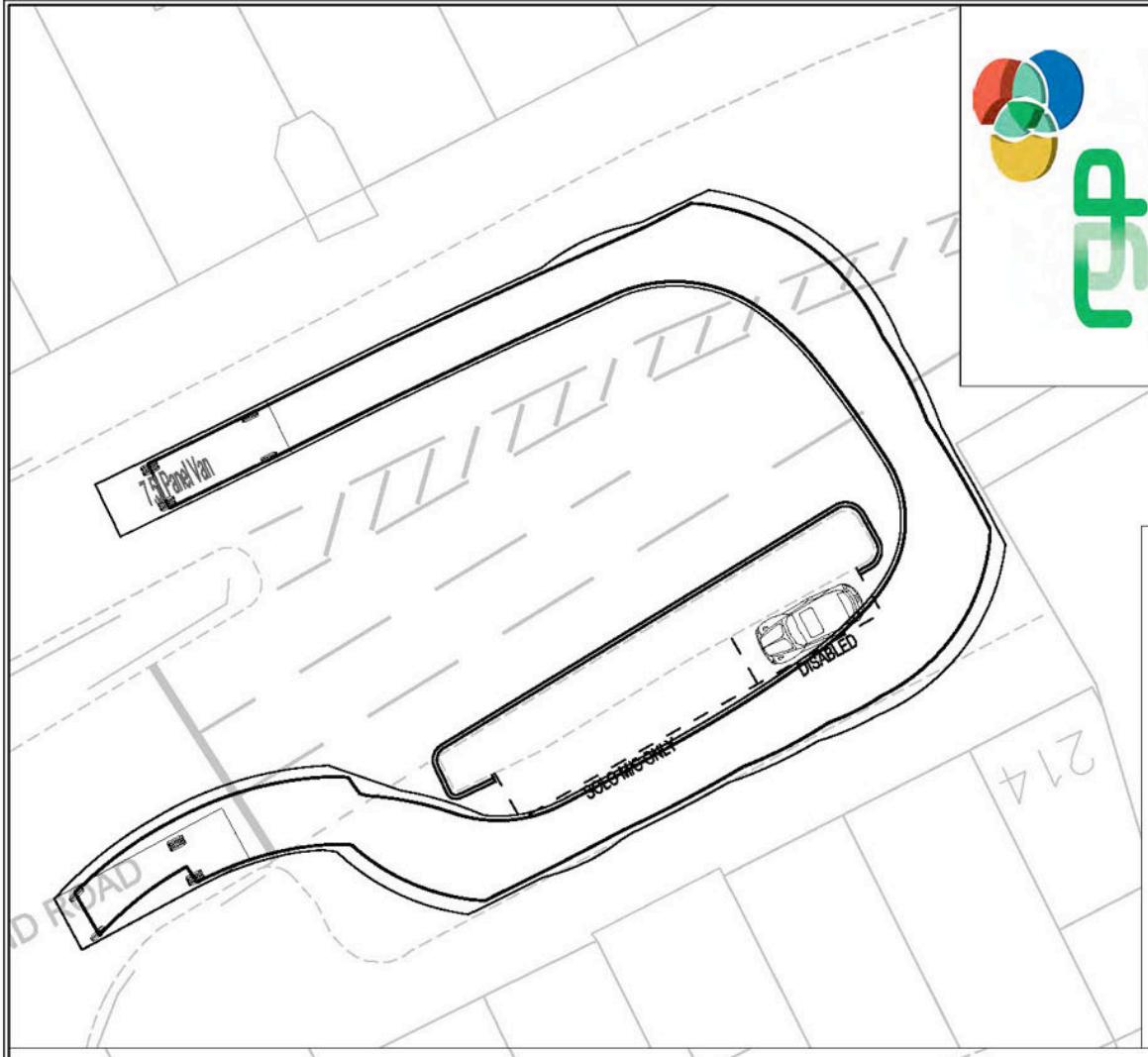
Drawing Title

Existing Situation

Scale	1:200	Drawn By	KFM	Checked By	Approved By
Drawing No.	2010/1126/006	Date	Page 174	Rev.	RIC







Transport Planners and Infrastructure Design Consultants
The Old Stables, Fiveways, Bridge Street, Godalming, Surrey, GU7 1HP
Tel: 01463 861681 Fax: 01463 861682 www.tpiplanners.com

Client Bridgeman Developments Limited

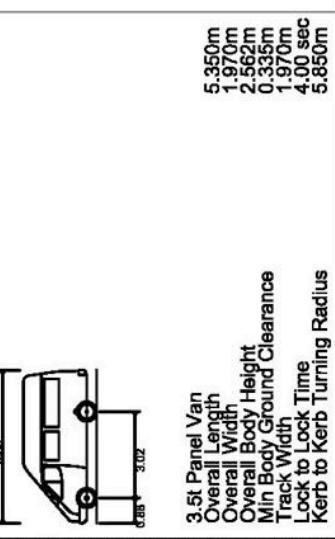
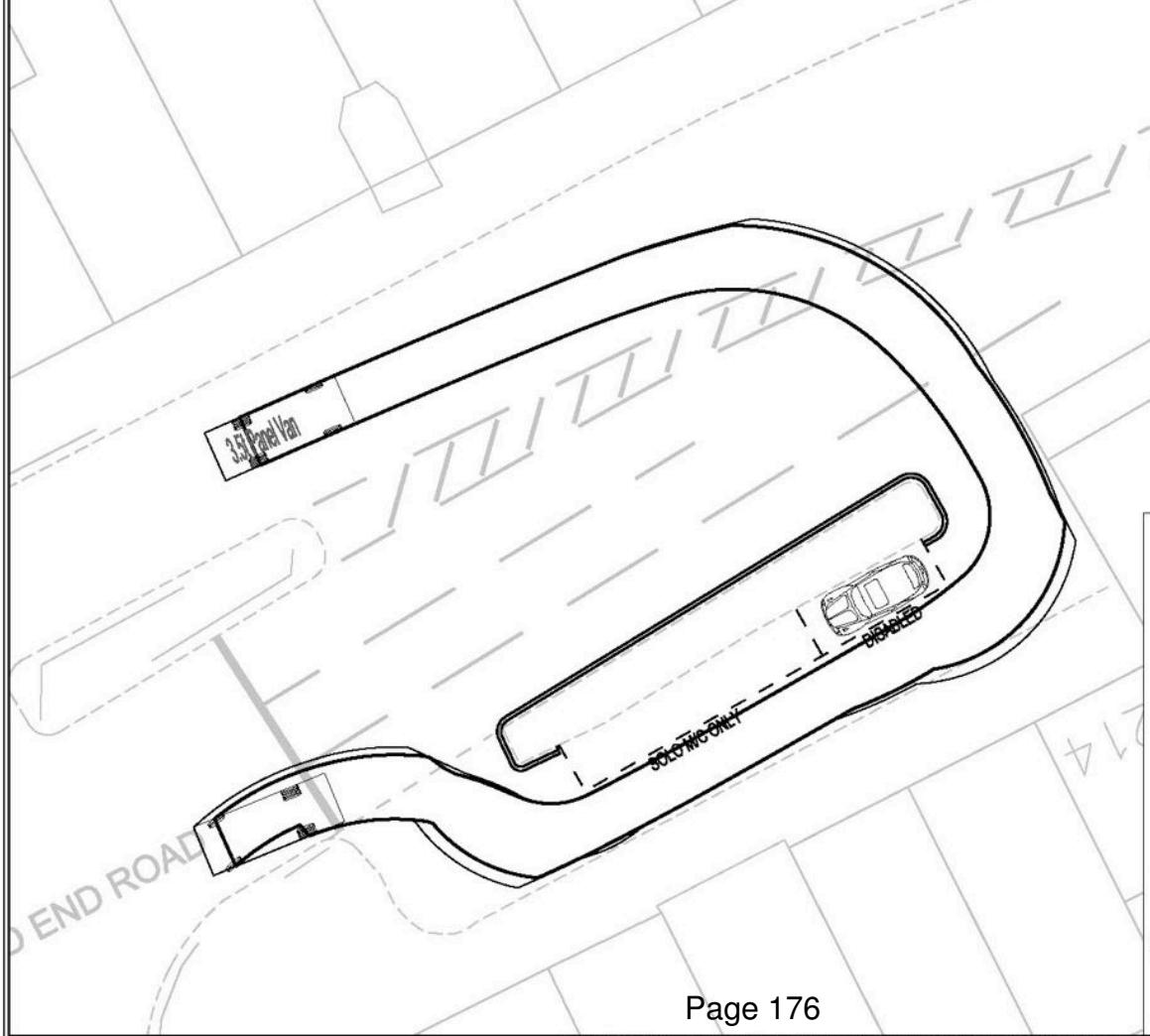
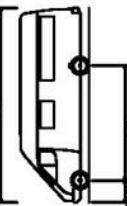
Project Eastcote, North London

Existing Loading Situation
Drawing No. 1:200 Date 2010/11/26/008
Drawing No. 1:200 Date April 2011

Approved By
PIC
Ref: -
Scale 1:200
Drawing No. 1:200 Date 2010/11/26/008
Drawing No. 1:200 Date April 2011

7.210m
7.192m
2.544m
0.316m
1.865m
4.00 sec
7.400m

7.5t Panel Van
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Lock to Lock Time
Kerb to Kerb Turning Radius



5.350m
5.197m
2.562m
0.335m
1.970m
4.00 sec
5.850m

3.5t Panel Van
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock to Lock Time
Kerb to Kerb Turning Radius



Transport Planners and Infrastructure Design Consultants
The Old Stables, Fry's Yard, Bridge Street, Godalming, Surrey, GU7 1HP
Tel: 01483 861681 Fax: 01483 861682 www.naseliq.com

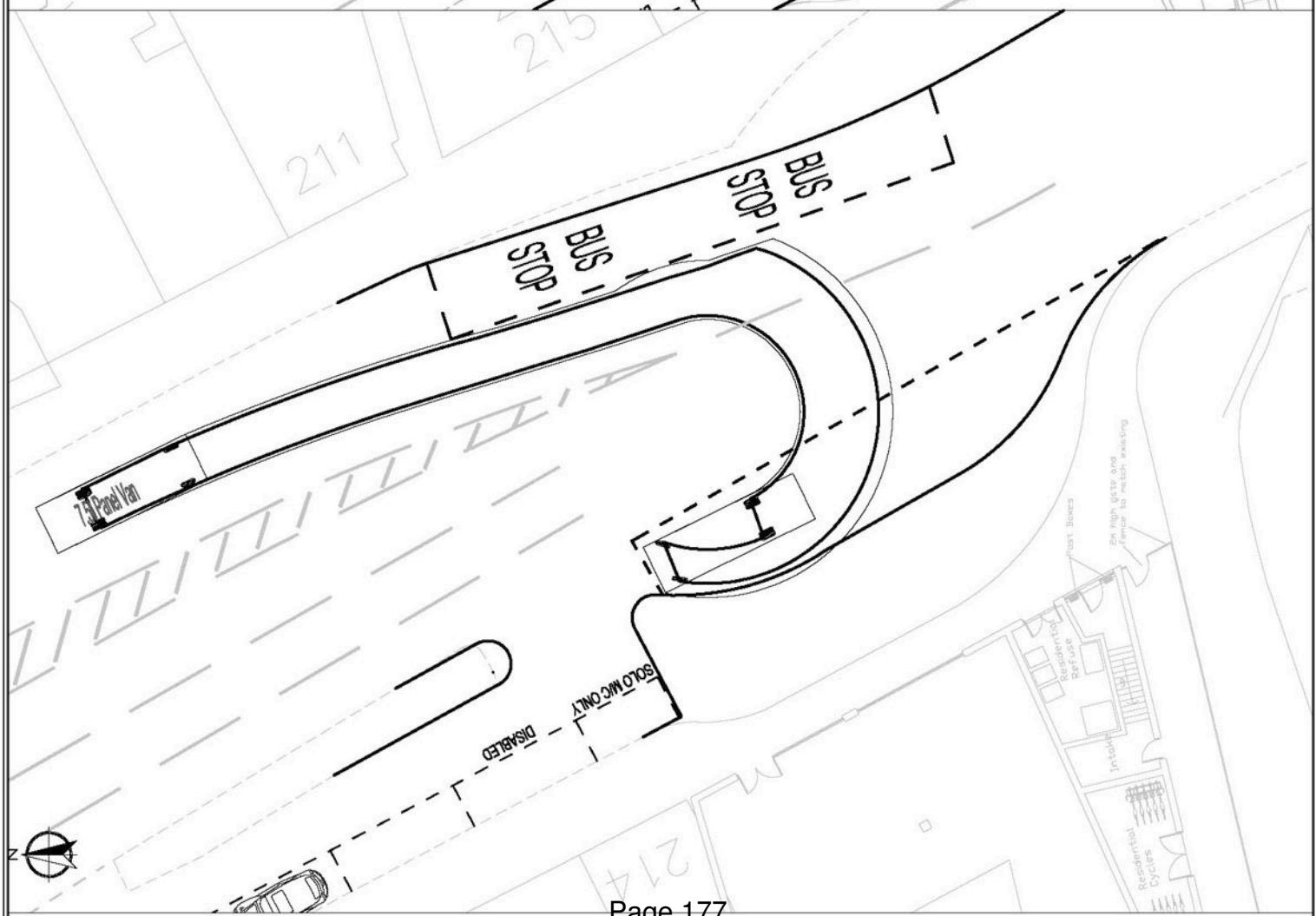
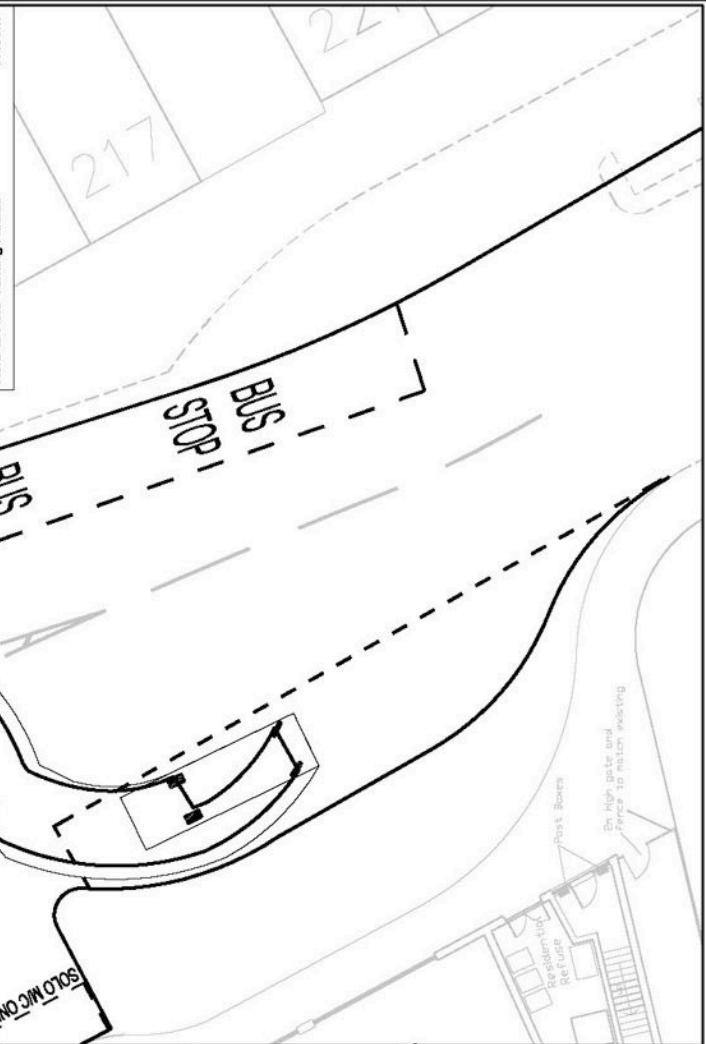
Client: Bridlehall Developments Limited

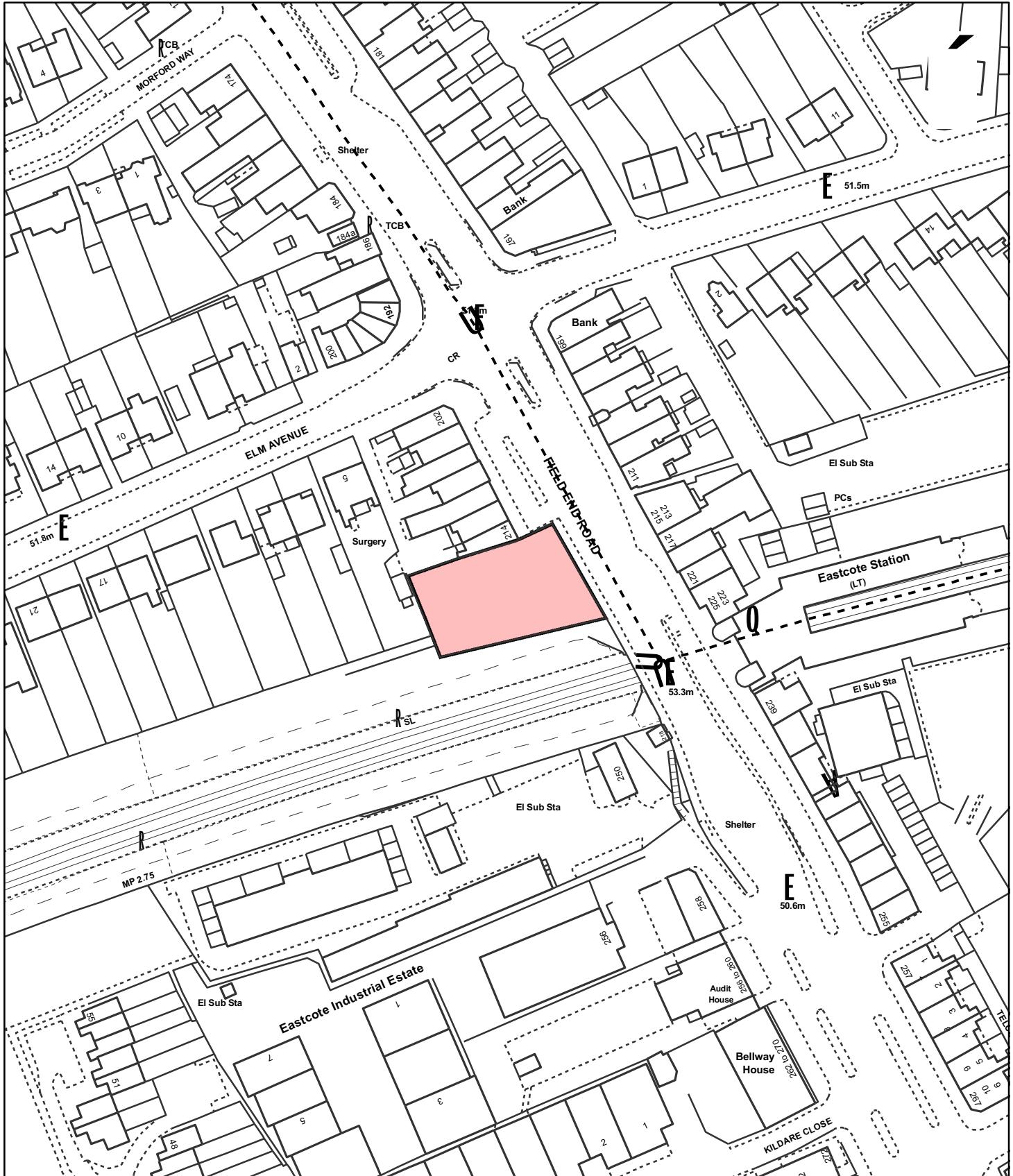
Project: Eastcote, North London

Proposed Loading Situation

Scale	Drawn By	Approved By
Drawing No.	KFM	SAJ
1:500		
2010/1126/009	April 2011	

7.5t Panel Van
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Min Track Width
Lock to Lock Turns
Kerb Turning Radius





Notes

 Site boundary

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London Borough of Hillingdon
100019283 2011

Site Address

**Land at 216 Field End Road,
Eastcote**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:
6331/APP/2010/2411

Scale

1:1,250

Planning Committee

Date

NorthPage 178

May 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address RAF EASTCOTE LIME GROVE RUISLIP

Development: Erection of a glazed conservatory at Plot 296. (Amendment to reserved matters approval ref: 10189/APP/2007/3046 dated 31/03/2008 - residential development)

LBH Ref Nos: 10189/APP/2011/1119

Date Plans Received: 03/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 18/05/2011

North Planning Committee - 14th July 2011
PART 1 - MEMBERS, PUBLIC & PRESS





30m
20m
10m
Reference: 1:500

AZALEA WALK

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Do not scale other than for Local Authority Planning purposes.
A 100m is A1
Two added to rear garden plus 266
rev date: by: details:

**Taylor
Wimpey**

Plot 296 Conservatory Application
RAF Eastcote

Planning Layout date: 08/06/2011
scale: 1:500 @ A3
checked by: SWB
Pl drawn by: A



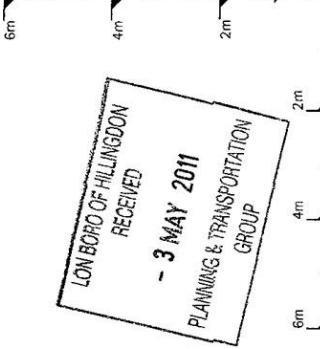
HEAD OFFICE:
The Brickworks, Eastcote Park,
Battis Green, Eastcote, UB6 5QX
tel: 01256 461622 fax: 0118 934 9665
e-mail: info@dharch.co.uk

MANCHESTER OFFICE:
DHA Architecture Ltd., The
Brickworks, Eastcote Park,
Battis Green, Eastcote, UB6 5QX
tel: 01256 461622 fax: 0118 934 9656
e-mail: manchester@dharch.co.uk

RAF EASTCOTE

UNDEFINED COMPLIANCE

- Parking space capable of widening to 5.000mm. Complied with - refer to site plan
- Distance from the top of parking space: Complied with - refer to site plan
- Space for a linear ramp: Will be accommodated as part of the linear or gently sloping approach to the different levels.
- Accessible threshold - covered and fit. Will be accommodated as part of detailed design.
- Accessible external stairs. Will be accommodated as part of detailed design.
- Width of stairs and rail will allow. Complied with
- Turning space for a wheelchair if required. Complied with
- Floor plan room: Complied with
- Living room or family room at entrance level: Complied with
- Identified space for a temporary entrance, fixed bed: Complied with
- Accessible entrance level. We plus opportunity to shower later. Complied with required drainage accommodated within detailed design
- Walls able to take adaptations: Will be accommodated as part of detailed design
- Identified space for future house lift to bathroom: Complied with
- Easy access for a hoist from bedroom to bathroom: Complied with
- Bathrooms planned to give side access: Complied with
- Low level bath: Complied with
- Scales, controls etc at a convenient height: Will be accommodated as part of detailed design



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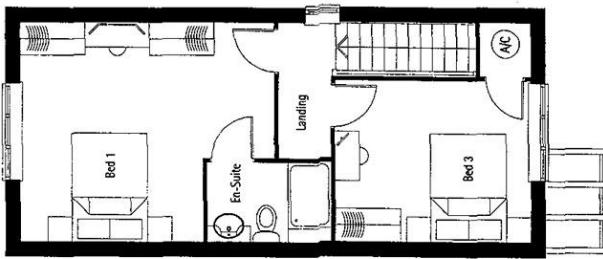
rev. date: by: details:

**Taylor
Wimpey**
Plot 296 Conservatory Application
RAF Eastcote

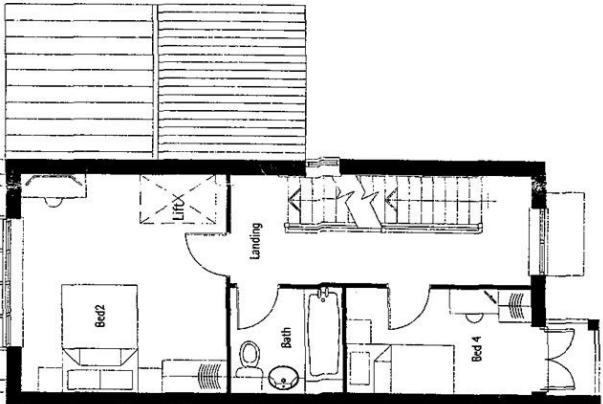
House Type 1225C
Floor Plans
Architect: P. [unclear]
m. 55585/WIM/WL/1225C/P1

RAF Eastcote
RAF Architecture
RAF Eastcote Ltd.
Broadgate Farm, Broom Park,
The Street, Eastcote, Middlesex, UB10 9JL
tel: 01895 461672 fax: 01895 461673
e-mail: 01256 461672

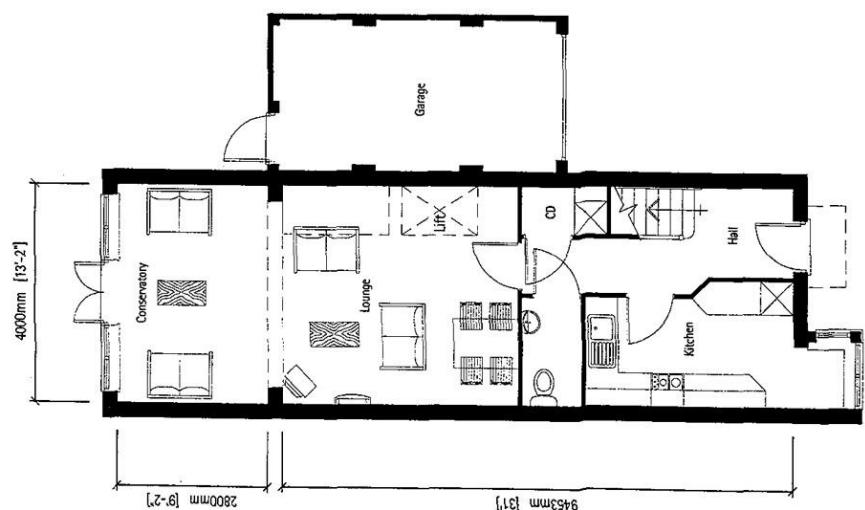
National Office
DHA Architecture Ltd.
Broadgate Farm, Broom Park,
The Street, Eastcote, Middlesex, UB10 9JL
tel: 01895 461672 fax: 01895 461673
e-mail: 01256 461672



Second Floor Plan



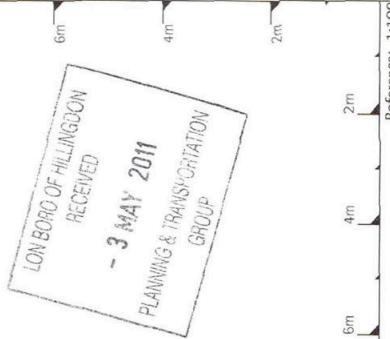
First Floor Plan



Ground Floor Plan

HOUSE TYPE: 1225C
1355 sq ft
125.5 sq m
Including Conservatory

RAF EASTCOTE



Taylor
Wimpey

Plot 296 Conservatory Application
RAF Eastcote

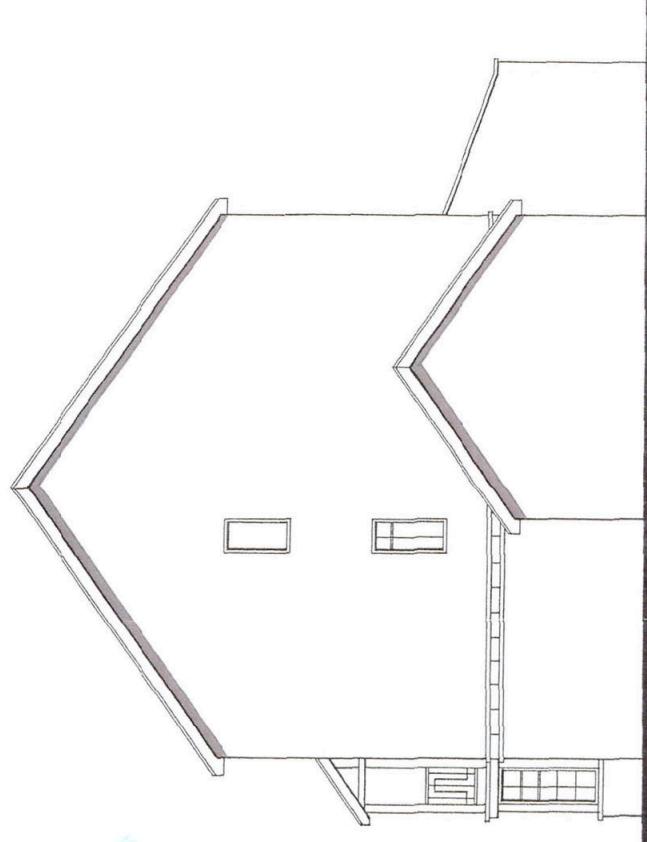
Plot 296 Conservatory Application
RAF Eastcote

House Type: 125C
Elevations
Plot 296
5485/WIM/W/L/12250/E1

March 2011
1:100@A3
Pl. 125C
5WB



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Bookland Estate Business Park, 8442 SOX,
Bourne Lane, Bourne, Rutland, PE10 9EE. Tel: 0116 334 4666. Fax: 0116 334 3965.
e-mail: 01724 451627. Web: 01724 451576.

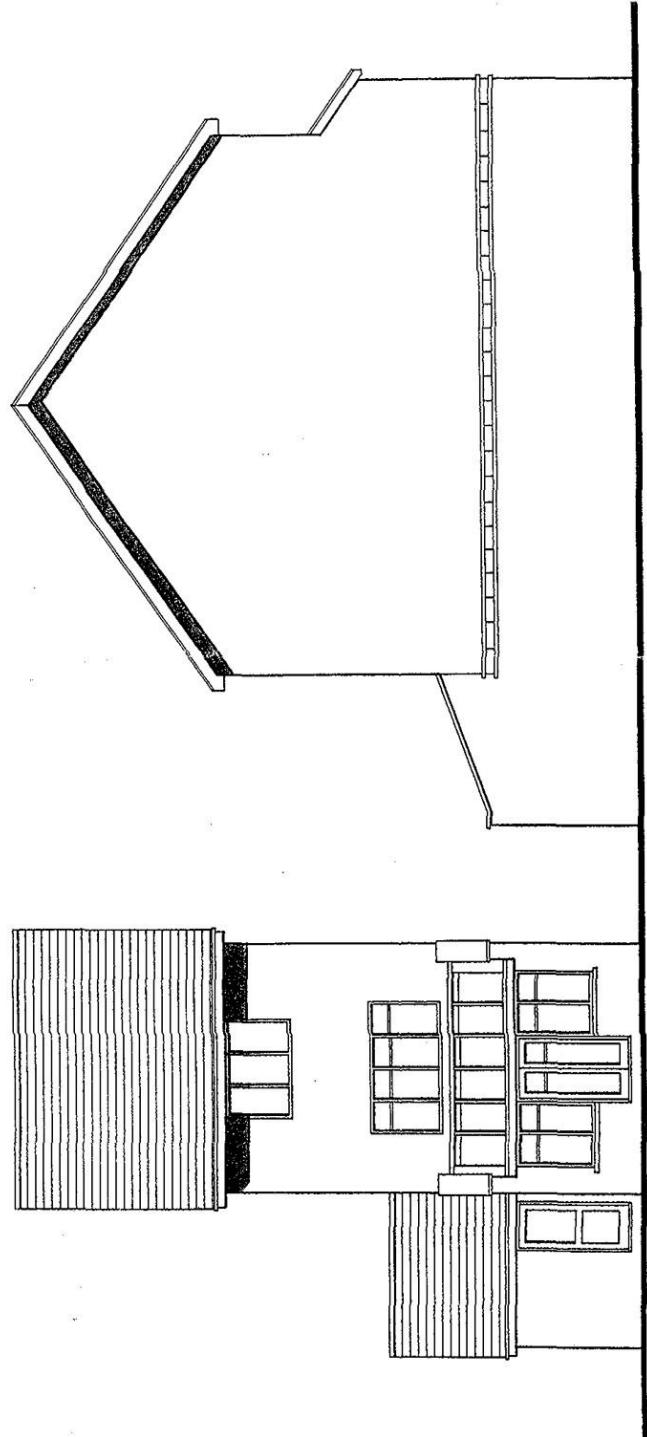


Side Elevation



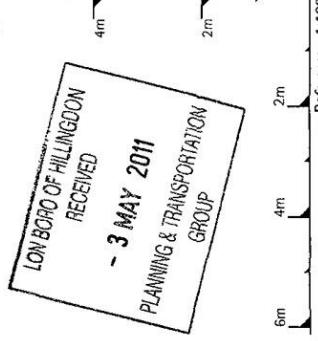
Front Elevation

RAF EASTCOTE



Rear Elevation

Side Elevation



Reference: 1:100

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rev date

by

estab

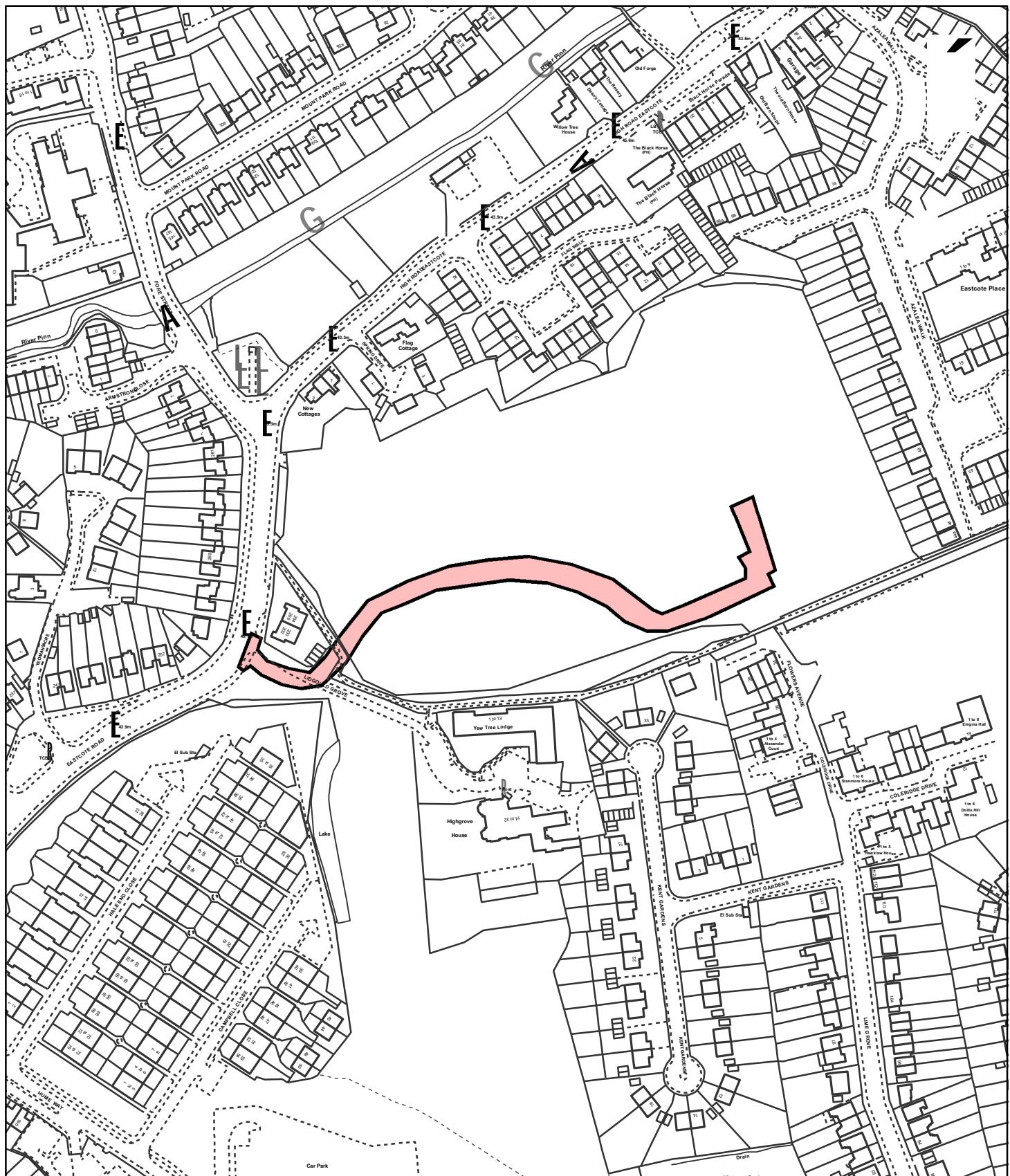
Taylor
Wimpey

Plot 296 Conservatory Application
RAF Eastcote

House Type 1225C	date	March 2011
Elevations	scale	1:100 @ A3
	observed by	PL
	drawn by	SW6



RAF EASTCOTE



Notes

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Site Address

RAF Eastcote Lime Grove Ruislip

Planning Application Ref:

10189/APP/2011/1119

Planning Committee

North Page 185

Scale

1:2,500

Date

July 2011

**LONDON BOROUGH
OF HILLINGDON**

**Planning,
Environment, Education
& Community Services**

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



HILLINGDON

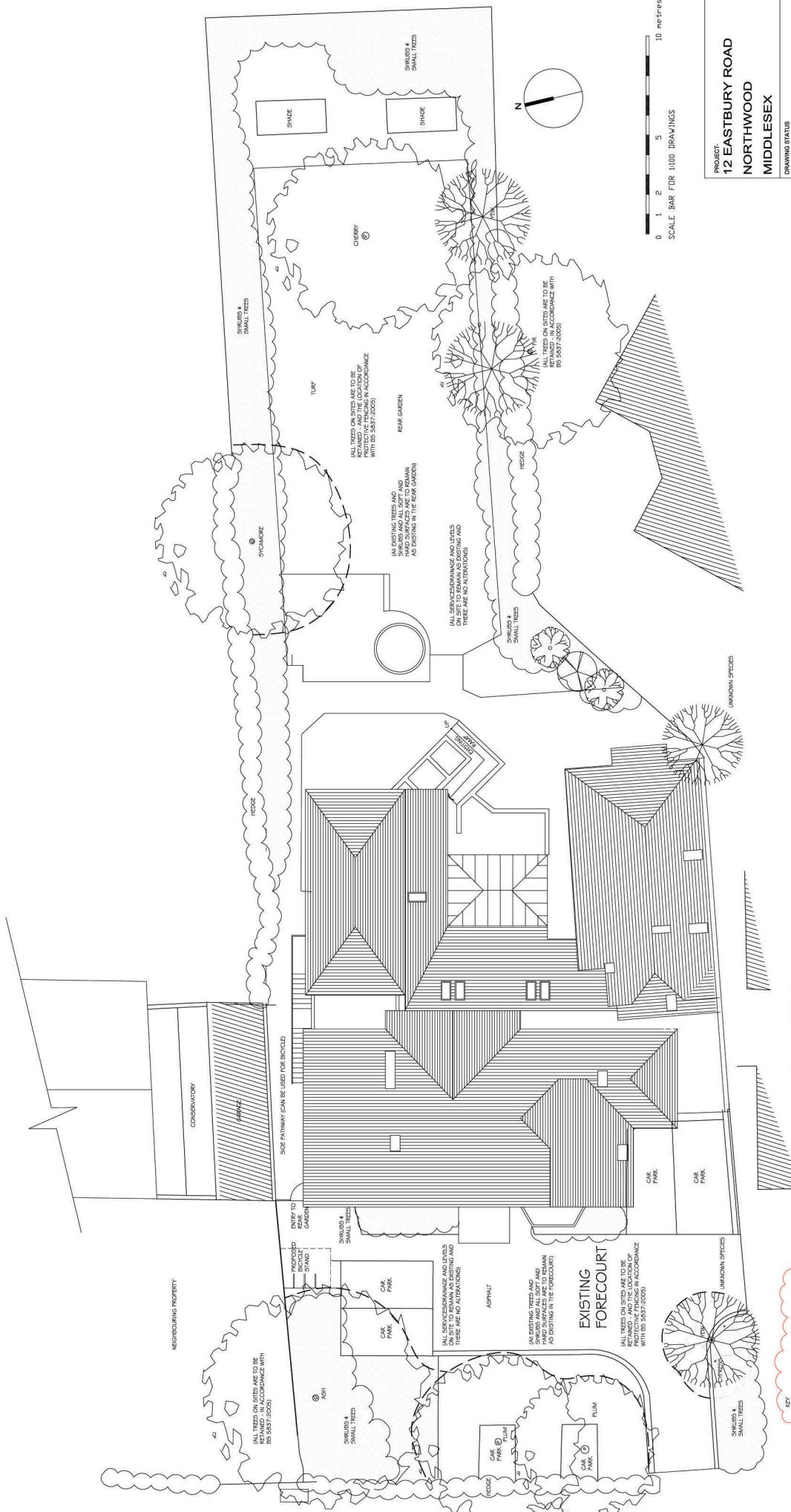
LONDON

Report of the Head of Planning & Enforcement Services

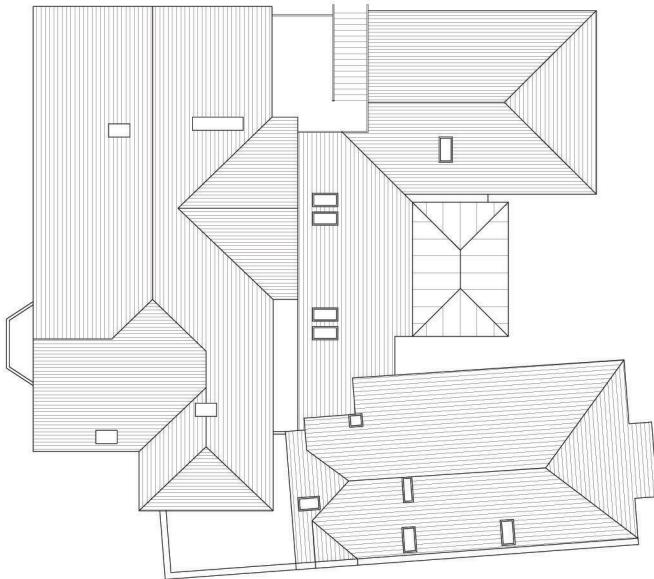
Address 12 EASTBURY ROAD NORTHWOOD

Development: Erection of part first floor rear/side extension, alterations to rear elevation to include removal of single storey rear roof, installation of ramps to West elevation and East elevation and external staircase to side.

LBH Ref Nos: 1901/APP/2011/174



Page 187



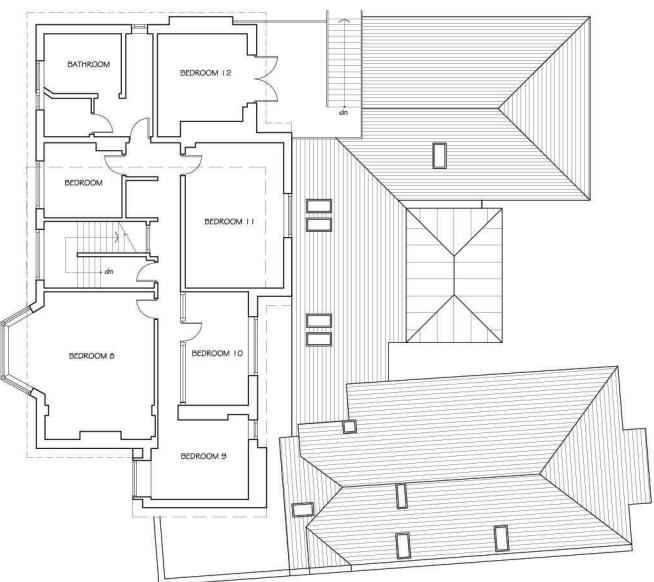
ROOF PLAN



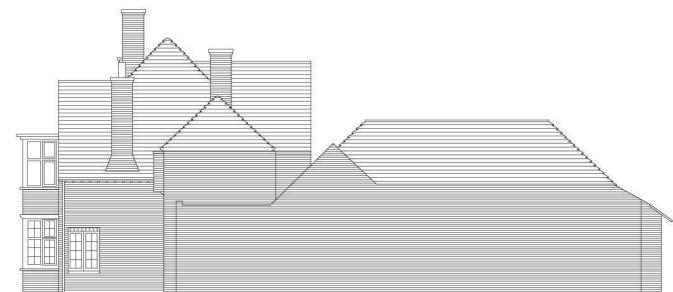
NORTH ELEVATION



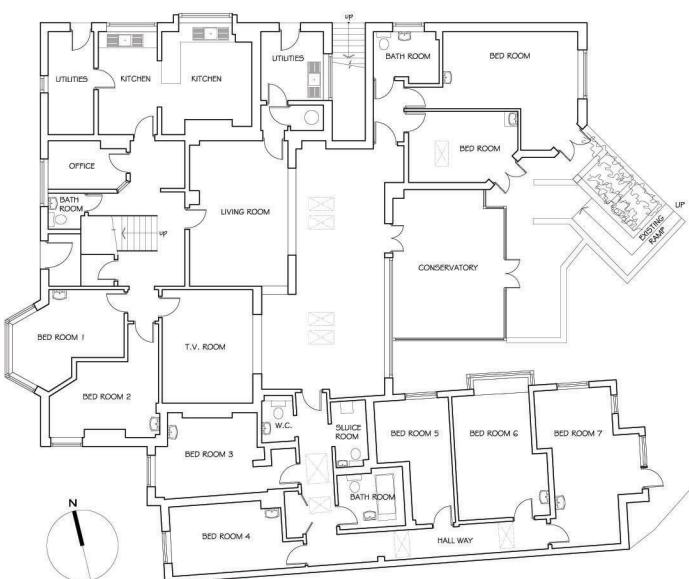
EAST ELEVATION



FIRST FLOOR PLAN



SOUTH ELEVATION



GROUND FLOOR PLAN



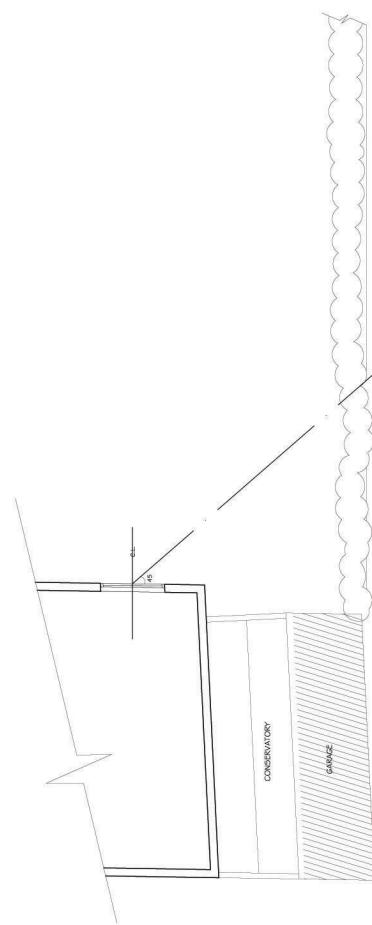
WEST ELEVATION

PROJECT- 12 EASTBURY ROAD	
NORTHWOOD	
MIDDLESEX	
DRAWING STATUS	1:100 DRAWN BY-
PLANNING	DATE- OCT- 10 PROJ NO -
DRAWING TITLE	DRG NO- AR- 02 REVISION - A
EXISTING PLANS AND ELEVATIONS	
SCALE- 1:100	DATE- OCT- 10
DATE- OCT- 10	PROJ NO -
DRG NO- AR- 02	REVISION - A
CAD FILE	
ARCHITECTS : A & N ARCHITECTS LTD.	
40A SOMERSET ROAD	
HARROW	
HA1 4NG	
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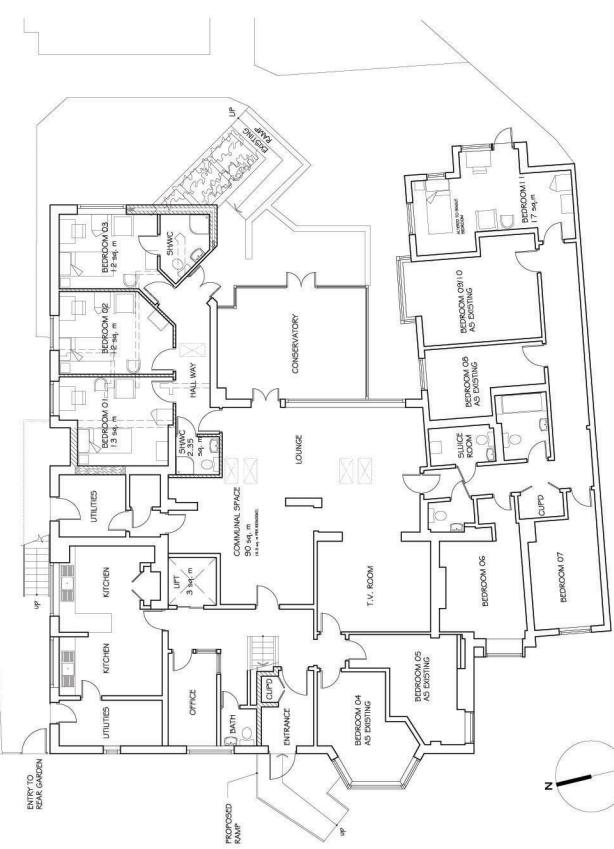
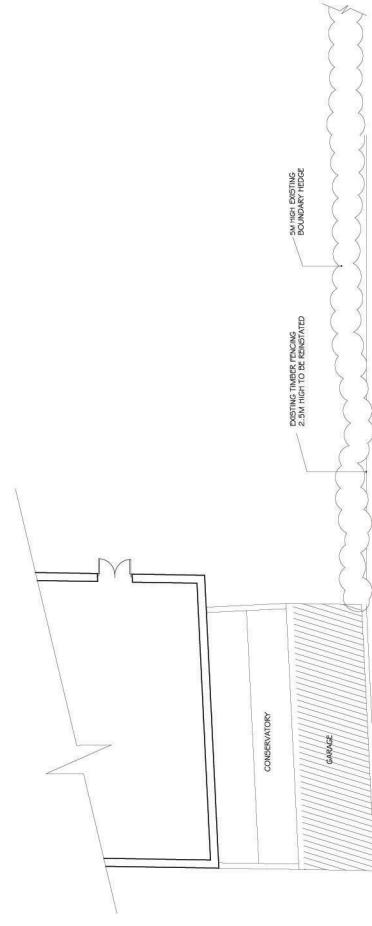
0 1 2 5 10 Metres

Page 188

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FIRST FLOOR PLAN



GROUND FLOOR PLAN

PROJECT-
12 EASTBURY ROAD
NORTHWOOD
MIDDLESEX

DRAWING STATUS

DRAWING TITLE

PROPOSED PLANS

DRAWN BY-

SCALE- 1:100

DATE- OCT-10

PROJ NO- AFR-03

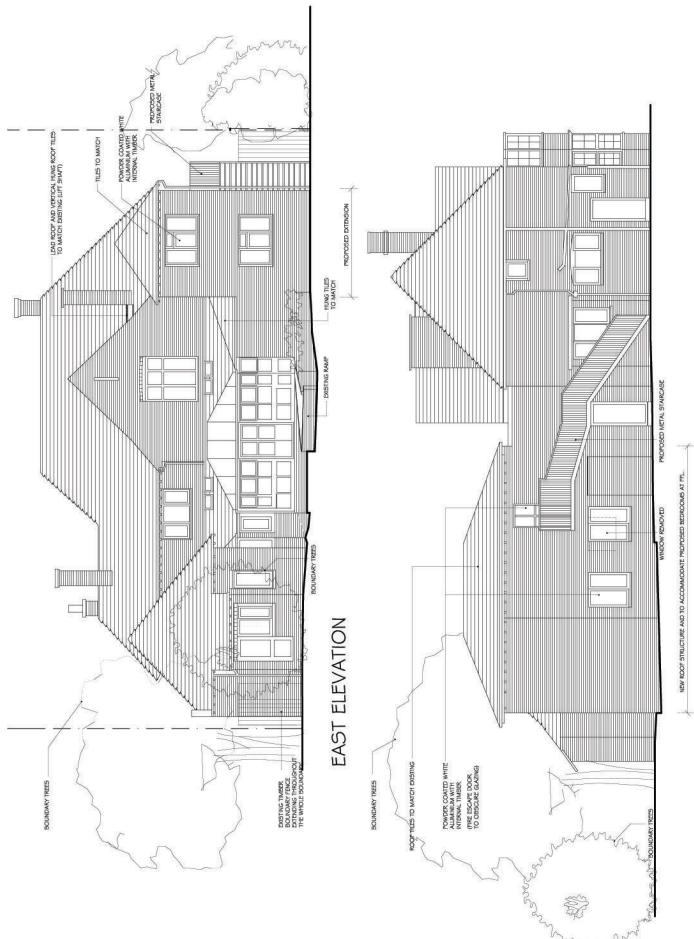
REVISION- A

CAD FILE

ARCHITECTS-
A & N ARCHITECTS LTD.
40A SOMERSET ROAD
HARROW
HA1 4NG



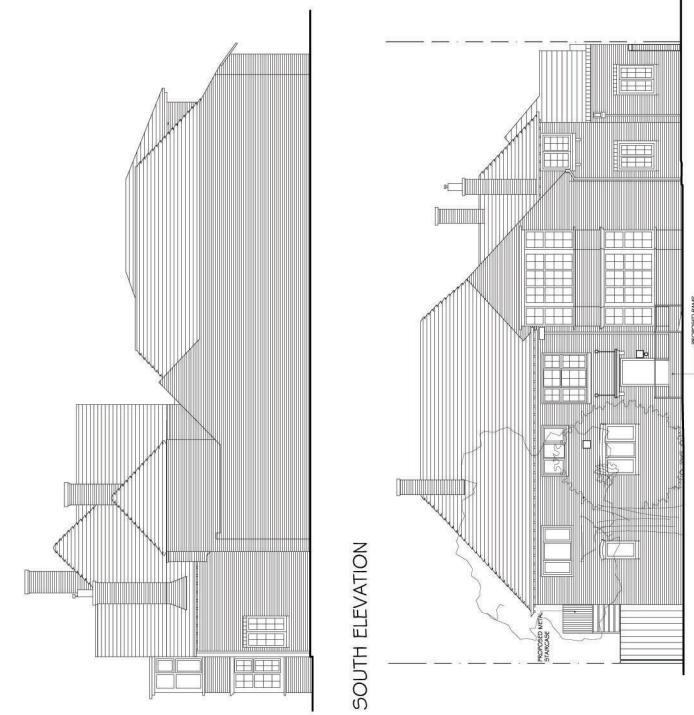
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NORTH ELEVATION



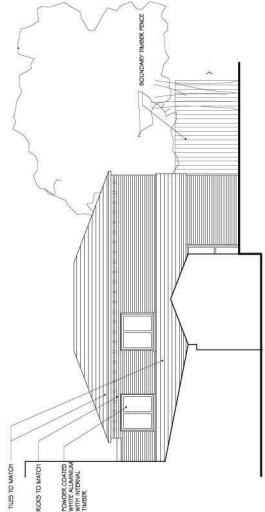
EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION

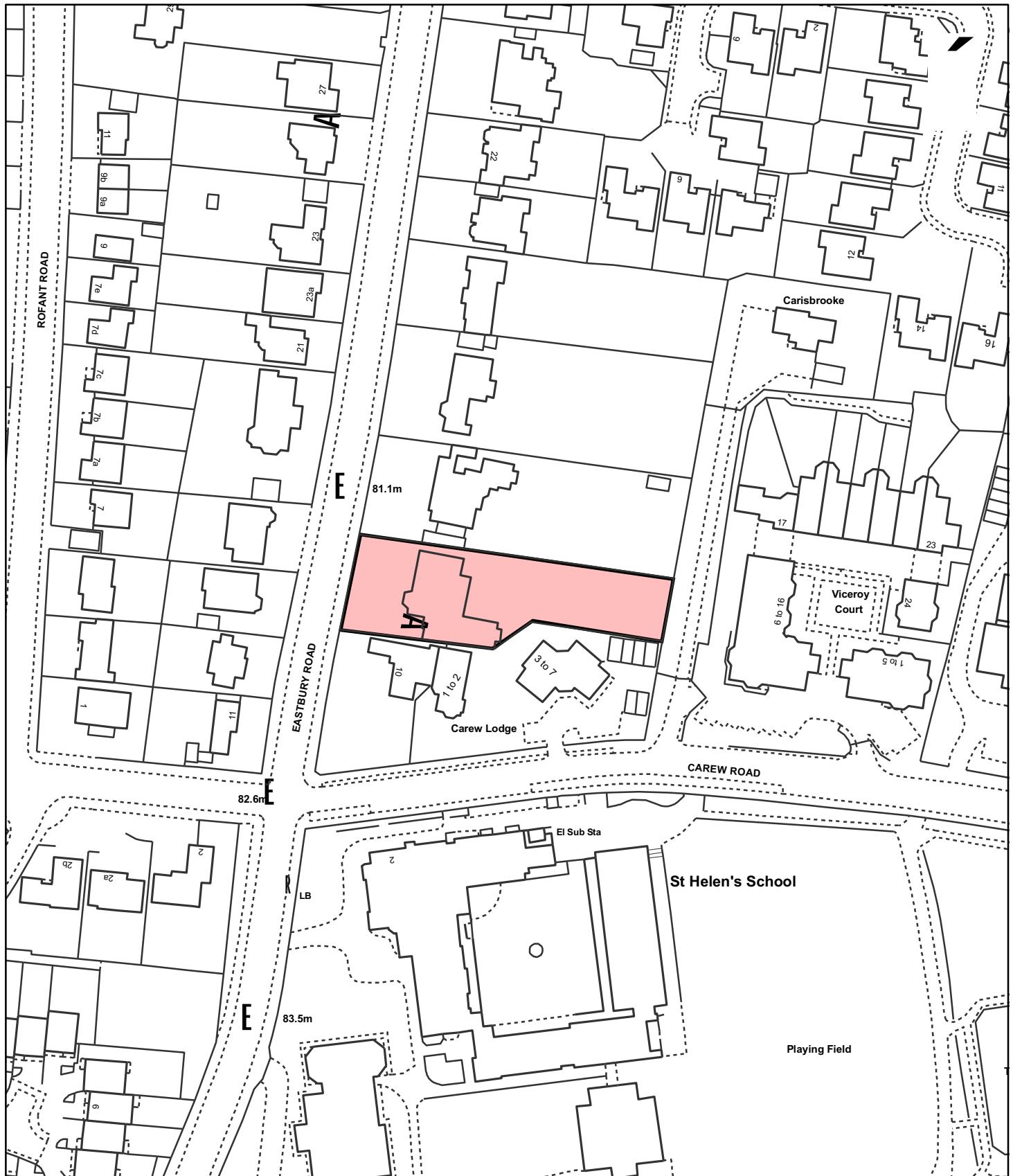
NORTH ELEVATION



OTHER SIDE OF NORTH ELEVATION

PROJECT	12 EASTBURY ROAD
PLANNING	DRAWN BY:
PROPOSED ELEVATIONS	DATE: OCT-10
	PROJ NO.: AFR-04
	REVISION - A
DRAWING STATUS	DRGS NO.:
	CAD FILE:
	ARCHITECTS:
	A & N ARCHITECTS LTD.
	40A SOMERSET ROAD
	HARROW
	HA1 4NG

0 1 2 5 10 metres
SCALE: BAR FTR 1:100 DRAWINGS



Report of the Head of Planning & Enforcement Services

Address 26 ACRE WAY NORTHWOOD
Development: Retention of a single storey detached outbuilding to rear
LBH Ref Nos: 67605/APP/2011/358

Date Plans Received: 15/02/2011 **Date(s) of Amendment(s):**
Date Application Valid: 04/03/2011

MRS L. PERRY.

SCALE 1:100

LON BORO OF LINGDON
RECEIVED

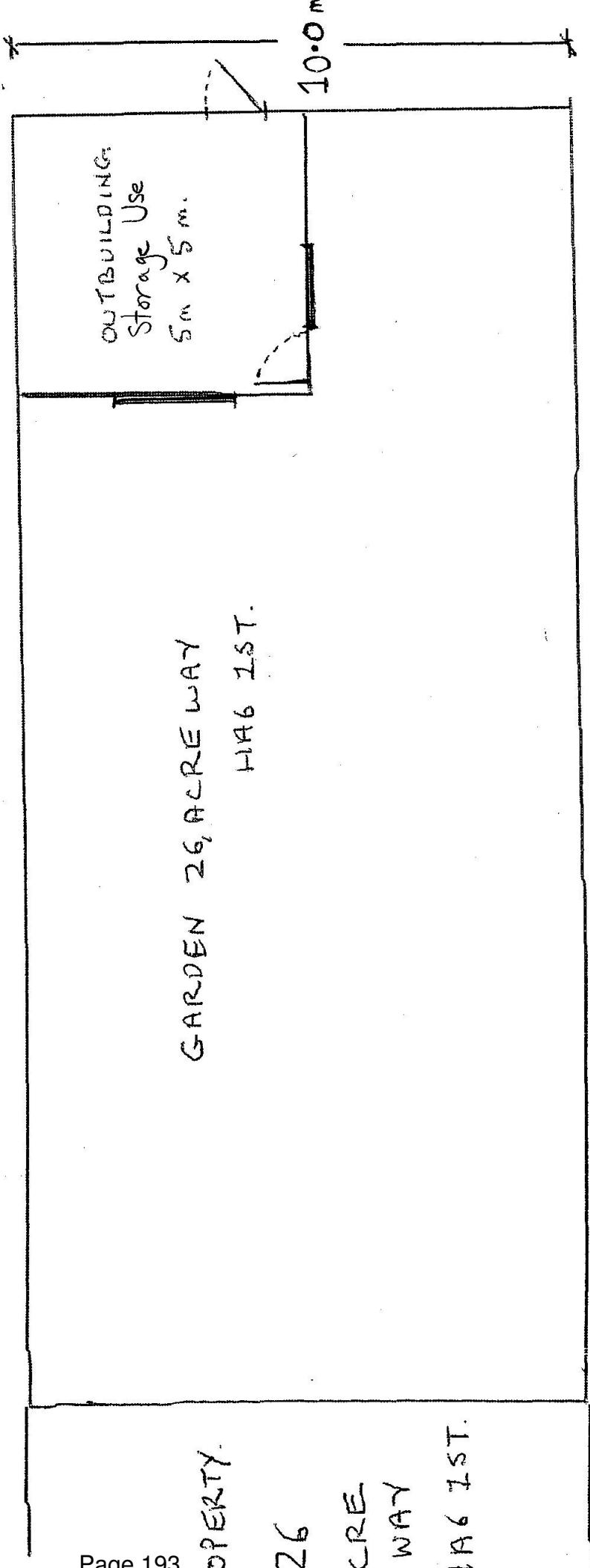
25 FEB 2011

NORTH.



23.0 m

Y

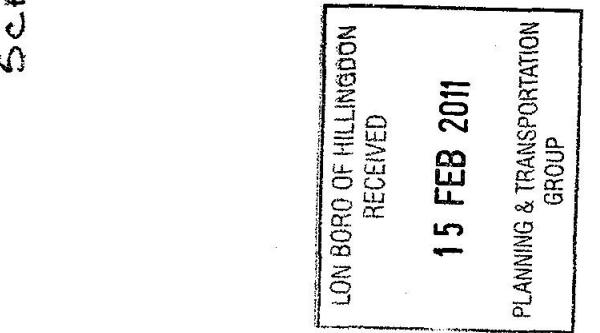
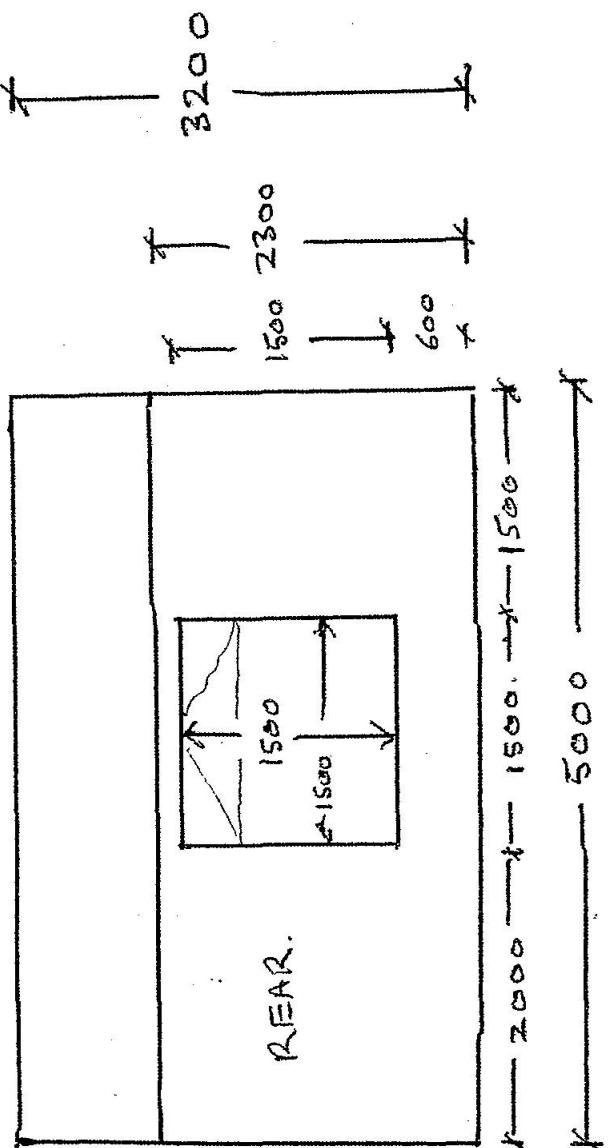


MRS L. PERRY.

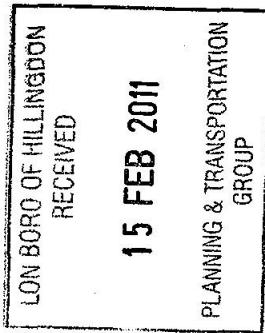
26, ACRE WAY
HA6 1ST.

FRONT + REAR
ELEVATIONS.

SCALE 1:50



500 ft 800 ft 3700 ft

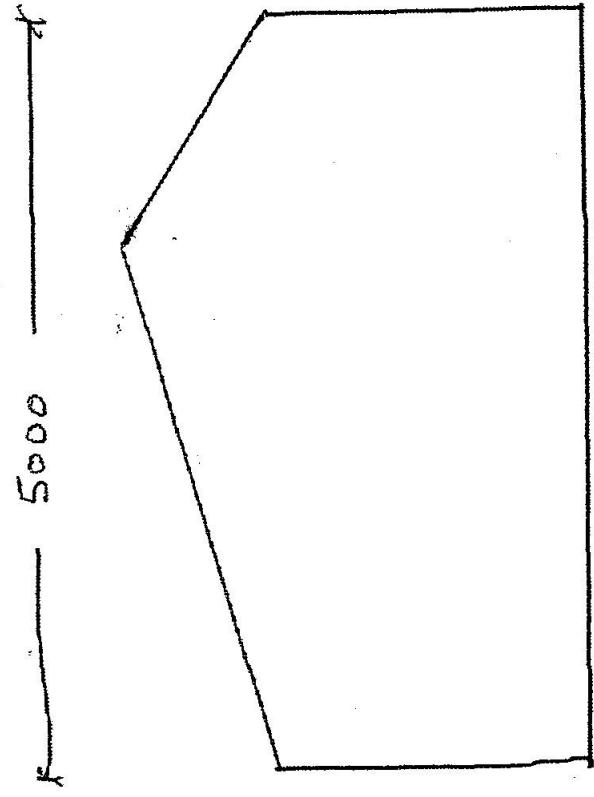
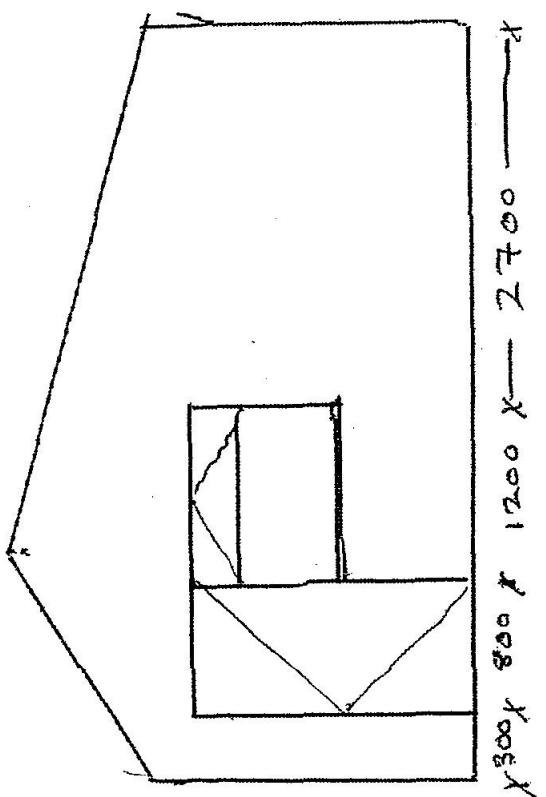
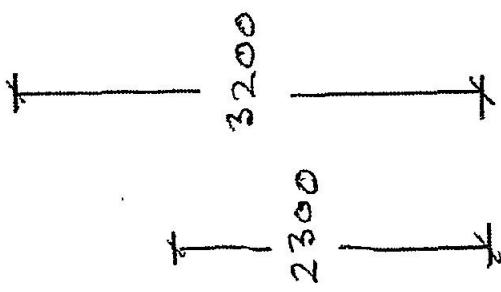


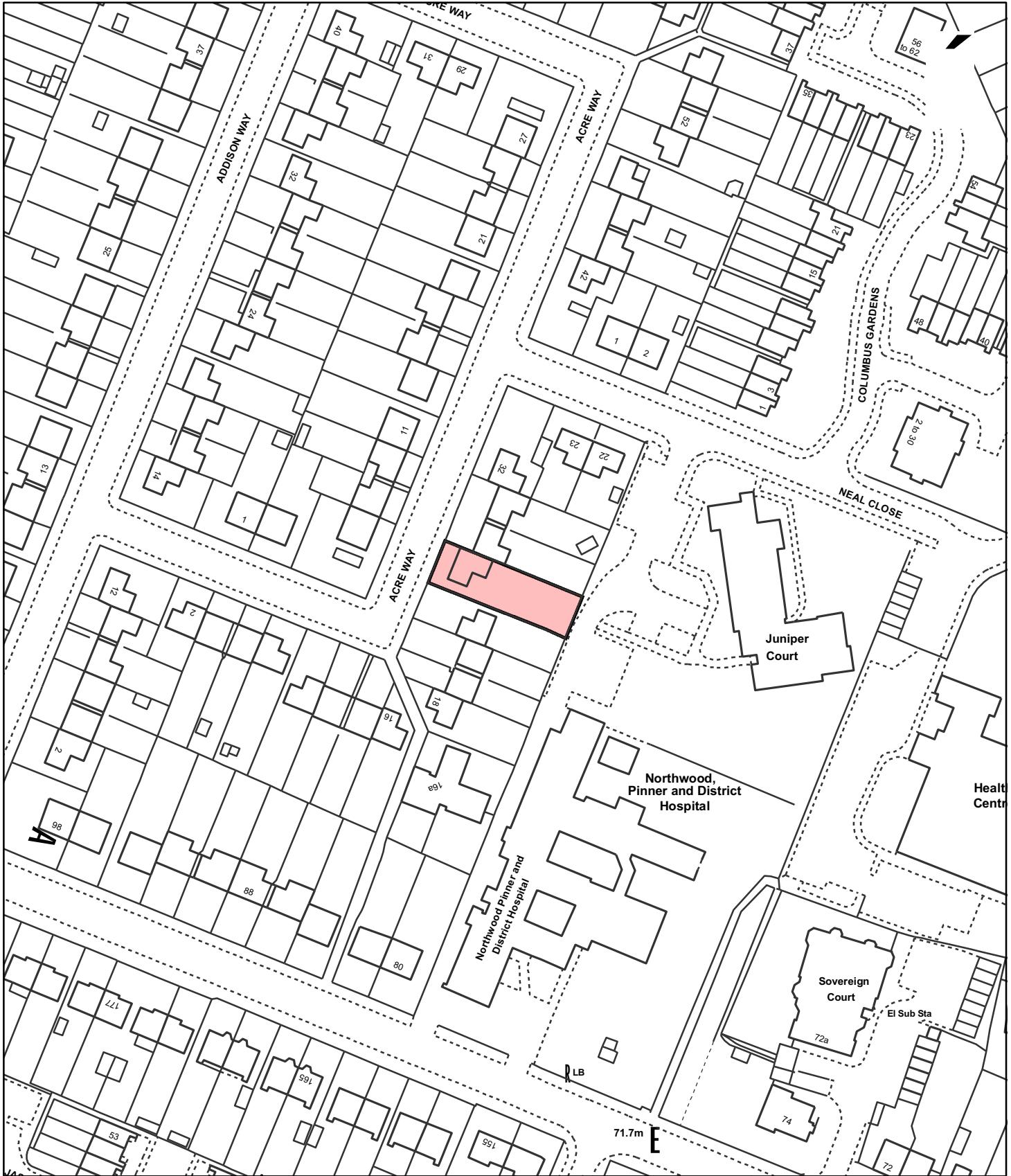
LON BORO OF HILLINGDON
RECEIVED
15 FEB 2011
PLANNING & TRANSPORTATION
GROUP

MRS L PERRY
26, ACRE WAY
HAG 1ST.

SIDE ELEVATIONS

SCALE 1:50





Notes

 Site boundary

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Site Address

**26 Acre Way
Northwood**

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

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

Planning Application Ref:

67605/APP/2011/358

Scale

1:1,250

Planning Committee

NorthPage 196

Date

July 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 39 WENTWORTH DRIVE EASTCOTE PINNER

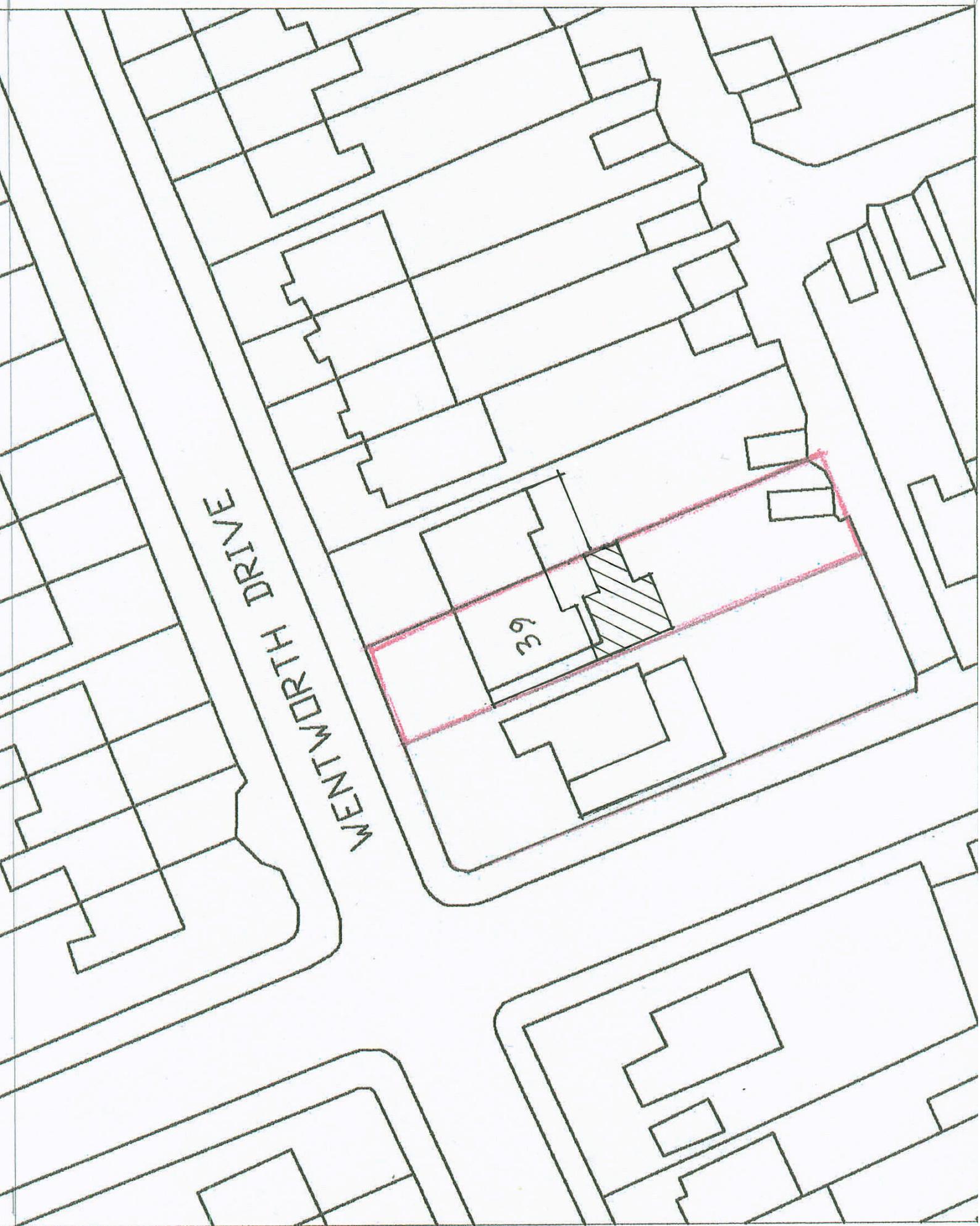
Development: Single storey rear extension.

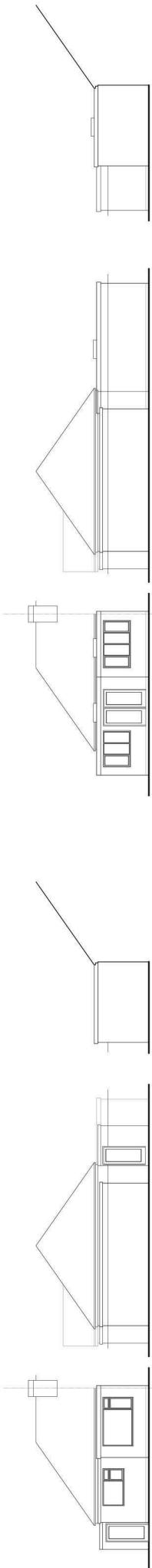
LBH Ref Nos: 7038/APP/2011/946

Date Plans Received: 18/04/2011 **Date(s) of Amendment(s):**

Date Application Valid: 18/04/2011

39 Wentworth Drive, Pinner





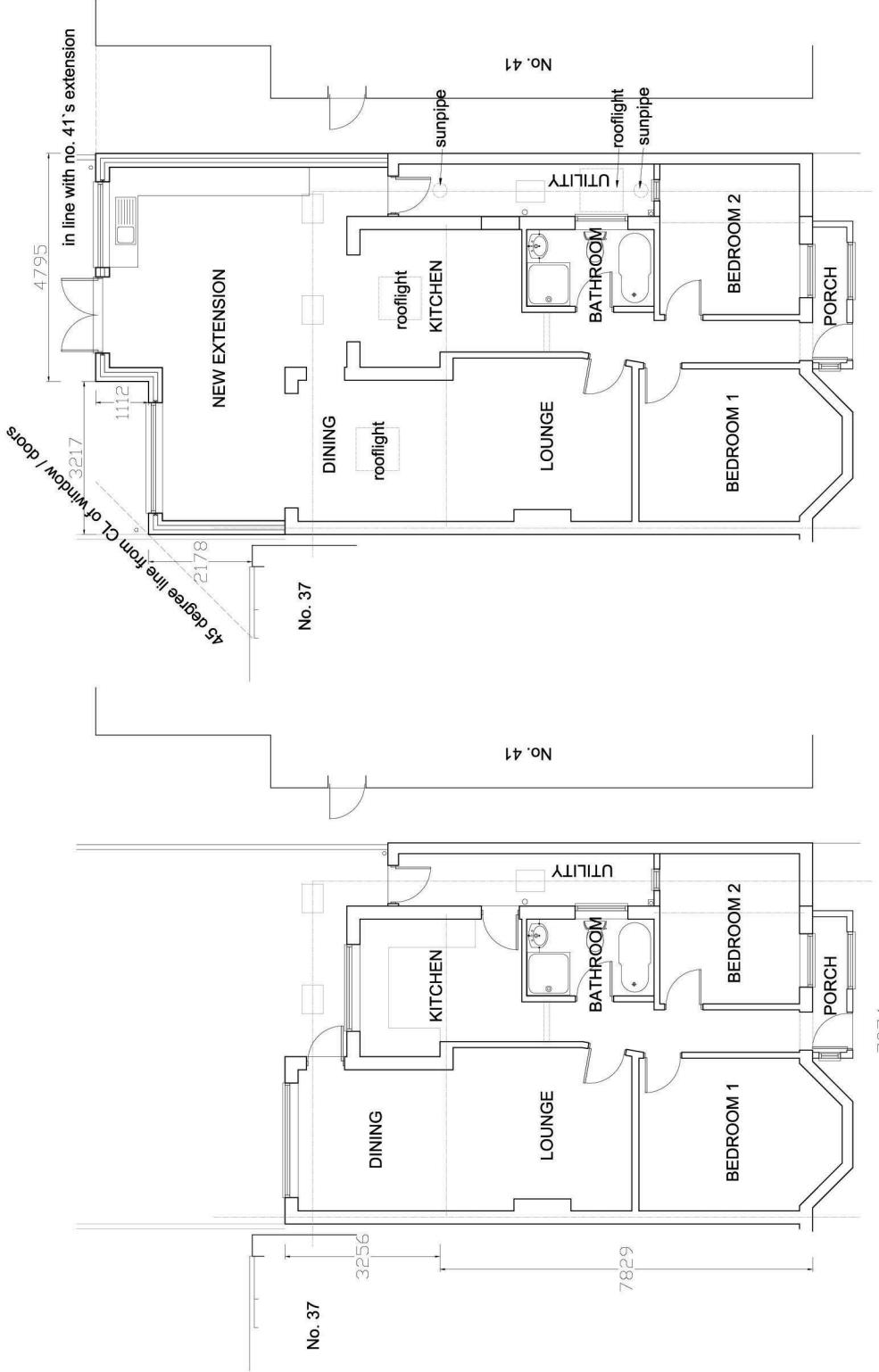
EXISTING REAR ELEVATION

EXISTING SIDE ELEVATION from 41

PROPOSED REAR ELEVATION

PROPOSED SIDE ELEVATION from 41

PROPOSED SIDE ELEVATION from 37





Notes

 Site boundary

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Site Address

**39 Wentworth Drive
Eastcote**

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

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

Planning Application Ref:

7038/APP/2011/946

Scale

1:1,250

Planning Committee

NorthPage 200

Date

July 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address LAND O/S SORTING OFFICE, JUNCTION OF EAST WAY AND PARK WAY
RUISLIP

Development: Replacement of existing 12.5 metre high monopole mobile phone mast with a 12.5 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

LBH Ref Nos: 59076/APP/2011/1406

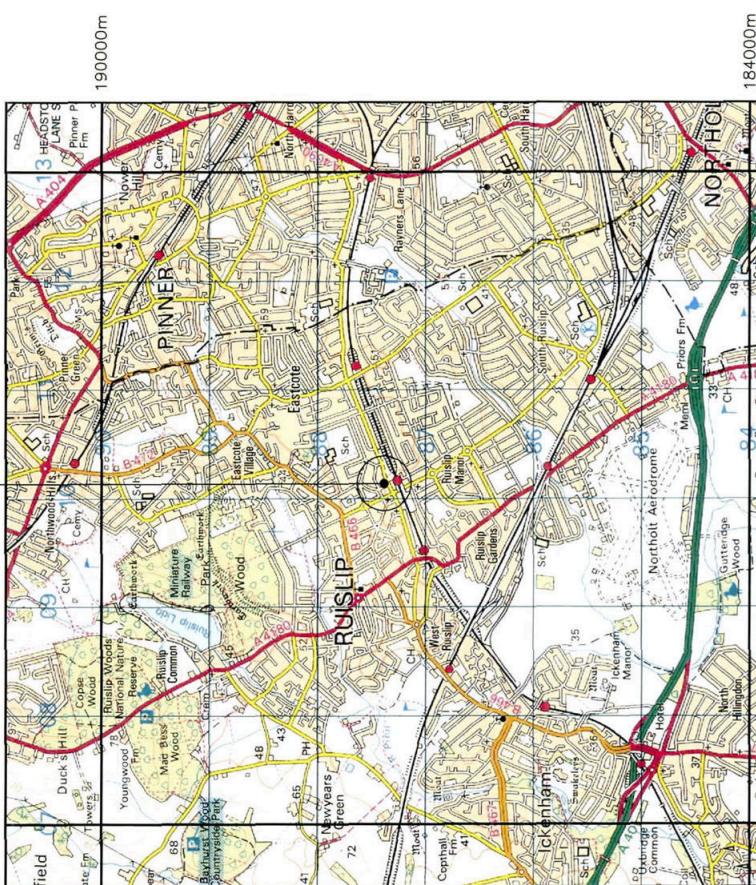
Date Plans Received: 01/06/2011

Date(s) of Amendment(s):

Date Application Valid: 01/06/2011



SITE
LOCATION



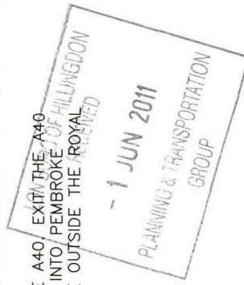
SITE GRID REFERENCE 510123E 187358N
SCALE 1:50000



SITE PHOTOGRAPH



SITE
LOCATION

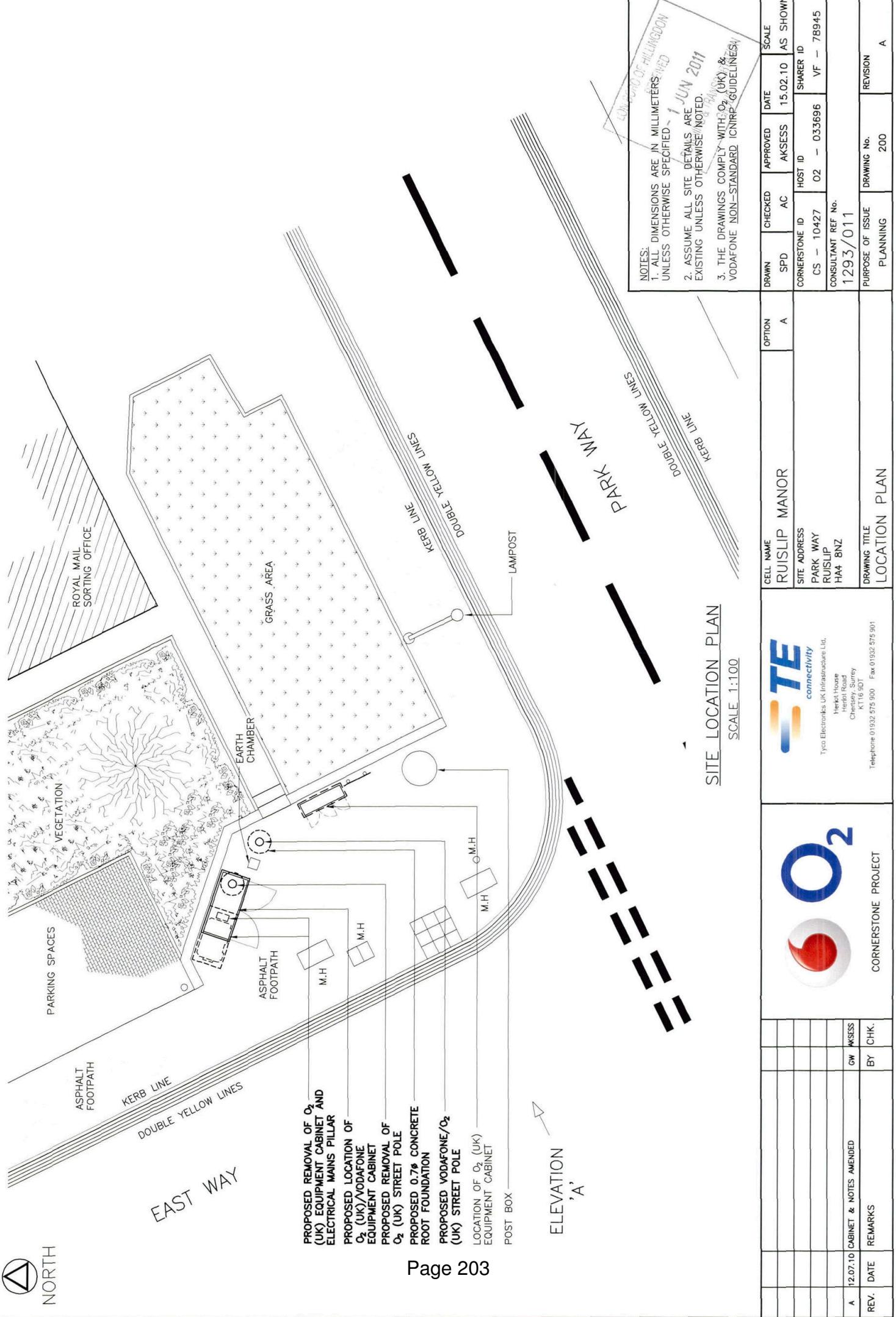


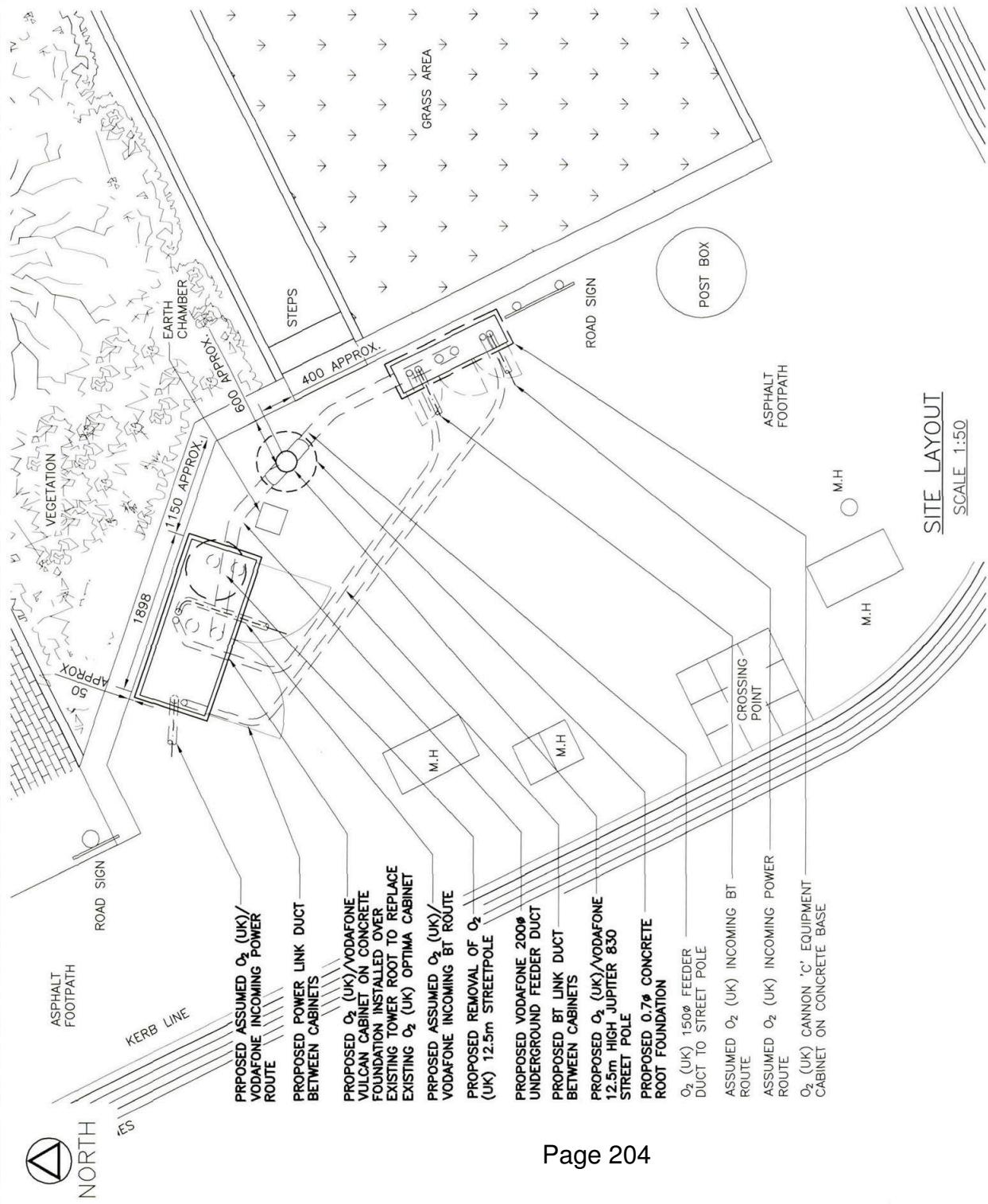
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1. SURROUNDING AREA IS RESIDENTIAL/ COMMERCIAL
2. DISTANCE TO PUBLIC HIGHWAY IS 2.0m APPROX.
3. DISTANCE TO PUBLIC HIGHWAY IS 2.0m APPROX.

CELL NAME	OPTION	DRAWN	CHECKED	APPROVED	DATE	SCALE
SITE ADDRESS	A	SPD	AC	AKSSES	15.02.10	AS SHOWN
RUISLIP MANOR						
PARK WAY						
RUISLIP HA4 8NZ						
CONSULTANT REF. NO.						
1293/011						
PURPOSE OF ISSUE	DRAWING NO.	REVISION				
PLANNING	100	-				

TE connectivity	Tyco Electronics UK Infrastructure Ltd. Heriot House Heriot Road Chertsey Surrey KT16 9QY Telephone 01932 575 900 Fax 01932 575 901
CO2	CORNERSTONE PROJECT





Page 204

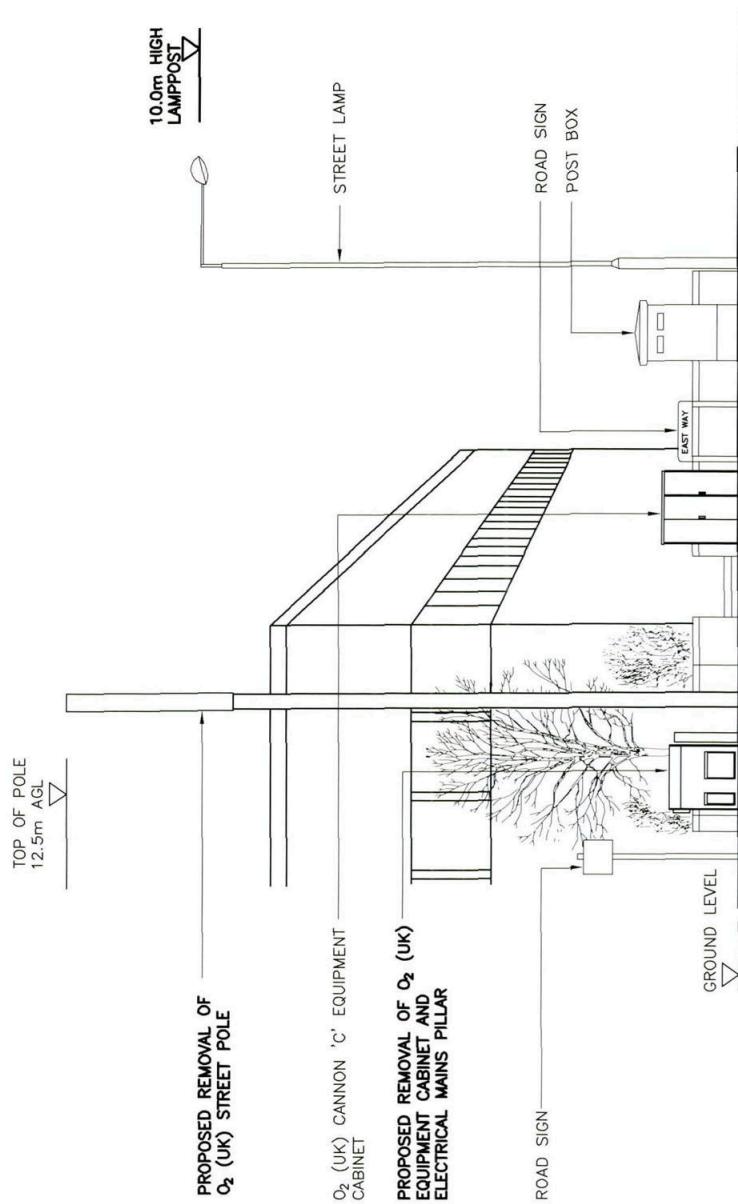


CORNERSHOT PROJECT

CORNERSONE PROJECT



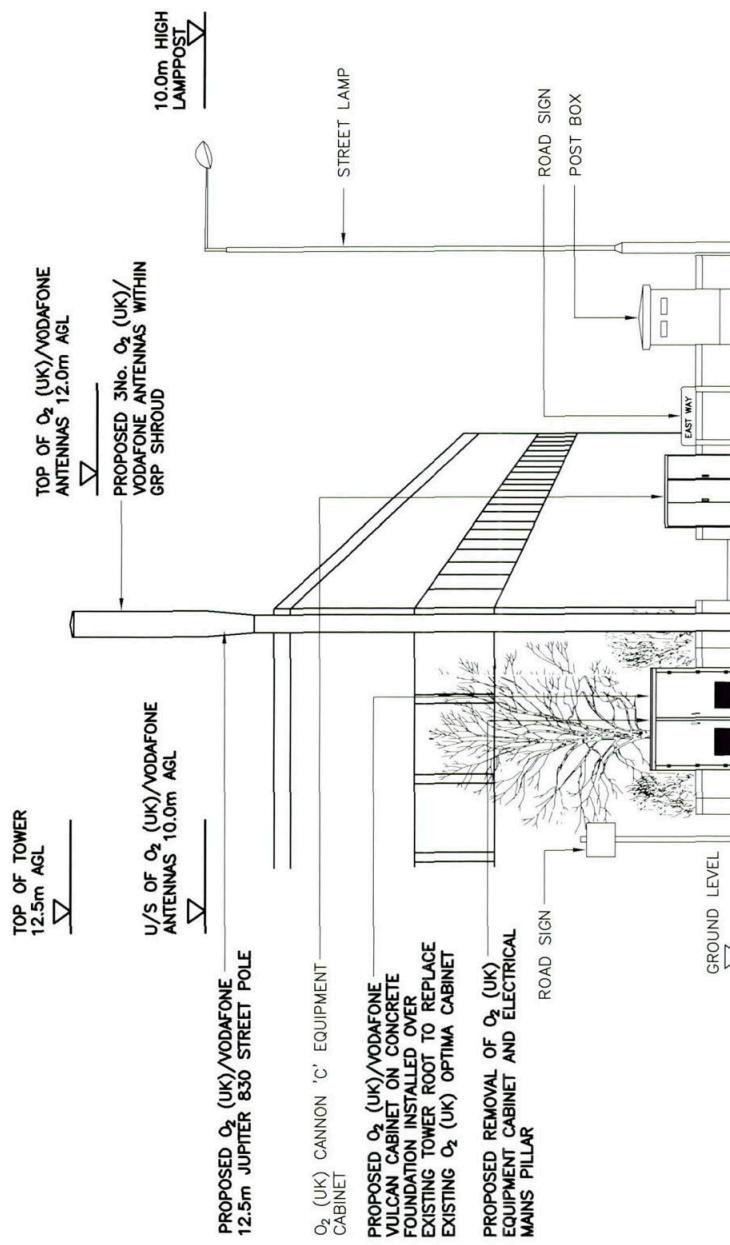
CORNERSONE PROJECT



EXISTING ELEVATION 'A'
SCALE 1:100

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
3. THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

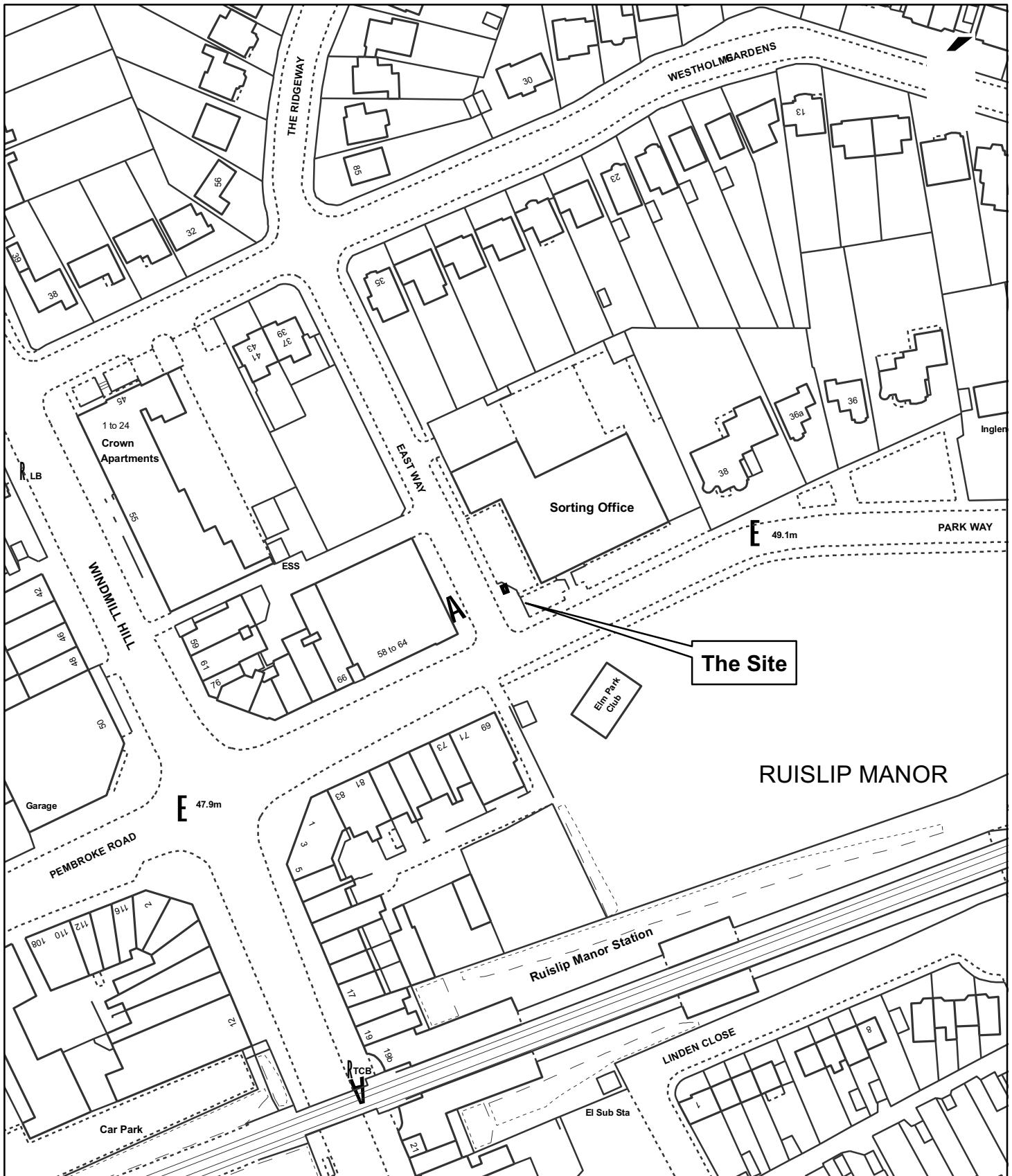


PROPOSED ELEVATION 'A'
SCALE 1:100

SCALE 1:100

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SPECIFIED.
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
3. THE DRAWINGS COMPLY WITH O₂ (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.



Notes

 Site boundary

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Site Address

**Land outside Sorting Office
junction East Way and
Park Way, Ruislip**

**LONDON BOROUGH
OF HILLINGDON**

Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

59076/APP/2011/1406

Scale

1:1,250

Planning Committee

North Page 207

Date

July 2011



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address MOUNT VERNON TREATMENT CENTRE RICKMANSWORTH ROAD
NORTHWOOD

Development: Installation of exhaust flues to north elevation

LBH Ref Nos: 3807/APP/2011/1031

Date Plans Received: 03/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 17/05/2011

North Planning Committee - 14th July 2011
PART 1 - MEMBERS, PUBLIC & PRESS

NO NOTES:
THE CONTRACTOR MUST VERIFY THE PAINTINGS AT THE SITE BEFORE
COMMENCING ANY WORK, OR PREPARING ANY SHOP DRAWINGS.

EXISTING EAST ELEVATION

EXISTING EXHAUSTS TO BE REMOVED

EXISTING NORTH ELEVATION

An architectural floor plan of a building, likely a residential or institutional structure. The plan shows multiple levels, with the top section labeled 'NEW FLRS' and the lower section labeled 'OLD FLRS'. The 'NEW FLRS' section features a long corridor with numerous small rooms or cells along its sides. The 'OLD FLRS' section contains larger, more spacious rooms, some with multiple doors or windows. A central staircase is visible on the right side. The plan is detailed with various lines representing walls, doors, and windows, and includes a north arrow and some descriptive text at the bottom right.

PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

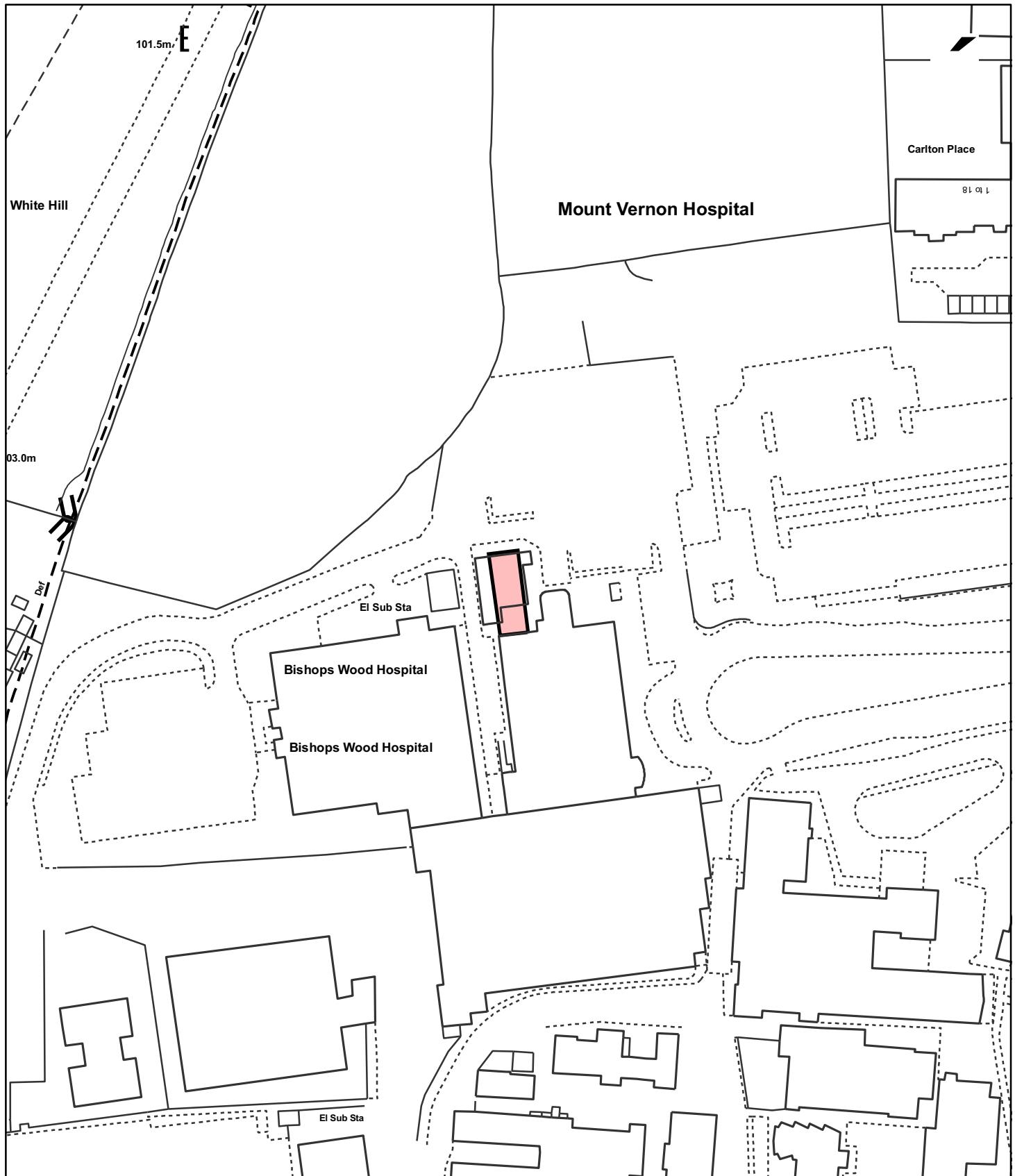
The image shows a detailed architectural floor plan of a building, specifically the Generator House. The plan is oriented vertically. It features a central atrium with a staircase. Various rooms are arranged around the perimeter, including what appears to be a kitchen or dining area, a living room, and several bedrooms. The plan is annotated with labels such as 'GENERATOR HOUSE ROOF' on the right side. The drawing is rendered in black and white, using lines to represent walls and furniture.

EXISTING GENERATOR HOUSE ROOF
PLAN

PROPOSED GENERATOR HOUSE
ROOF PLAN

EXISTING AND PROPOSED PLANS &

SCALE 1:200@A1	DRAWING NO. YC	CHECKED BY PC	DATE 04.11
NUMBER 1012 SK 3001			REV. A



Notes

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Site Address

**Mount Vernon Treatment Centre
Rickmansworth Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

Planning,
Environment, Education
& Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111

Planning Application Ref:

3807/APP/2011/1031

Scale

1:1,250

Planning Committee

NorthPage 212

Date

July 2011



HILLINGDON
LONDON